

NOTE:
THIS SITE PLAN HAS BEEN BASED ON THE
SURVEYOR'S REAL PROPERTY REPORT PREPARED
BY J.D. BARNES LTD., DATED SEPTEMBER 04, 2024.

ZONING INFORMATION

- GENERAL INFORMATION:**
 - LEGAL DESCRIPTION:**
PT LT 2, CON SRF, PTS 1,2,3, SR5712, EXCEPT PT 1,
4R11804, T/W IN N742746, OTTAWA/GLOUCESTER
 - TOTAL BUILDING AREA (B.A.):**
2,987.31m²
 - TOTAL GROSS FLOOR AREA (G.F.A.):**
3,962.09m²
GROUND FLOOR:
GROUP D (BUSINESS & PERSONAL SERVICES):
790.73m² [8,511.34ft²]
GROUP F, DIV. 2 (MEDIUM HAZARD INDUSTRIAL):
2,230.04m² [24,003.95ft²]
SECOND FLOOR:
GROUP D (BUSINESS & PERSONAL SERVICES):
941.32m² [10,132.28ft²]
 - PROPOSED USE:**
HEAVY EQUIPMENT & VEHICLE SALES, RENTAL & SERVICING
- ZONING PROVISIONS:**
 - DESIGNATION:**
GENERAL INDUSTRIAL ZONE (IG3)
 - LOT AREA:**
REQUIRED: 1,000.00m² [10,763.90ft²] (MIN.)
PROPOSED: 48,611.80m² [523,253.62ft²]
 - LOT FRONTAGE:**
REQUIRED: 0.00m (MIN.)
PROPOSED: 103.30m [338.91ft]
 - SETBACKS:**
FRONT YARD:
REQUIRED: 3.00m [9.84ft] (MIN.)
PROPOSED: 108.21m [355.02ft]
CORNER SIDE YARD:
REQUIRED: 3.00m [9.84ft] (MIN.)
PROPOSED: N/A
INTERIOR SIDE YARD:
REQUIRED: 3.00m [9.84ft] (MIN.)
PROPOSED: 34.20m [112.21ft] (MIN.)
REAR YARD:
REQUIRED: 3.00m [9.84ft] (MIN.)
PROPOSED: 264.01m [866.18ft]
 - LOT COVERAGE:**
REQUIRED: 65% (MAX.)
PROPOSED: 6.6%
 - FLOOR SPACE INDEX (FSI):**
FSI = (3,962.09m² / 48,611.80m²) = 0.08
 - BUILDING HEIGHT:**
REQUIRED: 22.00m [72.17ft] (MAX.)
PROPOSED: 9.64m [31.64ft]
 - ACCESSORY BUILDING HEIGHT:**
REQUIRED: 6.00m [19'-8"] (MAX.)
PROPOSED: 8.08m [26'-6"]
- PARKING (PER SECTIONS 3.30 & 3.41):**
 - PARKING SPACES:**
STANDARD SPACES
HEAVY EQUIPMENT & VEHICLE SALES, RENTAL & SERVICING
PROVISION: 0.75 SPACES PER 100m² G.F.A.
(2,230.04m² / 100m²) x 0.75
16.72 SPACES = 17.00 SPACES

OFFICE
PROVISION: 2.40 SPACES PER 100m² G.F.A.
(41,732.05m² / 100m²) x 2.40
41.57 SPACES = 42 SPACES

STORAGE (ACCESSORY BUILDING)
PROVISION: 0.80 SPACES PER 100m² G.F.A.
(221.51m² / 100m²) x 0.80
1.77 SPACES = 2.00 SPACES
REQUIRED: 62 SPACES

BARRIER-FREE (B.F.) SPACES:
PROVISION: 251-300 STANDARD SPACES = 8
REQUIRED: 8 SPACES (4 - TYPE A, 4 - TYPE B)

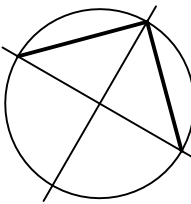
TOTAL REQUIRED: 8 B.F. + 62 STANDARD
70 PARKING SPACES

TOTAL PROVIDED: 8 B.F. + 259 STANDARD
267 PARKING SPACES
 - LOADING SPACES:**
PROVISION: 2,000m² x 4.99m² G.F.A. = 2 SPACES
REQUIRED: 2 SPACES
PROVIDED: 2 SPACES
 - BICYCLE SPACES:**
PROVISION: ALL NON-RESIDENTIAL USES
1 PER 150m² G.F.A. = 2 SPACES
OFFICE
1 PER 250m² G.F.A. = 7 SPACE
9 SPACES
10 SPACES
REQUIRED: 10 SPACES
PROVIDED: 10 SPACES
 - MOTORCYCLE SPACES:**
PROVISION: 5% OF PARKING SPACES MAX.
REQUIRED: 5% = 12 SPACES MAX.
PROVIDED: 12 SPACES
 - FLEET PARKING SPACES:**
REQUIRED: N/A
PROVIDED: 135 SPACES

