



ZONING CONFIRMATION REPORT

APPLICATION FOR SITE PLAN CONTROL

1015 & 1045 DAIRY ROAD, CITY OF OTTAWA

SUBMITTED ON BEHALF OF TSL – DAIRY LP

PREPARED BY: WEBB PLANNING CONSULTANTS

DECEMBER 12, 2024

ANNEX 1: ZONING CONFIRMATION REPORT CHECKLIST

PART A: PROJECT INFORMATION:

| A. Project Information | | | |
|-------------------------------|--|---|------------------------|
| Review Date: | December, 2024 | Official Plan designation: | Industrial & Logistics |
| Municipal Address(es): | 1015 & 1045 Dairy Drive | Legal Description: | |
| Scope of Work: | Proposed Warehouse Use (Self Storage) & Light Industrial | | |
| Existing Zoning Code: | IL4 ZoneH21 | By-law Number: | 2008-250 |
| Schedule 1 / 1A Area: | Area "C" | Overlays Applicable¹: | N/A |

PART B: ZONING REVIEW:

| B. Zoning Review | | | |
|--|--|----------------------|------------------------|
| For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing. | | | |
| Proposed Zone/Subzone (Zoning By-law Amendments only): | | | |
| Zoning Provisions¹ | By-law Requirement or Applicable Section, Exception or Schedule Reference | Proposal | Compliant (Y/N) |
| Principal Land Use(s) | 203.1.(a) | Warehouse/Light Ind. | Y |
| Lot Width | No Min. | N/A | |
| Lot Area | 2000 sq. m | 25,745 sq. m | Y |
| Front Yard Set Back² | N/A - Corner Lot | N/A | |
| Corner Side Yard Setback | 7.5 m min. | 7.5 min. | Y |
| Interior Side Yard Setback | 7.5 m min. | 7.5 m (East) | Y |
| Rear Yard Setback | 7.5 m min. | 7.5 m (North) | Y |
| Lot Coverage Floor Space Index (F.S.I.) | 65% maximum | 45% | Y |
| Building Height³ | 18.0 m max | 13.2 m | Y |
| Accessory Buildings Section 55 | N/A | N/A | |

| | | | |
|--|--|--|---------|
| Projections into Height Limit Section 64 | N/A - Corner Lot | | |
| Projections into Required Yards Section 65 | N/A - Corner Lot | | |
| Required Parking Spaces Section 101 and 103 | Storage:129 Light I:14 | Storage:75 Light I:14 | N -VAR |
| Visitor Parking spaces Section 102 | N/A | N/A | |
| Size of Space Section 105 and 106 | Min 2.6 x 5.2 m | 3.0 x 5.8 | Y |
| Driveway Width Section 107 | 6.0 min | 7.0 min | Y |
| Aisle Width Section 107 | 6.7 m min | 6.7 m min | Y |
| Location of Parking Section 109 | N/A | N/A | |
| Refuse Collection Section 110 | N/A | N/A | |
| Bicycle Parking Rates Section 111 | 1 per 2000 sq m = 14 | 26 spaces | Y |
| Amenity Space Section 137 | N/A | N/A | |
| Other applicable relevant Provision(s) | | | |
| | | | |
| Landscape Provisions | 3.0 m wide landscaped buffer where parking abutting a street | 3.0 m | Y |
| Loading Space Section 113 | Table 113 B & C - Oversized Loading Space & Drive Aisle | Applies as building greater than 5,000 sq m | N - VAR |
| | | | |
| | | | |

PART E: COMMENTS

E. Comments / Calculations

Minor variance Application is required to permit a reduced parking supply for the mini-storage use. Overall parking supply is 89 spaces with 14 spaces allocated to Light Industrial uses and 75 spaces to the Self Storage. The 14 spaces for the Light Industrial complies while a Variance is necessary to permit the 75 spaces for the self storage whereas the Regulations would require a total of 129 spaces for the use. The Traffic Impact Assessment prepared by CGH Transportation includes a parking analysis which supports the Variance.

A Minor Variance will also required for relief from Section 113 (b) & 113 (c) - Buildings are greater than 5,000 M2 of GFA. Notwithstanding Section 113 C, no Oversized Loading Spaces shall be required. The TIA prepared by CGH Transportation includes a discussion setting out the rationale in support of the Variance.

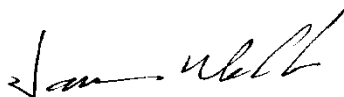
ANNEX 2: DRAFT LIST OF REQUESTED RELIEF FROM ZONING REGULATIONS:

| DRAFT LIST OF REQUESTED RELIEF FROM ZONING REGULATIONS | | |
|--|---|---|
| BY-LAW REQUIREMENT OR APPLICABLE SECTION | REQUIREMENT | PROPOSED |
| Parking Supply for Self-Storage Use (Section 101 & 103) | 129 spaces | 75 |
| Oversized Loading Spaces based on Building GFA (Section 113 (b) & (c)) | 1 oversized space for Light Industrial Use and 3 oversized spaces for self storage, also required min. drive aisle width of 17.0 metres | No oversized loading spaces shall be required |

We trust that the above Zoning Confirmation Report Checklist will satisfy the City's requirements. Should have any questions related to the information provided above, please feel free to contact the undersigned.

Yours Truly,

WEBB Planning Consultants Inc.



James Webb, MCIP, RPP