

Subject: Minor Zoning By-law Amendment – Part of 6659 Franktown Road

File Number: ACS2026-PDB-PSX-0030

Report to Agriculture and Rural Affairs Committee on 5 March 2026

and Council 11 March 2026

**Submitted on February 27, 2026 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services**

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Ward: Rideau-Jock (21)

**Objet : Modification mineure du Règlement de zonage – Partie du 6659,
chemin Franktown**

Dossier : ACS2026-PDB-PSX-0030

Rapport au Comité de l'agriculture et des affaires rurales

le 5 mars 2026

et au Conseil le 11 mars 2026

**Soumis le 27 février 2026 par Derrick Moodie, Directeur, Services de la
planification, Direction générale des services de la planification, de
l'aménagement et du bâtiment**

**Personne ressource : Stephan Kukkonen, Urbaniste I, Examen des demandes
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Quartier : Rideau-Jock (21)

REPORT RECOMMENDATIONS

1. That the Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for Part of 6659 Franktown Road, as shown in Document 1, to permit an enlarged home-based business and adjust the location of the Environmental Protection Zone boundary, as detailed in Document 2.
2. That Agriculture and Rural Affairs Committee recommend Council direct staff to incorporate an amendment into the new Comprehensive Zoning By-law 2026-50 for Part of 6659 Franktown Road, as detailed in Document 3.
3. That Agriculture and Rural Affairs Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* 'Explanation Requirements' at the City Council Meeting of March 11, 2026," subject to submissions received between the publication of this report and the time of Council's decision.

RECOMMANDATIONS DU RAPPORT

1. Que le Comité de l'agriculture et des affaires rurales recommande au Conseil d'approuver une modification du *Règlement de zonage 2008-250* visant une partie du 6659, chemin Franktown, un bien-fonds illustré dans le document 1, afin de permettre la présence d'une entreprise à domicile plus vaste et l'ajustement de la limite de la zone de protection de l'environnement, comme l'expose en détail le document 2.
2. Que le Comité de l'agriculture et des affaires rurales recommande au Conseil de demander au personnel d'intégrer une modification au nouveau Règlement de zonage complet (no 2026-50), laquelle vise une partie du 6659, chemin Franktown, comme le précise le document 3.
3. Que le Comité de l'agriculture et des affaires rurales approuve l'intégration, en tant que « brève explication », de la section du présent rapport consacrée aux détails de la consultation dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffe municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et

écrites du public sur les questions assujetties aux “exigences d’explication” aux termes de la Loi sur l’aménagement du territoire, à la réunion du Conseil municipal prévue le 11 mars 2026 », à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

Site location

Part of 6659 Franktown Road

Owner

Air Rock Drilling Co. Ltd.

Applicant

Fotenn Planning + Design

Description of site and surroundings

The site is located on the northwest side of Franktown Road, approximately 650.0 metres west of the Franktown Road and Joy’s Road intersection. The surrounding properties are a mix of small and large parcels consisting mainly of residential and rural uses, and some agricultural uses. There is also one institutional use directly opposite the subject site, on the southeast side of Franktown Road.

The subject site is approximately 40.0-hectare site, developed with a detached dwelling, detached garage, and detached cover-all structure. A business currently operates on site in addition to the existing residential use. Although the site is large, the existing development is largely contained to a smaller portion fronting onto Franktown Road. The lots directly abutting the developed area are smaller lots with residential uses.

The remainder of the site is largely vegetated and a majority forms part of the Richmond Fen - a Provincially Significant Wetland (PSW).

Summary of proposed development

The applicant is seeking a Zoning By-law Amendment to permit the existing well drilling business located on site. The business is currently in operation and utilizes portions of

the detached garage and cover-all structure, as well as the rear and side yards. Given the business is in operation, the application is requesting specific relief from the home-based business provisions to bring the development into conformity with the Zoning By-law.

In addition, the application also seeks to alter the current Environmental Protection Zone located onsite to more accurately reflect the existing boundary of the Provincially Significant Wetland known as the Richmond Fen.

Summary of requested Zoning By-law amendment

The subject property currently dual zoned. The front of the property is zoned as Rural Countryside, and the rear portion is zoned Environmental Protection Subzone 3.