SYMBOL LEGEND

- SITE PROPERTY LINE
- ADJACENT PROPERTY LINE
- SETBACK LINE
- ROAD CENTRELINE
- FIRE ROUTE LINE
- NEW CHAIN LINK FENCE
- NEW NOISE DAMPENING FENCE
- MUNICIPAL ROAD BOUNDARY
- SNOW STORAGE AREA BOUNDARY
- DIRECTION OF TRAVEL
- PROPOSED BUILDING
- PROPOSED HEAVY DUTY ASPHALT
- EXISTING GRAVEL
- PROPOSED CONCRETE SIDEWALK
- LANDSCAPED AREA
- PRIMARY BUILDING ENTRANCE OR BARRIER-FREE ENTRANCE
- SECONDARY ENTRANCES / EXITS OR BARRIER-FREE ENTRANCE / EXITS
- OVERHEAD DOOR
- FIRE ROUTE/NO PARKING SIGNAGE INSTALLED 25m MAX. ALONG ROUTE
- BARRIER-FREE PARKING SIGN
- FIRE HYDRANT (EXISTING)
- EXIST. WATER HYDRANT OR MANHOLE
- HYDRO POLE, EXISTING OR NEW
- LIGHT STANDARD, EXISTING OR NEW
- UTILITY POLE, EXISTING OR NEW

North



Revisions

No.	By	Description	Date
10	W.P.	ISSUED FOR SITE PLAN CONTROL	13 NOV 2025
09	W.P.	ISSUED FOR COORDINATION	16 OCT 2025
08	W.P.	ISSUED FOR SITE PLAN CONTROL	27 AUG 2025
07	T.D.	ISSUED FOR COORDINATION	17 JUN 2025
06	T.D.	ISSUED FOR COORDINATION	28 MAY 2025
05	T.D.	ISSUED FOR COORDINATION	09 MAY 2025
04	W.P.	ISSUED FOR COORDINATION	10 APR 2025
03	W.P.	ISSUED FOR CLIENT REVIEW	25 MAR 2025
02	W.P.	ISSUED FOR CLIENT REVIEW	05 MAR 2025
01	T.D.	ISSUED FOR COORDINATION	10 JAN 2025

Project

WO MW REALTY LIMITED
OFFICE GROUP
SITE PLAN APPLICATION
NEW MILLER WASTE FACILITY

3145 CONROY ROAD, OTTAWA, ON

Drawing

PROPOSED SITE PLAN

Scale

1:500

Stamp

Drawn

W.P.

Checked

C.D.



Project No.

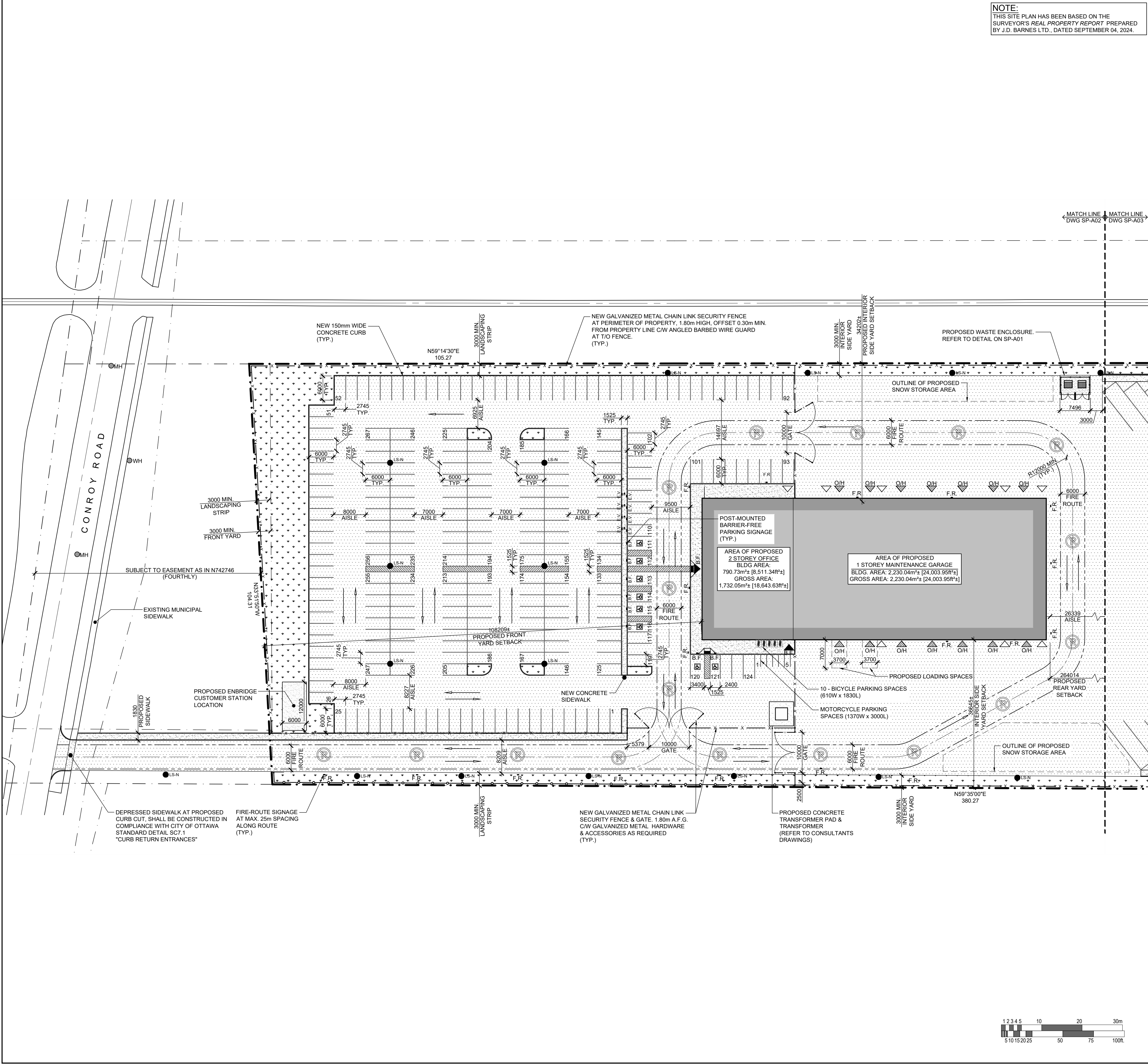
24-151

Drawing No.

