

6659 Franktown Road

Design Brief
December 2024

Prepared for 2800544 Ontario Inc.

Prepared by Fotenn Planning + Design
396 Cooper Street, Suite 300
Ottawa, ON K2P 2H7
613.730.5709
fotenn.com

December 2024

© Fotenn Planning + Design

The information contained in this document produced by Fotenn is solely for the use of the Client identified above for the purpose for which it has been prepared and Fotenn undertakes no duty to or accepts any responsibility to any third party who may rely upon this document.

TABLE OF CONTENTS

01 SITE CONTEXT AND ANALYSIS	2
Site Context	3
Site Photos	4
Road Network	6
Natural Heritage Features	8
04 ADDITIONAL MATERIALS	9
Site Plan	10

SITE CONTEXT AND ANALYSIS

01

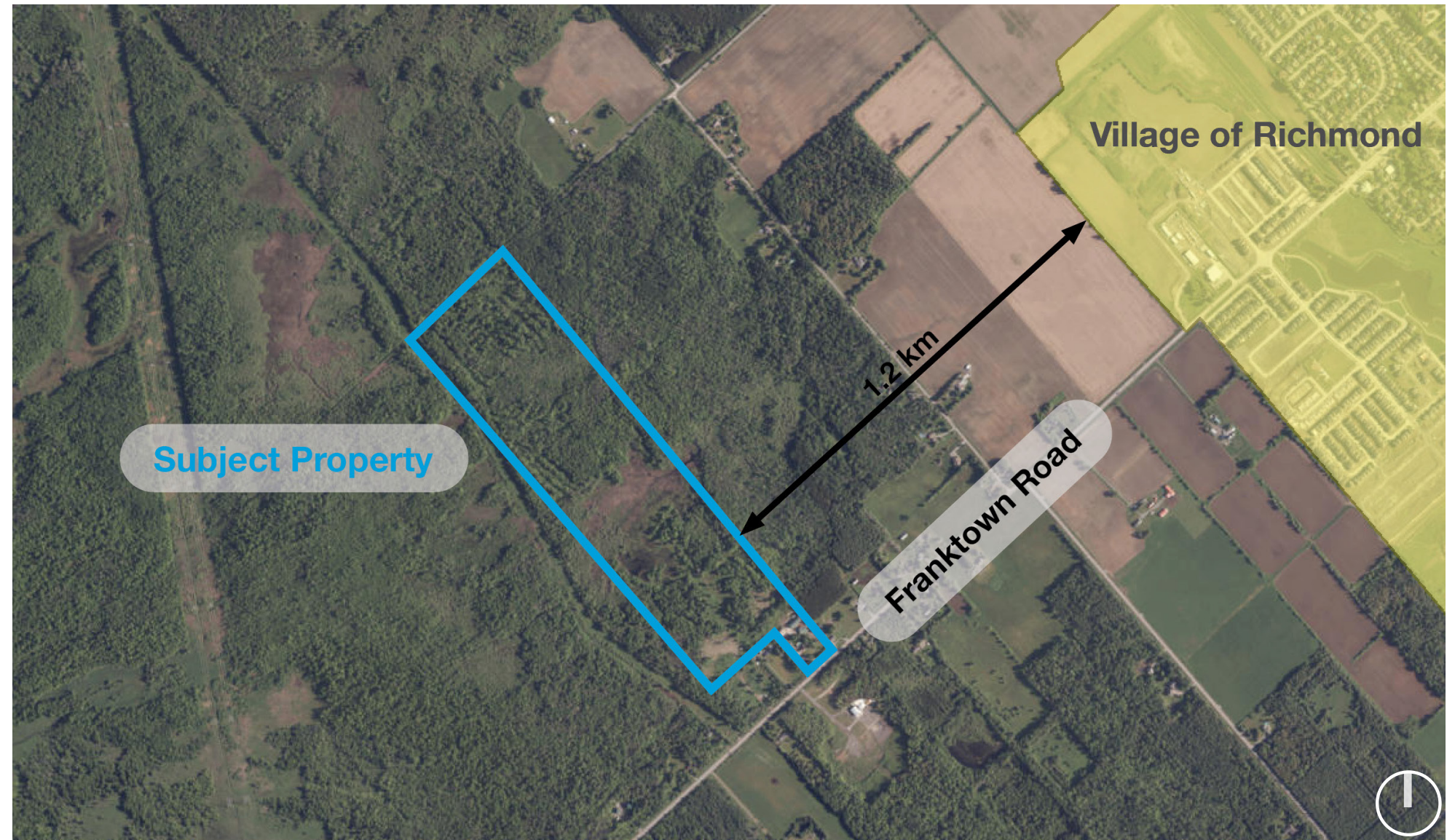
Site Context

3

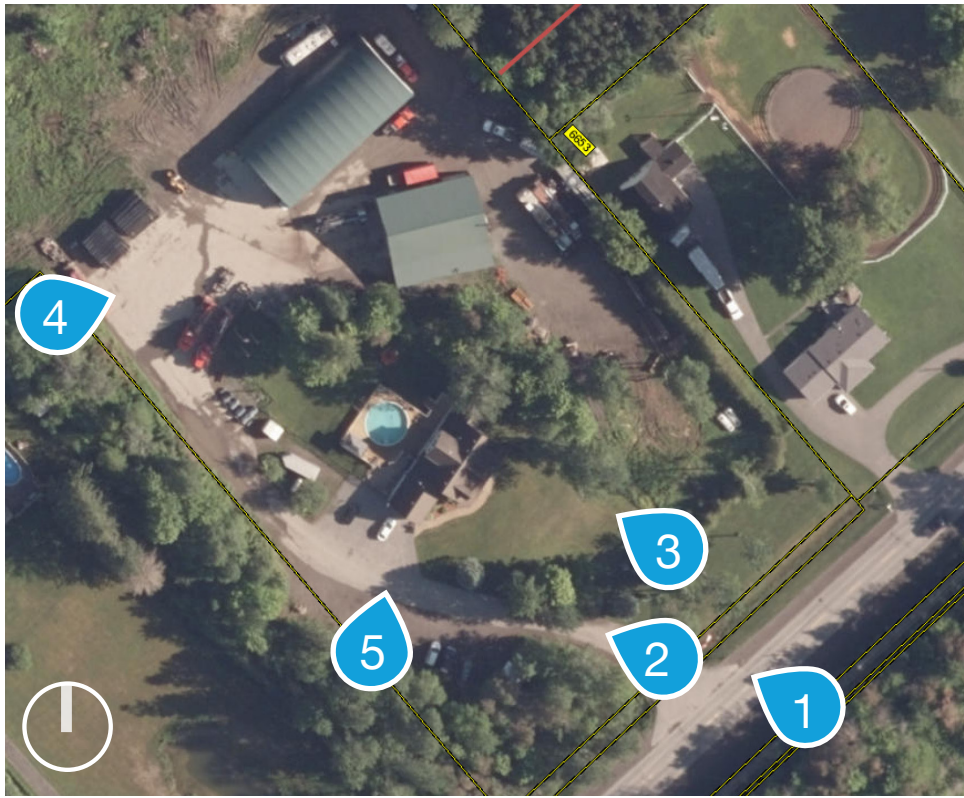
The subject property is located in the City's rural area, west of the village of Richmond. The subject property has a total area of approximately 40.23 hectares with a frontage of 90 metres on Franktown Road to the south. The front portion of the property includes a residential dwelling and associated home-based business while the rear of the property is comprised of natural lands.

The subject property is situated within an area characterised by mixed rural residential and agricultural uses approximately 1.2 kilometres west of the Village of Richmond.

The subject property is currently occupied by a 1.5 storey detached dwelling, 320 square metre garage, and 500 square metre cover-all. The front portion of the property abutting Franktown Road includes trees and landscaping with a driveway that leads to the cover-all, and garage.