The requested Zoning By-law Amendment proposes to amend both the Rural Countryside and Environmental Protection zones as shown in Document 1.

The original proposal requested the following relief from the Zoning By-law to permit an expanded home-based business:

1. Increase the maximum area of a home-based business from 150.0 square metres to 670.0 square metres;
2. Increase maximum area of outdoor storage from 100.0 square metres to 150.0 square metres;
3. Permit the storage of coloured diesel fuel tanks on site for the fuelling of vehicles whereas the home-based business provisions prohibit on-site storage of hazardous chemicals or explosives;
4. Increase the maximum number of heavy vehicles from two to seven; and
5. Increase the maximum permitted parking of heavy vehicles from two to seven.

Through subsequent resubmissions and discussions with applicant the revised proposed amendments relating to the home-based business includes:

1. Increase the maximum area of a homebased business from 150.0 square metres to 670.0 square metres;
2. Increase maximum area of outdoor storage from 100.0 square metres to 150.0 square metres;
3. Increase the maximum number of heavy vehicles from two to four; and
4. Increase the maximum permitted parking of heavy vehicles and trailers onsite to four.

The second proposed amendment to the Zoning By-law is to rezone the existing Environmental Protection Zone to Rural Countryside, as shown as Area B in Document 1 to more accurately reflect the shape and location of the existing Provincially Significant Wetland located on site.

DISCUSSION

Public consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications. A circulation email to community groups was sent May 7, 2025, and an on-site sign was posted. Staff received numerous comments regarding the proposed development and the current operations that have been summarized with staff responses below.

For this proposal's consultation details, see Document 4 of this report.

Official Plan designation(s)

The site is located within the Rural Transect. The front of the parcel is designated as Rural Countryside, and the portion of the parcel at the rear in the PSW is designated green space. Much of the parcel is subject to the Natural Heritage Feature Overlay (Schedule C11). The following policies have been outlined for their relevance to the application.

Section 4.2.1 of the Official Plan provides policies for enabling greater flexibility and diversity of housing options throughout the municipality. This includes policy 5), which permits home-based businesses wherever the Zoning By-law permits a dwelling. Policy 5), further requires the Zoning By-law to contain regulations to ensure appropriate integration of home-based businesses so that they do not adversely impact neighbouring properties by virtue of appearance, function, or by attracting large volumes of automobile traffic.

Section 4.8.1 of the Official Plan provides policies for the protection of the City's natural heritage features including PSWs, core natural areas, and surface water features, all of which are present on the site. Policy 5 requires the City to take a no net loss approach for forest cover outside of urban areas and villages, and development and site alteration is prohibited in PSWs.

In accordance with section 4.8.1 above, section 5.6.4.1 related to the natural heritage features overlay is applicable. Specifically, policy 3 requiring the protection of natural heritage features for their natural character and ecosystem services applies.

Section 9.2.2 of the Official Plan provides policies for the types of uses and development appropriate within the Rural Countryside designation including residential uses according to the policies of the Official Plan.

Other applicable policies and guidelines

Stationary noise is a key aspect that has been considered for this proposal. The Ministry of Environment, Conservation and Parks (MECP) NPC-300 guidelines and the City of Ottawa's Environmental Noise Control Guidelines are two sets of noise related guidelines that were reviewed and considered in relation to the noise study prepared in support of the application by State-of-the-Art Acoustik Inc., dated 2024-09-05. The City's guidelines require development within the city to be consistent with the Ministry's NPC-300 guidelines and applies them in any of three application situations:

1. When a new noise-sensitive receptor is proposed in proximity to existing stationary sources of noise or;
2. A new noise-generating facility/sources is proposed in proximity to existing noise sensitive receptors or lands designated for future development of noise sensitive receptors; and
3. An existing stationary noise source is expanded or intensified.

For this application, it was determined that stationary noise must be consistent with the requirements for Class 3 Areas that are characterized as rural areas with an acoustical environment dominated by natural sounds having little or no road traffic.