SP-A01

Date

DECEMBER, 2024



ZONING INFORMATION	
1. GENERAL INFORMATION:	
1.1. LEGAL DESCRIPTION:	PT LT 2, CON SRF, PTS 1,2,3, SR5712, EXCEPT PT 1, 4R11804, T/W IN N742746, OTTAWA/GLOUCESTER
1.2. TOTAL BUILDING AREA (B.A.):	2,987.31m²
1.3. TOTAL GROSS FLOOR AREA (G.F.A.):	3,962.09m²
GROUND FLOOR:	
GROUP D (BUSINESS & PERSONAL SERVICES):	790.73m² [8,511.34ft²]
GROUP F, DIV. 2 (MEDIUM HAZARD INDUSTRIAL):	2,230.04m² [24,003.95ft²]
SECOND FLOOR:	
GROUP D (BUSINESS & PERSONAL SERVICES):	941.32m² [10,132.28ft²]
1.4. PROPOSED USE:	HEAVY EQUIPMENT & VEHICLE SALES, RENTAL & SERVICING
2. ZONING PROVISIONS:	
2.1. DESIGNATION:	GENERAL INDUSTRIAL ZONE (IG3)
2.2. LOT AREA:	1,000.00m² [10,763.90ft²] (MIN.)
REQUIRED:	48,611.80m² [523,253.62ft²]
2.3. LOT FRONTAGE:	0.00m (MIN.)
REQUIRED:	103.30m [338.91ft]
2.4. SETBACKS:	
FRONT YARD:	3.00m [9.84ft] (MIN.)
REQUIRED:	108.21m [355.02ft]
PROPOSED:	
CORNER SIDE YARD:	3.00m [9.84ft] (MIN.)
REQUIRED:	N/A
PROPOSED:	
INTERIOR SIDE YARD:	3.00m [9.84ft] (MIN.)
REQUIRED:	34.20m [112.21ft] (MIN.)
PROPOSED:	
REAR YARD:	3.00m [9.84ft] (MIN.)
REQUIRED:	264.01m [866.18ft]
PROPOSED:	
2.5. LOT COVERAGE:	65% (MAX.)
REQUIRED:	6.6%
PROPOSED:	
2.6. FLOOR SPACE INDEX (FSI):	FSI = (3,962.09m² / 48,611.80m²) = 0.08
2.7. BUILDING HEIGHT:	22.00m [72.17ft] (MAX.)
REQUIRED:	9.64m [31.64ft]
PROPOSED:	
2.8. ACCESSORY BUILDING HEIGHT:	6.00m [19'-8"] (MAX.)
REQUIRED:	8.08m [26'-6"]
PROPOSED:	
3. PARKING (PER SECTIONS 3.30 & 3.41):	
3.1. STANDARD SPACES	
HEAVY EQUIPMENT & VEHICLE SALES, RENTAL & SERVICING	
PROVISION:	0.75 SPACES PER 100m² G.F.A.
REQUIRED:	(2,230.04m² / 100m²) x 0.75 = 16.72 SPACES = 17.00 SPACES
OFFICE	
PROVISION:	2.40 SPACES PER 100m² G.F.A.
REQUIRED:	(41,732.05m² / 100m²) x 2.40 = 41.57 SPACES = 42 SPACES
STORAGE (ACCESSORY BUILDING)	
PROVISION:	0.80 SPACES PER 100m² G.F.A.
REQUIRED:	(4,221.51m² / 100m²) x 0.80 = 33.77 SPACES = 34 SPACES
REQUIRED:	1.77 SPACES = 2.00 SPACES
62 SPACES	
BARRIER-FREE (B.F.) SPACES:	
PROVISION:	251-300 STANDARD SPACES = 8 SPACES (4 - TYPE A, 4 - TYPE B)
REQUIRED:	
TOTAL REQUIRED:	8 B.F. + 62 STANDARD 70 PARKING SPACES
TOTAL PROVIDED:	8 B.F. + 259 STANDARD 267 PARKING SPACES
3.2. LOADING SPACES:	
PROVISION:	2,000m²-4,999m² G.F.A. = 2 SPACES
REQUIRED:	2 SPACES
PROVIDED:	2 SPACES
3.3. BICYCLE SPACES:	
PROVISION:	ALL NON-RESIDENTIAL USES
REQUIRED:	1 PER 150m² G.F.A. = 2 SPACES
OFFICE	
REQUIRED:	1 PER 250m² G.F.A. = 7 SPACE
9 SPACES	
10 SPACES	
3.4. MOTORCYCLE SPACES:	
PROVISION:	5% OF PARKING SPACES MAX.
REQUIRED:	5% = 12 SPACES MAX.
PROVIDED:	12 SPACES
3.5. FLEET PARKING SPACES:	
REQUIRED:	N/A
PROVIDED:	135 SPACES
SYMBOL LEGEND	
---	SITE PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	SETBACK LINE
---	ROAD CENTRELINE
---	FIRE ROUTE LINE
---	NEW CHAIN LINK FENCE
---	NEW NOISE DAMPENING FENCE
---	MUNICIPAL ROAD BOUNDARY
---	SNOW STORAGE AREA BOUNDARY
---	DIRECTION OF TRAVEL
---	PROPOSED BUILDING
---	PROPOSED HEAVY DUTY ASPHALT
---	EXISTING GRAVEL
---	PROPOSED CONCRETE SIDEWALK
---	LANDSCAPED AREA
---	PRIMARY BUILDING ENTRANCE OR BARRIER-FREE ENTRANCE
---	SECONDARY ENTRANCES / EXITS OR BARRIER-FREE ENTRANCE / EXITS
---	OVERHEAD DOOR
---	FIRE ROUTE/NO PARKING SIGNAGE INSTALLED 25m MAX. ALONG ROUTE
---	BARRIER-FREE PARKING SIGN
---	FIRE HYDRANT (EXISTING)
---	EXIST. WATER HYDRANT OR MANHOLE
---	HYDRO POLE, EXISTING OR NEW
---	LIGHT STANDARD, EXISTING OR NEW
---	UTILITY POLE, EXISTING OR NEW