Site Photos



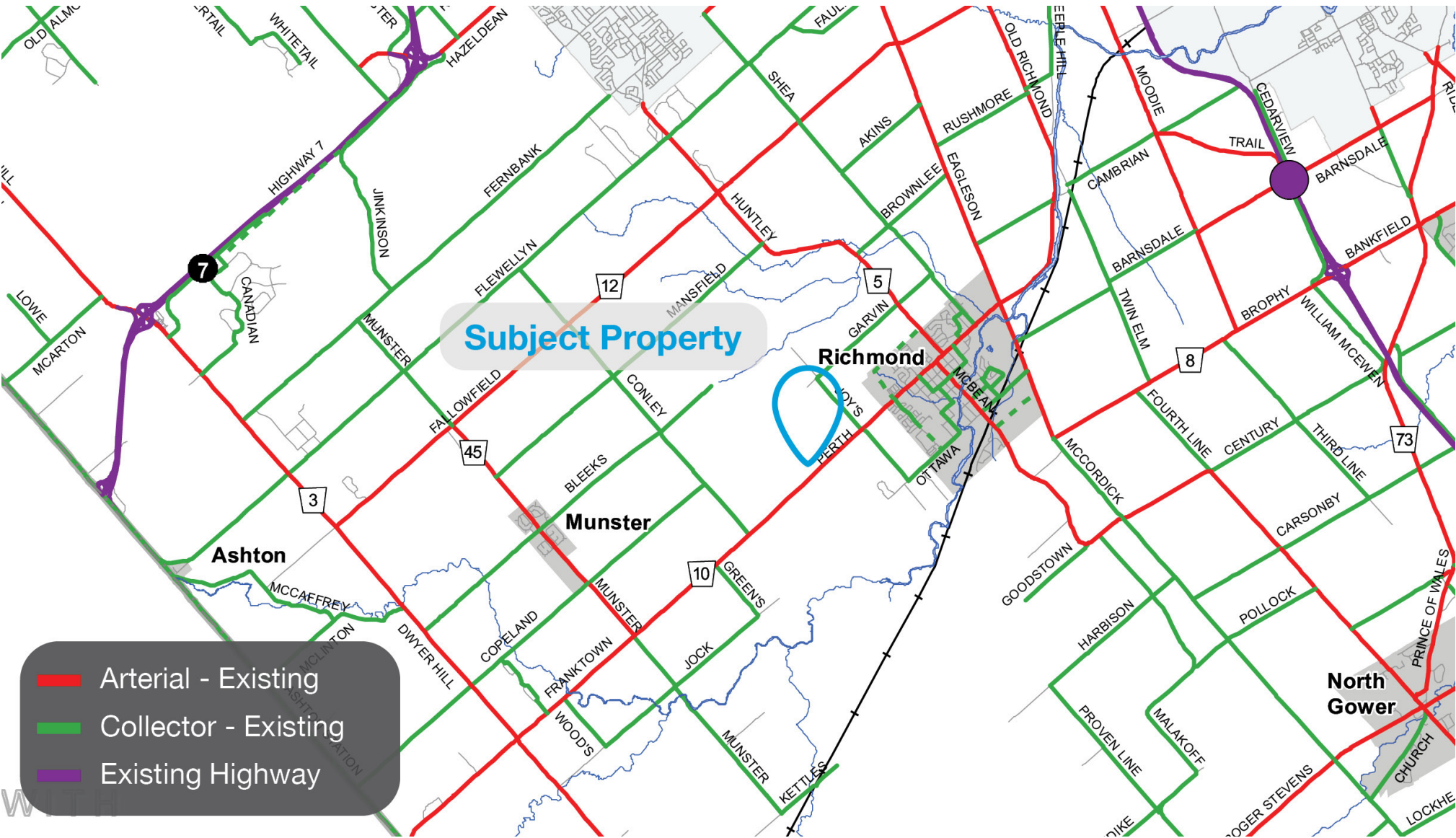
Site Photos



Road Network

Rural Road Network

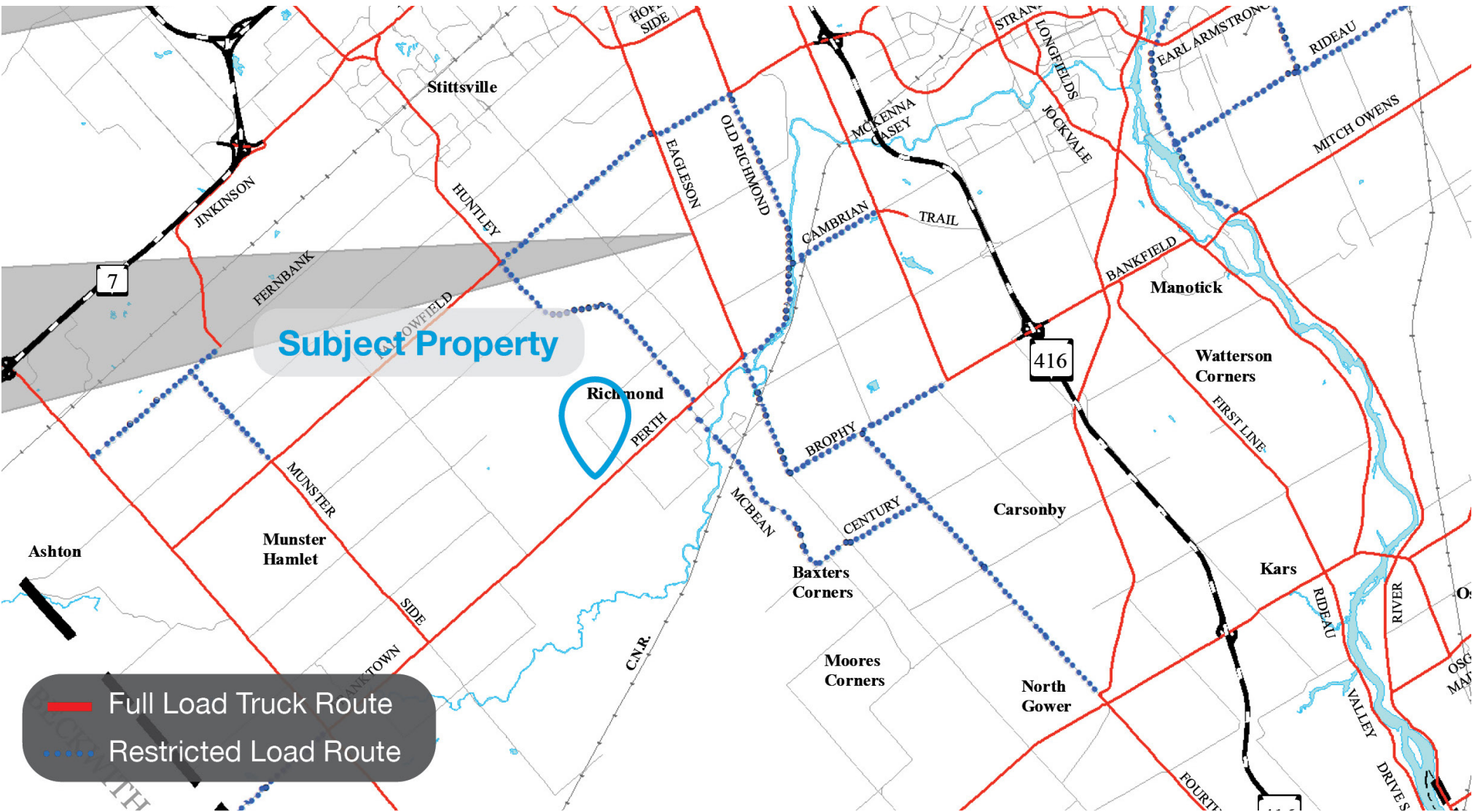
The subject property fronts onto Franktown Road, which is identified as a Collector Road on Schedule C9 – Rural Road Network in the City of Ottawa Official Plan. Rural Collector Roads provide connection to Arterials Roads and Provincial freeways and are intended to accommodate a wider range of traffic including private vehicles and trucks.



Road Network

Rural Truck Routes

Franktown Road is identified as a full load Heavy road as in Schedule 2 “Rural Truck Route Map” of the City of Ottawa Traffic and Parking By-law (2017-301). Heavy vehicles (any vehicle having a gross vehicle weight in excess of four and one-half (4.5) tonnes) are obliged to travel on truck routes. Red truck routes can carry full loads all year.



Natural Heritage Features




Legend

- Property Boundary
- Study Area
- Watercourse
- Local Wetland
- Provincially Significant Wetland
- Significant Woodland
- Blanding's Turtle Category 2 Habitat (30 m)
- Blanding's Turtle Category 3 Habitat (250 m)

Scale

1:8,000

0 75 150 300 450 Meters



GEMTEC
CONSULTING ENGINEERS
AND SCIENTISTS

32 Steacie Drive,
Ottawa, ON K2K 2A9
T: (613) 836-1422
www.gemtec.ca
ottawa@gemtec.ca

Client:		Air Rock Drilling		Project:		100123.002	
Location 6659 Franktown Road, Ottawa, Ontario							
Drwn By: EP		Chkd By: DP		Natural Heritage Features			
Date: August 2024				Rev. 0		Figure: A.4	
© Queen's Printer for Ontario							

ADDITIONAL MATERIALS

02

10