Planning rationale

Staff are recommending that a portion of 6659 Franktown Road, as identified in Document 1, be rezoned from Rural Countryside to a new Rural Countryside exception to permit an enlarged home-based business in accordance with the details described in Document 2. The area to be rezoned is strictly limited to the section of the property that has already been developed, as shown as Area A in Document 1. Limiting the operations of the home-based business to this area is in accordance with the environmental protection policies of the Official Plan and ensures that the development will remain adequately setback from the portion of the property that is identified as Natural Heritage Feature Core Area.

Staff's recommended rezoning differs from the applicant's requested rezoning in two ways. Staff are recommending the maximum cumulative area for a home-based business excluding outdoor storage be limited to 320.0 square metres instead of the

requested 670.0 square metres. Staff view the increase to 320.0 square metres as reasonable, as this effectively limits the home-based business to the existing separated garage. The applicant's request has the home-based business expanding beyond the separated garage and into the existing cover-all structure. Staff do not support this request as the existing cover-all is not a permitted structure and does not have a building permit. Furthermore, the increase from 150.0 square metres to 670.0 square metres, expanding beyond the separated garage, is considered too great considering the location of the business near the front of the property and its proximity to the neighbouring residential uses.

Staff also recommend the implementation of a holding symbol for a home-based business related to well drilling. The provisions for lifting the recommended holding symbol are the provision of as-built plans for an acoustical barrier (noise wall) and an as-built site plan demonstrating compliance with the other zoning provisions. The holding symbol is an important inclusion as the submitted noise study demonstrates that the operations on-site are not currently compliant with the MECP's NPF-300 guidelines and the City's Environmental Noise Control Guidelines. The study observed recorded noise levels in exceedance of the requirements for Class 3 areas (as described above).

In order to meet these requirements, noise levels must not exceed 45 dBA during the day (7 am to 7 pm) and 40 dBA during the evening and night (7 pm to 7 am). As such, the noise study's recommended mitigation measures include the installation of a 4.5 metre tall, 45.0-metre-long noise wall at the property line between the operations of the home-based business and 6685 Franktown Road and restriction of operations between 7 am to 7 pm to meet the City's Environmental Noise Control Guidelines allowable acoustic limits. It should be noted that the City cannot enforce restrictions to hours of operation through zoning, so only the noise wall mitigation measure has been included in staff's recommendation.

Staff have no concerns with the requested increases relating to outdoor storage and to the maximum number of heavy vehicles from two to four as they are considered reasonable increases from what is currently permitted under the Zoning By-law.

Although the recommended changes to the provisions of home-based businesses for the subject property will bring the existing operations in compliance with the Zoning By-law, operations must remain in compliance with the remainder of the home-based business provisions, specifically Section 127 (1) as follows:

- (a) They must not become a nuisance because of noise, odour, dust, fumes, vibration, radiation, glare, traffic, or parking generated; and
- (b) They must not become a fire or building hazard or health risk;

It is staff's opinion that the changes made to the proposal including the installation of the noise wall will enable the applicant to remain in compliance with 127 (1), however this provision is not proposed to change as a result of this application, and the operations of the home-based business must maintain this standard going forward to remain in compliance. Staff want to highlight the importance of continuing to meet this provision as home-based businesses do not trigger the need for Site Plan Control and will not be subject to further planning review, aside from the lifting of the holding symbol. Section 127 (8) has also been highlighted in discussions relating to the use. Staff, however, do not believe the operations meet the definition of a dispatching office or a supply depot. It is staff's interpretation that a dispatching office or supply depot would necessitate numerous trips to and from the property throughout the day. Although employees do access the site, it is understood that once the crew leaves the site, return trips throughout the day are infrequent and are generally limited to the end of the day.

There also has been discussion relating to provision 128 (14). Staff's comments have consistently required the removal of on-site storage of hazardous chemicals or explosives including the existing diesel fuel tanks. The current proposal highlights their removal by the proponent in accordance with provision 128 (14).

Although the discussion above pertains to the current Zoning By-law 2008-250, Staff note that much of the rationale remains consistent with the New Zoning By-law 2026-50. Many of the home-based businesses and heavy vehicles associated with residential use provisions were carried forward as shown in Sections 301 and 612 of the New Zoning By-law, including the provisions subject to this application.