DEIMLING

ARCHITECTURE & INTERIOR DESIGN

North

Revisions

No.	By	Description	Date
10	W.P.	ISSUED FOR SITE PLAN CONTROL	13 NOV 2025
09	W.P.	ISSUED FOR COORDINATION	16 OCT 2025
08	W.P.	ISSUED FOR SITE PLAN CONTROL	27 AUG 2025
07	T.D.	ISSUED FOR COORDINATION	17 JUN 2025
06	T.D.	ISSUED FOR COORDINATION	28 MAY 2025
05	T.D.	ISSUED FOR COORDINATION	09 MAY 2025
04	W.P.	ISSUED FOR COORDINATION	10 APR 2025
03	W.P.	ISSUED FOR CLIENT REVIEW	25 MAR 2025
02	W.P.	ISSUED FOR CLIENT REVIEW	05 MAR 2025
01	T.D.	ISSUED FOR COORDINATION	10 JAN 2025

Project

WO MW REALTY LIMITED
OFFICE GROUP
SITE PLAN APPLICATION
NEW MILLER WASTE FACILITY
3145 CONROY ROAD, OTTAWA, ON

Drawing

PROPOSED SITE PLAN

Scale

1:500

Stamp

Drawn

W.P.

Checked

C.D.

Project No.

24-151

Date

DECEMBER, 2024

Drawing No.

SP-A02

01 PROPOSED ENLARGED PARTIAL SITE PLAN
SP-A02 SCALE: 1:500

15862
007-12-25-0107

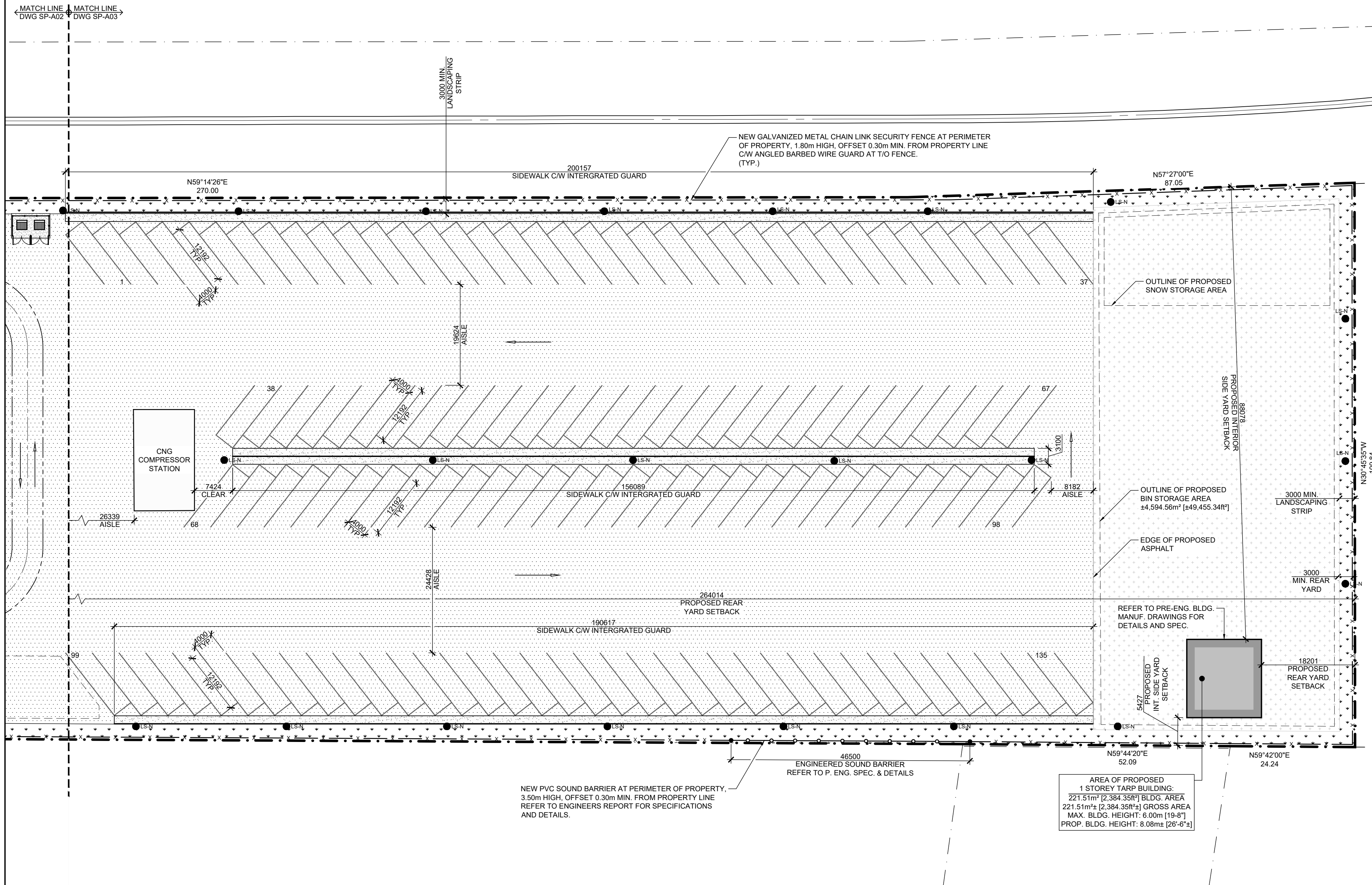
NOTE:
THIS SITE PLAN HAS BEEN BASED ON THE
SURVEYOR'S *REAL PROPERTY REPORT* PREPARED
BY J.D. BARNES LTD., DATED SEPTEMBER 04, 2024.

