

Zoning Confirmation Report

7628 Flewellyn Road

December 19, 2024

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	December 19, 2024	Official Plan Designation	Rural Countryside
Municipal Address(es)	7628 Flewellyn Road	Legal Description	Part 12 Concession 8 Geographic Township of Goulbourn
Scope of Work	Zoning By-law Amendment		
Existing Zoning Code	RG1 [21r] and RU	By-law Number	2008-250
Schedule 1 / 1A Area	Area D - Rural	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):	RG1[21r]		
Principal Land Use(s)	Storage Yard	Storage Yard	Y
Lot Width	60 metres	114 metres	Y
Lot Area	8,000 Square metres	207,250 square metres	Y
Front Yard Set Back	15 metres	14.89 metres	N
Interior Side Yard Setback	8 metres	>8 metres	Y
Rear Yard Setback	15 metres	>100 metres	Y
Lot Coverage Floor Space Index (F.S.I.)	50 percent	1.6 percent	Y
Building Height	15 metres	8 metres	Y
Required Parking Spaces Section 101 and 103	Storage Yard (1 space per 100m2 of GFA, 3,101.4 m2): 31 Automobile dealership (2 space per 100 m2 of GFA for a sales area, 81.4m2): 2 Total: 33	133 spaces	Y

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)
Size of Space Section 105 and 106	Standard Size: 2.6 x 5.2 m	2.6 x 5.2 m	Y
Driveway Width Section 107	6.7 metres	8 metres	Y
Aisle Width Section 109	6.7 metres	8 metres	Y
Minimum Required Loading Spaces Table 113A	1 Space	4 spaces	Y
Loading Space Dimensions Table 113B	Width: 3.5 metres Length: 7 metres	Width: 3.5 metres Length: 7 metres	Y
Minimum Aisle Width for a loading Space Table 113B	9 metres	9 metres	Y
Bicycle Parking Rates Section 111	Light industrial uses: 1 per 1000 m ² of gross floor area 4 spaces required	4 spaces	Y
Other applicable relevant Provision(s)			
Outdoor Storage	a) outside storage is not permitted within any required front yard or corner side yard b) outside storage must be screened from abutting residential uses or zones and public streets by an opaque screen at least 1.8 m in height from finished grade	Outdoor storage will be screened from the street and located away from any abutting residential uses.	Y

Annex 2 – Draft List of Requested Relief from Zoning

Section	Provision	Requirement	Proposed
Table 219 (e)	Minimum Interior Side Yard Setback	15 metres	14.89 metres

Sincerely,



Thomas Freeman RPP MCIP
Planner