Staff have no concerns regarding the zoning amendment to adjust the boundary of the Environmental Protection Zone, Subzone 3 (EP3). The current EP3 boundary no longer reflects the location of the Provincially Significant Wetland onsite. The proposed location of the new EP3 boundary as illustrated in Document 1 includes a 30.0-metre setback to the PSW limit in accordance with the Conservation Authority's regulation limit and the Official Plan policies for setbacks to water features.

Provincial Planning Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2024 Provincial Planning Statement, specifically section 2.6 which permits home occupations and home industries on Rural Lands.

RURAL IMPLICATIONS

Staff have received comments that describe the current operations of the well drilling business as a nuisance. The recommendations contained in this report will reduce the

scale of the operations and require additional mitigation measures, such as the noise wall, to improve compatibility with the surrounding rural residents.

COMMENTS BY THE WARD COUNCILLOR(S)

The Councillor is aware of the application related to this report.

LEGAL IMPLICATIONS

There are no legal impediments to adopting the recommendations in this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with the recommendation of this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications arising from the recommendation of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ENVIRONMENTAL IMPLICATIONS

There are no anticipated environmental implications associated with the recommendations of this report. The realignment of the EP3 zoning boundary will provide a more accurate delineation of the existing wetland and its associated setback ensuring its continued protection.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- A city that has a diversified and prosperous economy.

APPLICATION PROCESS TIMELINE STATUS

The statutory 90-day timeline for making a decision on this application under the *Planning Act* expired July 23, 2025. The timeline was not met as the applicant agreed to place the application on hold for further discussions with staff regarding the scope and scale of the operation.

SUPPORTING DOCUMENTATION

Document 1 Location Map / Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Incorporation of Amendment into the New Comprehensive Zoning By-law
2026-50

Document 4 Consultation Details

CONCLUSION

The Planning, Development and Building Services Department recommends approval of the staff recommended Zoning By-law Amendment as it meets the intent of the Provincial Planning Statement and Conforms with City of Ottawa's Official Plan. The recommended zoning will reduce the scale of the current operations, regularize the well-drilling business, and allow for its improved integration with the rural area.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

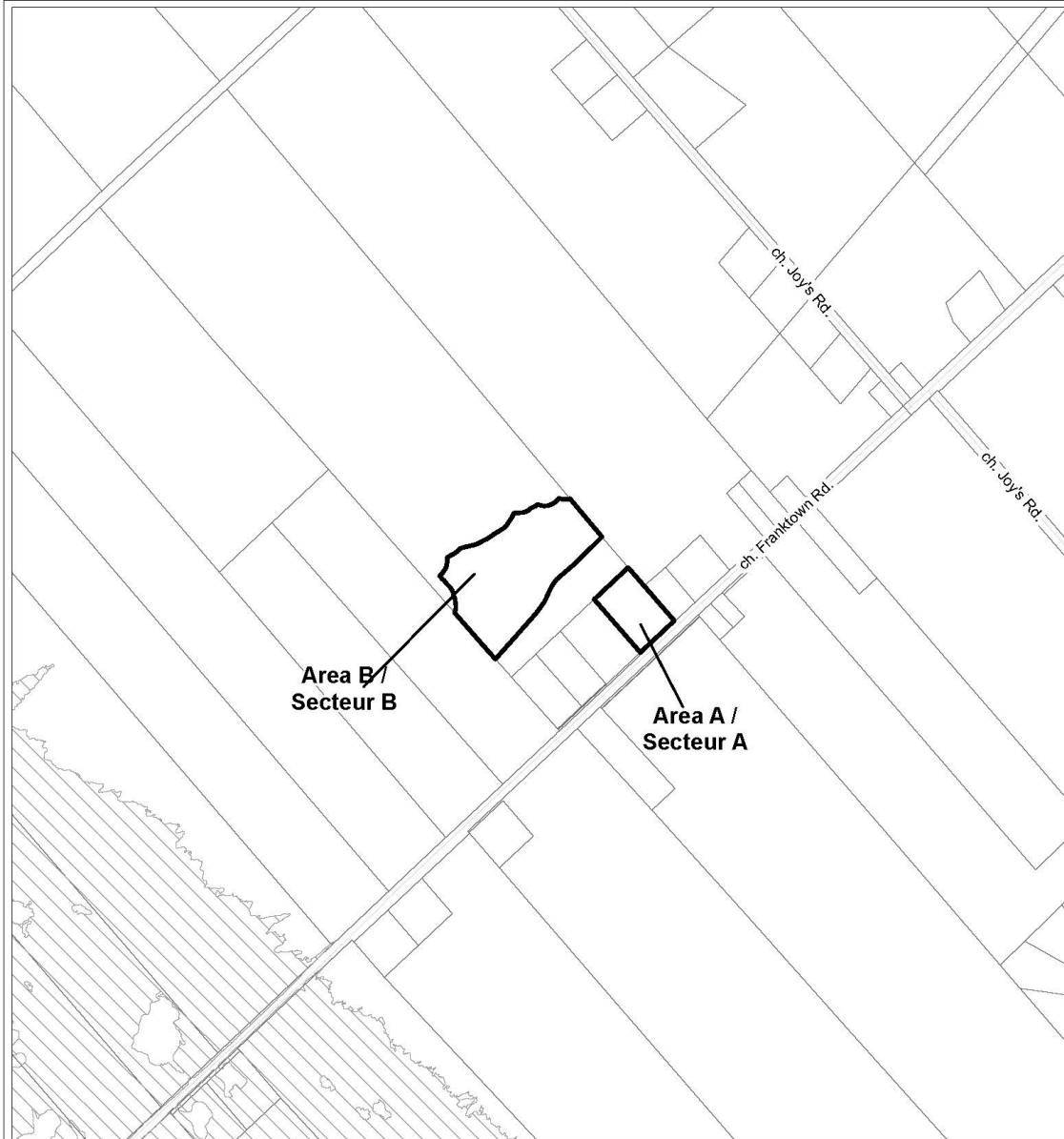
The Planning, Development and Building Services Department will prepare an implementing by-law and forward it to Legal Services.





Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

Document 1 – Location Map / Zoning Key Map

For an interactive Zoning map of Ottawa visit geoOttawa



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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | | LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE 6659 ch. Franktown Road | |
| D02-02-24-0087 | 25-0498-D |  Area A to be rezoned from RU to RU[XXXr] Le zonage du secteur A sera modifié de RU à RU[XXXr] Area B to be rezoned from EP3 to RU Le zonage du secteur B sera modifié de EP3 à RU |  Existing Flood Plain (Section 58) / Plaine inondable (Article 58) |
| I:\CO\2025\ZKP\Franktown_6659 | | | |
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| REVISION / RÉVISION - 2026 / 02 / 06 | |  | |

Document 2 – Details of Recommended Zoning

The proposed changes to the City of Ottawa Zoning By-law No. 2008-250 for part of 6659 Franktown Road:

1. Rezone the lands shown as shown in Document 1.
 - a) Amend Section 240, Rural Exceptions, by adding a new exception [xxxxr] with provisions similar in effect to the following:
 - I) In Column I, Exception Number, add the text: “[xxxxr]”
 - II) In Column II, Applicable Zones, add the text: “RU[xxxxr]-h”
 - III) In Column IV, Prohibited Uses, add the text “home-based business related to well drilling prohibited until the -h symbol is removed”
 - IV) In Column V, Provisions, add the text:
 - Maximum cumulative area for a home-based business excluding outdoor storage: 320.0 square metres.
 - Maximum cumulative area of 150.0 square metres is permitted to be used for outdoor storage associated with the home-based business.
 - The maximum number of heavy vehicles permitted for parking other than a recreational vehicle or trailer is four.
 - The cumulative maximum number of heavy vehicles and trailers permitted per lot is four.
 - The holding symbol (h) only applies to the home-based business use and may only be removed upon compliance with the following:
 1. The provision of as-built plans for a 4.5 metre tall, 45.0-metre-long acoustical barrier in accordance with acceptable noise limits.
 2. The provision of an as-built site plan confirming zoning compliance.

Document 3 – Incorporation of Amendment into the New Comprehensive Zoning By-law 2026-50

The proposed change to the new Comprehensive Zoning By-law No. 2026-50 for Part of 6659 Franktown Road:

1. Modify the new Comprehensive Zoning By-law to accord with the Zoning Key Map and Details of Recommended Zoning in Documents 1 & 2.