ZONING INFORMATION

- | | | |
|------|---|------------------------|
| 1. | GENERAL INFORMATION: | |
| | LEGAL DESCRIPTION:
PT LT 2, CON SRF, PFS 1.2.3, SR5712, EXCEPT PT 1,
481404, T1W IN N742746, OTTAWA/GLOUCESTER | |
| 2. | TOTAL BUILDING AREA (B.A.): | 2,957.31m ² |
| 3. | TOTAL GROSS FLOOR AREA (G.F.A.): | 3,962.00m ² |
| | GROUND FLOOR:
GROUP D (BUSINESS & PERSONAL SERVICES):
790.73m ² [8,511.34ft]
GROUP F, DIV 2 (MEDICAL HAZARD INDUSTRIAL):
2230.04m ² [24,003.95ft]
SECOND FLOOR:
GROUP D (BUSINESS & PERSONAL SERVICES):
941.32m ² [10,132.28ft] | |
| 14. | PROPOSED USE:
HEAVY EQUIPMENT & VEHICLE SALES, RENTAL & SERVICING | |
| 2. | ZONING PROVISIONS:
2.1. DESIGNATION:
GENERAL INDUSTRIAL ZONE (IG3) | |
| | 2.2. LOT AREA:
REQUIRED: 1,000.00m ² [10,763.90ft ²] (MIN.)
PROPOSED: 48,511.80m ² [523,253.62ft ²] | |
| 2.3. | LOT FRONTAGE:
REQUIRED: 0.00m (MIN.)
PROPOSED: 103.30m [338.91ft] | |
| 2.4. | SETBACKS:
FRONT YARD:
REQUIRED: 3.00m [9.84ft] (MIN.)
PROPOSED: 108.21m [355.02ft]
CORNER SIDE YARD:
REQUIRED: 3.00m [9.84ft] (MIN.)
PROPOSED: N/A
INTERIOR SIDE YARD:
REQUIRED: 3.00m [9.84ft] (MIN.)
PROPOSED: 34.20m [112.21ft] (MIN.)
REAR YARD:
REQUIRED: 3.00m [9.84ft] (MIN.)
PROPOSED: 264.01m [866.18ft] | |
| 2.5. | LOT COVERAGE:
REQUIRED: 65% (MAX.)
PROPOSED: 6.6% | |
| 2.6. | FLOOR SPACE INDEX (FSI):
FSI = (3,962.09m ² / 46,671.80m ²) = 0.08 | |
| | 2.7. BUILDING HEIGHT:
REQUIRED: 22.90m [75.17ft] (MAX.)
PROPOSED: 9.64m [31.64ft] | |
| 2.8. | ACCESSORY BUILDING HEIGHT:
REQUIRED: 6.00m [19'-8"] (MAX.)
PROPOSED: 8.08m [26'-6"] | |
| 3. | PARKING (PER SECTIONS 3.30 & 3.41): | |
| 3.1. | PARKING SPACES:
STANDARD SPACES
HEAVY EQUIPMENT & VEHICLE SALES, RENTAL & SERVICING
PROVISION: 0.75 SPACES PER 100m ² G.F.A.
REQUIRED: 16,72.50 SPACES / 100m ² x 0.75
= 12,543.75 SPACES
OFFICE
PROVISION: 2.40 SPACES PER 100m ² G.F.A.
REQUIRED: 41,732.05m ² / 100m ² x 2.40
= 1,001.57 SPACES
STORAGE (ACCESSORY BUILDING)
PROVISION: 0.80 SPACES PER 100m ² G.F.A.
REQUIRED: 1,77.60 SPACES / 100m ² x 0.80
= 1,42.08 SPACES
82 SPACES
BARRIER-FREE (B.F.) SPACES:
PROVISION: 251.300 STANDARD SPACES = 8
SPACES (4 - TYPE A, 4 - TYPE B)
TOTAL REQUIRED: 8 B.F. + 82 STANDARD
70 PARKING SPACES
TOTAL PROVIDED: 8 B.F. + 259 STANDARD
267 PARKING SPACES
2. LOADING SPACES:
PROVISION: 2,000m ² -4,999m ² G.F.A. = 2 SPACES
REQUIRED: 2 SPACES
PROVIDED: 2 SPACES
3. BICYCLE SPACES:
PROVISION: ALL NON-RESIDENTIAL USES
1 PER 1500m ² G.F.A. = 2 SPACES
OFFICE
1 PER 350m ² G.F.A. = 7 SPACE
8 SPACES
REQUIRED: 10 SPACES
PROVIDED: 10 SPACES
4. MOTORCYCLE SPACES:
PROVISION: 5% OF PARKING SPACES MAX.
REQUIRED: 5% = 12 SPACES MAX.
PROVIDED: 12 SPACES
5. FLEET PARKING SPACES:
PROVISION: N/A
REQUIRED: 135 SPACES | |

