Zoning Confirmation Report

1508 Thomas Argue Road

August 20, 2025

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	August 20, 2025	**Official Plan Designation**	Rural Countryside (Rural Transect)
Municipal Address(es)	1508 Thomas Argue Road	**Legal Description**	Part of Lot 15, Concession 3, Geographic Township of Huntley, City of Ottawa
Scope of Work	Site Plan Control		
Existing Zoning Code	T1B	**By-law Number**	2008-250
Schedule 1 / 1A Area	Area D	**Overlays Applicable**	n/a

B. Zoning Review **For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.**			
Zoning Provisions	**By-law Requirement or Applicable Section, Exception or Schedule Reference**	**Proposal**	**Compliant (Y/N)**
Proposed Zone/Subzone (Zoning By-law Amendments only):	n/a (SPC) T1B to remain		
Principal Land Use(s)	Storage Yard, Warehouse, Office	Primary: Storage Yard Accessory: Office	Y
Lot Width Table 207(a)	No minimum	99.91 m	Y
Lot Area Table 207(b)	No minimum	12,168.7 m^2	Y
Front Yard Set Back* Table 208(b)	12 m	18.1 m	Y
Interior Side Yard Setback* Table 208(b)		North ISY: > 12 m South ISY: 12.2 m	Y
Rear Yard Setback* Table 208(b)		> 12 m	Y
Lot Coverage Floor Space Index (F.S.I.) Table 207(g)	1.0	Mini Storage GFA: 1,206 m^2 Office GFA: 30 m^2 $\frac{1{,}206\ m^2\ + 30\ m^2}{12{,}168\ m^2}$ = 0.1	Y

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Zoning Provisions	**By-law Requirement or Applicable Section, Exception or Schedule Reference**	**Proposal**	**Compliant (Y/N)**
Building Height	Not specified	3.05 m	**Y**
Accessory Buildings Section 55			
Location of Accessory Use s. 55(1)	An accessory use is permitted in any zone if: / it is on the same lot as the principal use to which it is accessory; and / it exists to aid and contribute to the principal use to carry out the function of that principal use.	Complies	**Y**
Use of Accessory Building s. 55(2)	No person shall, where an accessory use is in a different building than the principal use to which it is accessory, use that accessory building / for human habitation; and / in non-compliance with the provisions set out in Table 55.	Complies	**Y**
Projections into Height Limit s. 64	n/a	n/a	n/a
Projections into Required Yards s. 65	Various	No projections proposed	n/a
Min. Required Loading Spaces required per GFA Table 113A	For 1000-1999 m^2 of GFA: 1 loading space required Warehouse GFA: 1,206 m^2 1 loading space required	1 loading space provided	**Y**
Required Parking Spaces Area D, Schedule 1A s. 101 and 103	Storage Yard: 1 per 100 m^2 of GFA: 0 parking spaces required (no GFA)	0 provided	**Y**
	Warehouse (Mini Storage Units): 0.8 per 100 m^2 for the first 5000 m^2 of GFA: 1,206 m^2 mini storage: $0.8 * \frac{1{,}206\ m^2}{100\ m^2}$ = 0.8 * 12.06 = 9.6 required parking spaces	10 parking spaces	**Y**
	Office: 2.4 per 100 m^2 of GFA $2.4 * \frac{30\ m^2}{100\ m^2}$ = 2.4 * 0.3	1 parking space	**Y**

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Zoning Provisions	**By-law Requirement or Applicable Section, Exception or Schedule Reference**	**Proposal**	**Compliant (Y/N)**
	= 0.72 = 1 required parking space		
Visitor Parking spaces s. 102	n/a	n/a	n/a
Size of Space s. 106	Standard Size: 2.6 x 5.2 m	Standard size: 2.6 x 5.2 m 1 accessible parking space provided	**Y**
Driveway Width s. 107(1)(a)(ii)	A driveway providing access to a parking lot or parking garage must have a minimum width of: in the case of a parking lot: 6 m for a double traffic lane:	6m at mini-storage access, and 9m for fire route access	**Y**
Aisle Width Table 107	Angle of parking: 71-90°: 6.7 m	> 6.7 m	**Y**
Location of Parking s. 109	n/a	n/a	n/a
Landscaping Provisions for Parking Lots s. 110(1)	A minimum of 15% of the area of any parking lot, whether a principal or an accessory use, must be provided as perimeter or interior landscaped area comprised of the following: a landscaped buffer must be provided between the perimeter of the parking lot and / a lot line in accordance with Table 110 / in addition to the landscaped buffer, interior landscaping may be provided including / various landscaped islands, landscaped medians, pedestrian pathways or public plazas to meet the minimum 15% requirement	Landscaping > 15% of the area of the parking lot	**Y**
Minimum Required Width of a Landscaped Buffer of a Parking Lot Table 110	Abutting a street: 3 m Not abutting a street: None	10 m	**Y**
Outdoor Refuse Collection and Loading Areas s. 110(3)	When accessed from a parking lot, it must be: / located at least 9.0 metres from a lot line abutting a public street; / located at least 3.0 metres from any other lot line; and	4 yard garbage bin to be located outdoors. Located > 9 m from a lot line abutting public street, located > 3 m from any other lot line	**Y**

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Zoning Provisions	**By-law Requirement or Applicable Section, Exception or Schedule Reference**	**Proposal**	**Compliant (Y/N)**
	/ screened from view by an opaque screen with a minimum height of 2.0 metres. / where an in-ground refuse container is provided, the screening requirement of an opaque screen may be achieved with soft landscaping	Screened from view – located behind the office building	
Bicycle Parking Rates s. 111	Not required (not located within a Village in Area D)	0 bicycle parking spaces proposed	**Y**
Amenity Space s. 137	n/a	0 m^2 amenity space proposed	**Y**
Other applicable relevant Provision(s)			
Maximum Lot Coverage (%) Table 208(d)	50%	Mini Storage footprint: 1,206 m^2 Office footprint: 30 m^2 $\frac{1{,}206\ m^2 + 30\ m^2}{12{,}168\ m^2}$ = 10.2 % 10.2% < 50%	**Y**
Minimum Distance Between Buildings on the same lot Table 208(e)	10 m	10 m	**Y**
Minimum Landscaped Buffer abutting Carp Road, an RR zone or any other non-industrial or non-transportation zone Table 208(f)	10 m	10 m	**Y**

* Minimum setback from a lot line for an accessory building. Note that “Storage Yard” is considered the primary use, whereas the office and warehouse (mini storage) would be considered accessory uses and therefore all buildings on the site are accessory uses.

Annex 2 – Draft List of Requested Relief from Zoning

None

Conclusion

We trust that the information provided is satisfactory. Should you have any questions, please do not hesitate to contact the undersigned at nahal@fotenn.com.

Sincerely,





Tamara Nahal, MCIP RPP
Planner

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