Document 4 – Consultation Details

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. Staff received a number of comments regarding the application and current operations. A summary of the responses received, and staff responses are below.

Staff also received one comment in support of the application.

Public Comments and Responses

Comment:

Comments related to the operations of the home-based business and the impacts resulting from noise, light pollution, dust accumulation, and pollution from truck and equipment exhaust.

Response:

The proposed recommendation would permit a maximum of four heavy vehicles onsite that is understood to be a reduction from the current operations. Further, staff are recommending a holding symbol to ensure the construction of a 4.5 metres tall by 45.0 metres long noise barrier as a mitigation measure as described in the prepared noise study.

Staff note that proposed changes should effectively mitigate the main incompatibilities considering Section 127 (1) of the Zoning By-law, however this provision will still apply and will need to continuously be met.

Comment:

Concerns related to unauthorized site alteration including berm and ditch construction. Further concerns related to their maintenance and use.

Response:

Site alteration and grading and drainage do not relate to the subject zoning application as they are not specifically captured within the zoning. The City's Site Alteration By-law (2024-448) and Property Standards By-law (2013-416) remain applicable.

Comment:

Concerns that the type of use including the size of the use is not appropriate for the rural area.

Response:

Home-based businesses are permitted alongside all residential uses. The Zoning By-law provisions do include a list of uses that are not permitted as home-based businesses and a well-drilling business is not specifically identified. Staff's recommended rezoning will require a reduced scale of the operations including the number of permitted trucks and the size of the business and requires the installation of the noise barrier. These changes are to ensure greater compatibility with the surrounding residents. Further, the home-based business will need to meet Section 127 (1) of the Zoning By-law in its continued operation.

Comment:

Concerns related to inappropriate waste disposal including the burning of garbage.

Response:

The burning of garbage is not permitted and will not be permitted as a result of this application. All burning must comply with the City's Open Air Fire By-law 2004-163.

Comment:

Concerns that the submitted noise study is inaccurate and the methodology did not capture the nature of activities onsite.

Response:

The study was stamped and sealed by a Professional Engineer and reviewed by City staff in accordance with the City's Terms of Reference for Noise Control Studies. Staff accept the conclusions and the required mitigation measures.

Comment:

Concerns that a supporting submission shows an unauthorized easement across property lines.

Response:

The City has reviewed the submissions and acknowledges that one of the plans shows an easement not located within the subject property. It should be noted that the City does not have any authority to grant easements on private property and is not doing so as a result of this application.

Comment:

Concerns about the unpermitted structure.

Response:

Staff's recommendation includes a holding symbol upon provision of an as-built site plan that demonstrates zoning compliance. If staff's recommendation is approved, the unpermitted structure would not be zoning compliant and would require removal.

Comment:

Concerns that operations have not been in accordance with regulations and that approval will grant authority to continue to operations.

Response:

Staff are recommending a site-specific exception that will detail maximum requirements for the home-based business. Operations that are in exceedance of the provisions of the site-specific exception and other applicable provisions of the Zoning By-law (including the home-based business provisions that are not subject to staff's recommendation) would be in contravention of the Zoning By-law.

Comment:

Concerns regarding fuel storage and on-going refuelling occurring on-site.

Response:

Section 128 (14) of the Zoning By-law prohibits on-site storage of hazardous chemicals or explosives relating to the home-based business. The applicant's original proposal requested relief from this provision to permit fuel tanks on site, but staff advised the applicant this would not be supportable. The applicant's proposal no longer includes fuel tanks and any existing fuel tanks would need to be removed to remain compliant with this section of the Zoning By-law.

Technical Agencies

Rideau Valley Conservation Authority:

RVCA is satisfied that our previous comment related to the extent of the environmental protection zone has been addressed. Specifically, RVCA has received clarification/correspondence from City of Ottawa staff and the proponent's agent confirming that the regulated wetland feature and the associated 30.0 metre regulated area around it will be included in the revised environmental protection zone.

Based on the above, RVCA staff have no objection to the approval of Zoning By-law Amendment application D02-02-24-0087.