SYMBOL LEGEND

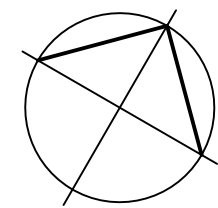
- | | |
|--|---|
| | SITE PROPERTY LINE |
| | ADJACENT PROPERTY LINE |
| | SETBACK LINE |
| | ROAD CENTRELINE |
| | FIRE ROUTE LINE |
| | NEW CHAIN LINK FENCE |
| | NEW NOISE DAMPENING FENCE |
| | MUNICIPAL ROAD BOUNDARY |
| | SNOW STORAGE AREA BOUNDARY |
| | DIRECTION OF TRAVEL |
| | PROPOSED BUILDING |
| | PROPOSED HEAVY DUTY ASPHALT |
| | EXISTING GRAVEL |
| | PROPOSED CONCRETE SIDEWALK |
| | LANDSCAPED AREA |
| | PRIMARY BUILDING ENTRANCE <u>OR</u>
BARRIER-FREE ENTRANCE |
| | SECONDARY ENTRANCES / EXITS <u>OR</u>
BARRIER-FREE ENTRANCES / EXITS |
| | OVERHEAD DOOR |
| | FIRE ROUTE/NO PARKING SIGN
INSTALLED 25m MAX. ALONG ROUTE |
| | BARRIER-FREE PARKING SIGN |
| | FIRE HYDRANT (EXISTING) |
| | EXIST. WATER HYDRANT <u>OR</u> MANHOLE |
| | HYDRO POLE, EXISTING <u>OR</u> NEW |
| | LIGHT STANDARD, EXISTING <u>OR</u> NEW |
| | UTILITY POLE, EXISTING <u>OR</u> NEW |



01 PROPOSED ENLARGED PARTIAL SITE PLAN
SP-A03 SCALE: 1:500

DEIMLING
ARCHITECTURE & INTERIOR DESIGN

North



Revisions

No.	By	Description	Date
13	W.P.	ISSUED FOR SITE PLAN CONTROL	13 NOV 2025
09	W.P.	ISSUED FOR COORDINATION	16 OCT 2025
08	W.P.	ISSUED FOR SITE PLAN CONTROL	27 AUG 2025
07	T.D.	ISSUED FOR COORDINATION	17 JUN 2025
06	T.D.	ISSUED FOR COORDINATION	28 MAY 2025
05	T.D.	ISSUED FOR COORDINATION	09 MAY 2025
04	W.P.	ISSUED FOR COORDINATION	10 APR 2025
03	W.P.	ISSUED FOR CLIENT REVIEW	25 MAR 2025
02	W.P.	ISSUED FOR CLIENT REVIEW	05 MAR 2025
01	T.D.	ISSUED FOR COORDINATION	10 JAN 2025

Project

WO MW REALTY LIMITED
OFFICE GROUP
SITE PLAN APPLICATION
NEW MILLER WASTE FACILITY

3145 CONROY ROAD, OTTAWA, ON

Drawing

PROPOSED SITE PLAN

Scale
1:500

Drawn _____
W.P. _____

Checked
C.D.

Project No.
24-151

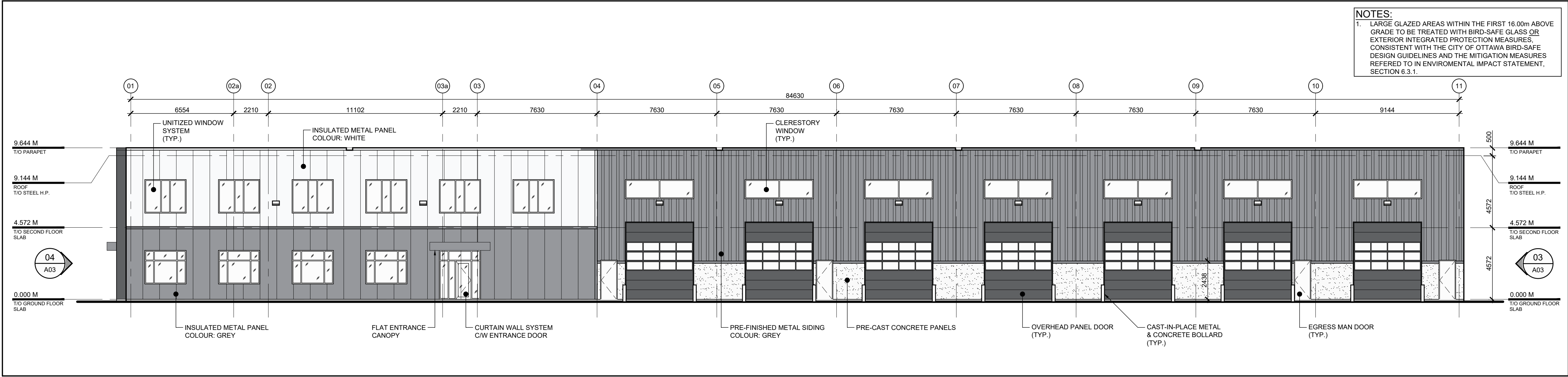
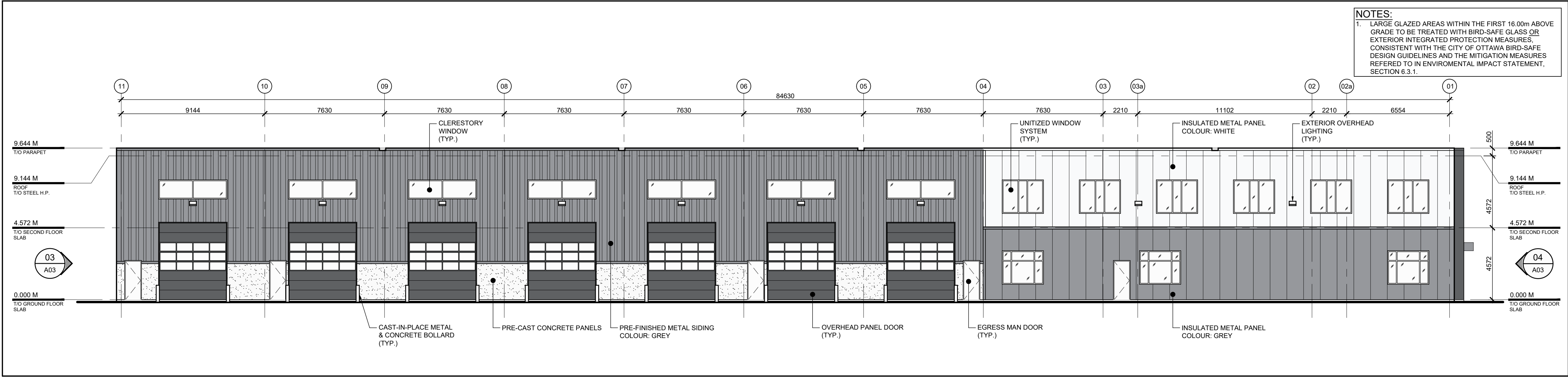
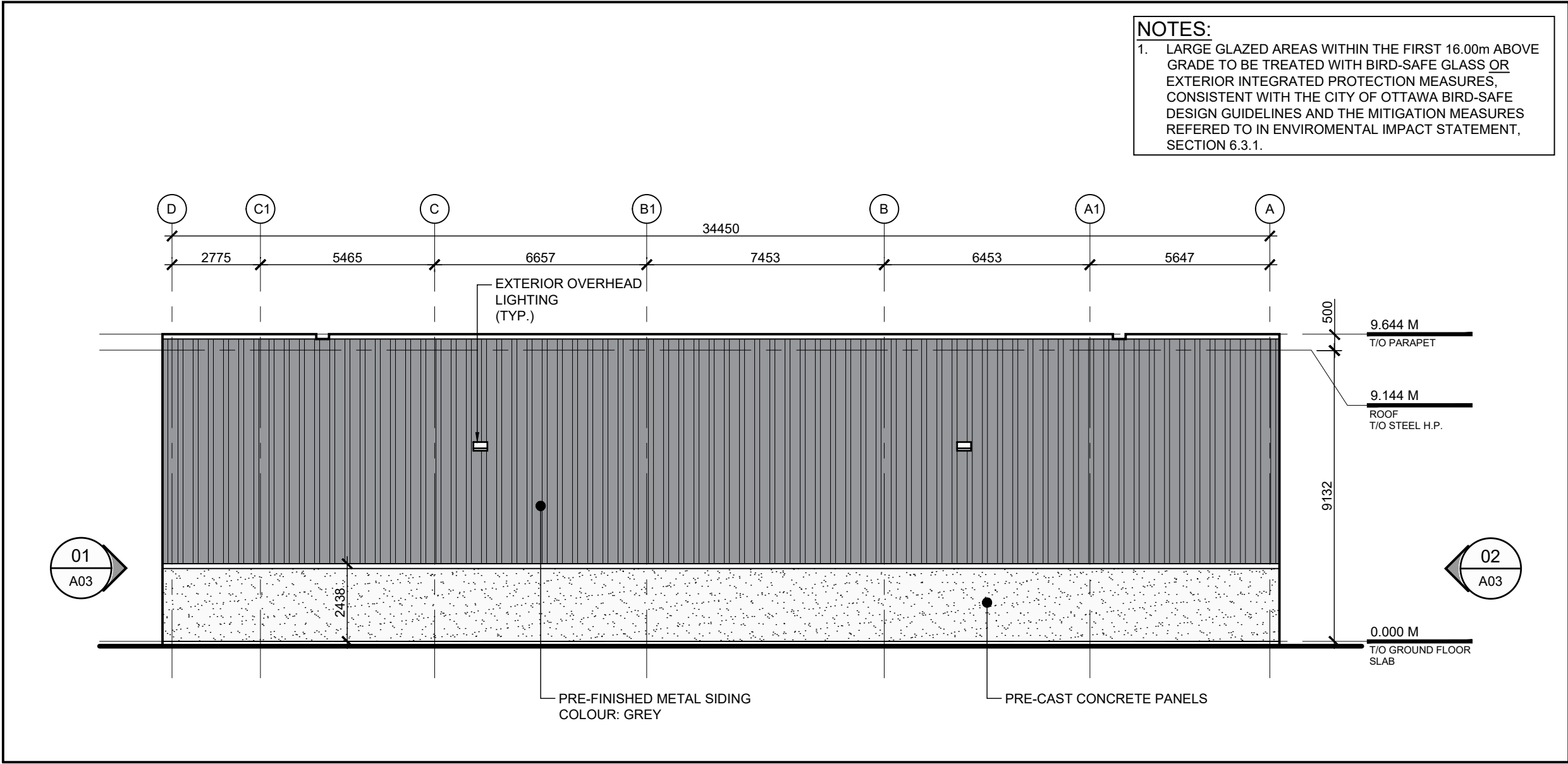
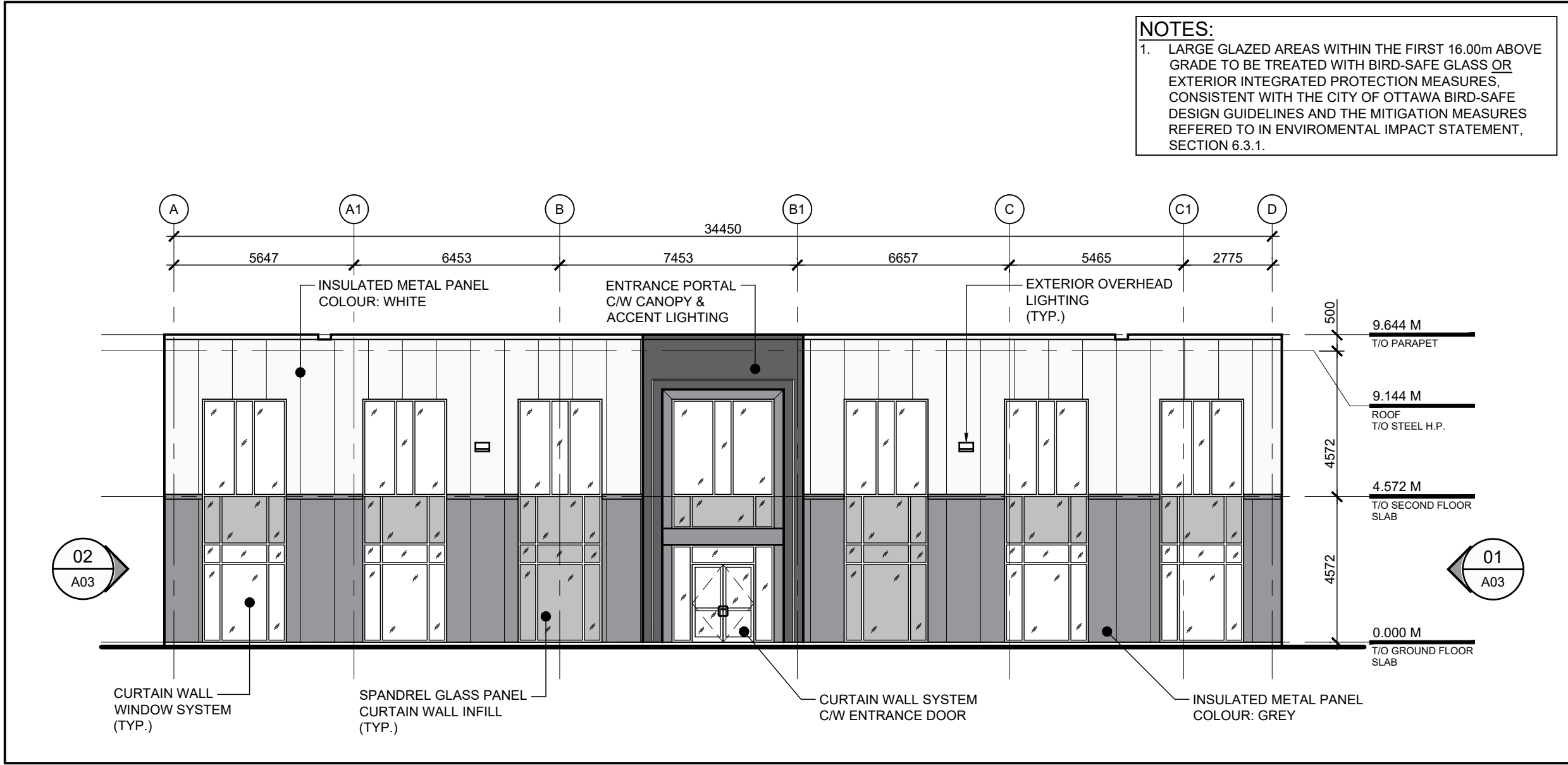
Stamp



Drawing No.

SP-A03

15862 D07-12-25-0107



North

Revisions			
No.	By	Description	Date
04	W.P.	ISSUED FOR SITE PLAN CONTROL	13 NOV 2025
03	W.P.	ISSUED FOR SITE PLAN CONTROL	27 AUG 2025
02	A.P.	ISSUED FOR CLIENT REVIEW	15 AUG 2025
01	W.P.	ISSUED FOR CLIENT REVIEW	24 JUL 2025

Project
**WO MW REALTY LIMITED
OFFICE GROUP
SITE PLAN APPLICATION
NEW MILLER WASTE FACILITY**
3145 CONROY ROAD, OTTAWA, ON
Drawing
**PROPOSED
EXTERIOR ELEVATIONS**

Scale AS NOTED
Drawn J.M.
Checked W.P.
Project No. 24-151
Date DECEMBER, 2024
Stamp
ONTARIO ASSOCIATION
OF
ARCHITECTS
CHRISTOPHER LEE DEIMLING
LICENCE 6238
Drawing No. A03