

Zoning Confirmation Report

To: Tess Peterman, Planner I, Development Review - South

Date: November 14, 2025

From: Pamela Whyte – Manager of Planning, Ivan Ho – Senior Planner

Subject: 3145 Conroy Road

Application for Site Plan Control Zoning Confirmation Report

Below is an assessment against the provisions of Annex 1 – Zoning Confirmation Report Checklist of the Zoning Confirmation Report Terms of Reference for the property located at 3145 Conroy Road, the subject site for this application is for Site Plan Control Approval.

Annex 1 – Zoning Confirmation Report Checklist

A. Project Information

Review Date:	November 14, 2025	Official Plan Transect:	Outer Urban Transect
Municipal Address(es):	3145 Conroy Road	Legal Description:	PT LT 2, CON 5RF, PTS 1,2,3, 5R5712, EXCEPT PT 1, 4R11804; T/W IN N742746. OTTAWA/GLOUCESTER
Scope of Work:	Site Plan Control & Minor Rezoning		
Existing Zoning Code:	General Industrial Zone (IG3) [1751]	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area C - Suburban	Official Plan Designation	Industrial and Logistics

B. Zoning Review

Zoning Provisions, Applicable Section or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Principal Land Use(s)	199 (1)	Heavy equipment and vehicle sales, rental and servicing Office Storage Yard	Y
Minimum Lot Area (Table 199)	1,000 m ²	48,611.80 m ²	Y
Minimum Lot Width (Table 199)	No minimum	N/A	N/A
Maximum Lot Coverage (Table 199)	65%	6.6%	Y
Minimum Front Yard Set Back (Table 199)			Y
Main Building	3m	108.21m	
Accessory Building (Section 55)	0 m	N/A	
Minimum Corner Side Yard Setback (Table 199)	3m	N/A	Y

Zoning Provisions, Applicable Section or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Minimum Interior Side Yard Setback (Table 199) Main Building Accessory Building (Section 55)	3m 0m	34.2 m and 36.6 m 5.4 m	Y
Minimum Rear Yard Setback (Table 199) Main Building Accessory Building (Section 55)	3 m 0 m	264.01 m 18.2 m	Y
Maximum Floor Space Index (F.S.I.) (Table 199) Maximum Permitted Size (Accessory Building) (Section 55)	2 No Restriction	0.08 N/A	Y
Maximum Building Height (Table 199) Main Building Accessory Building (Section 55)	22 m 6.0 m	9.64 m 8.08 m	Y N
Required Parking Spaces (Section 101)	<u>Heavy Equipment and Vehicle Sales, Rental and Servicing - 2,230 m² GFA:</u> 0.75 space per 100m ² GFA = 17 spaces <u>Office – 1,732 m² GFA:</u> 2.4 spaces per 100m ² GFA =42 spaces <u>Warehouse (Storage) – 221.5 m² GFA</u> 0.8 spaces per 100 m ² GFA = 2 spaces Total Required: 61 spaces	259 Regular spaces	Y
Size of Space (Section 106)	2.6 x 5.2 m	2.745 x 6.0 m	Y
Driveway Width (Section 107)	6.0 m	6.0 m	Y
Aisle Width (Section 107)	6.7 m	7.0 m varies	Y
Outdoor Refuse Collection (Section 110)	Located at least 3.0 metres from any lot line; and screened from view by an opaque screen with a minimum height of 2.0 metres	3m from north the lot line. Waste collection is within an enclosed area surrounded by a wooden enclosure measuring 2.1 m in height.	Y

Zoning Provisions, Applicable Section or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Bicycle Parking Rates (Section 111)	<u>All Other Non-Residential Uses – 2,230 m² GFA</u> 1 space per 1500m ² GFA = 3 spaces <u>Office – 1,732 m² GFA</u> 1 space per 250m ² GFA <u>Warehouse (Storage) – 221.5 m² GFA</u> 1 space per 2000 m ² = 0 spaces = 7 spaces = 9 Total	10 spaces	Y
Barrier Free Space Rates (Section 112 – Traffic and Parking By-law (2017-301))	251-300 Standard Spaces = 8 spaces	8 spaces	Y
Other applicable relevant Provision (s)			
Motorcycle Parking (Section 106)	Maximum 5% of standard parking spaces	12 spaces (not included in standard parking space count)	Y
Parking Lot Landscaping (Section 110)	3 metre minimum required width of landscaped buffer not abutting a street for a parking lot containing 100 or more spaces	The proposed development contains a 3-metre landscaped buffer around parking areas.	Y
Urban Exception 1751	a) A recreational and athletic facility is permitted. b) A sports arena is an additional permitted use. c) The maximum cumulative total gross floor area for the conditionally permitted uses in Section 199(2) is raised to 6,100 m ² .	N/A	Y

Zoning Provisions, Applicable Section or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Frontage on a Public Street (Section 59)	No person shall develop or otherwise use any lot unless that land abuts an improved public street for a distance of at least 3.0 metres		

C. Draft List of Requested Relief

By-law Provision and Applicable Section	Requirement	Proposal
Frontage on a Public Street Section 59 (1)	No person shall develop or otherwise use any lot unless that land abuts an improved public street for a distance of at least 3.0 metres	To permit development on a lot where access is provided through city owned lands to Conroy Road (a Public Street) where no persons shall develop or otherwise use any lot unless that land abuts and improved public street for a distance of at least 3.0 m and deem the western property line as the front lot line. <i>Note: Current ROW/Easement agreement with the City is included in the submission package</i>
Maximum Height of an Accessory Building Section 55, Table 55 (5) IV	6.0 m	To permit an accessory building height of 8.08 metres whereas 6.0 m is currently permitted.

E. Circulation Comments

Pre-Consultation Feedback

A Minor Zoning Amendment application will be submitted following the first review of the Site Plan Control Application to ensure no other amendments are required. At this time, the application will require an amendment to Section 59 (1) of the Comprehensive Zoning By-law that requires Frontage on a Public Street as follows:

- (1) *No person shall develop or otherwise use any lot unless that land abuts an improved public street for a distance of at least 3.0 metres.*

An amendment is required as the property is currently separated from Conroy Road, by a parcel owned by the City of Ottawa that has not been determined to not form part of the Right-of-Way for Conroy Road. As such, an amendment to this section to permit access to the property through a 7 m driveway over the City owned Lands is required.

First Submission Feedback

The accessory building has a height of 8.08 metres. The maximum building height permitted for accessory buildings is 6 metres. There are two options:

- Reduce the height to 6 metres or less; or
- Seek relief through the minor rezoning application. If choosing this option, amend the planning rationale to include discussion of this relief.

Closing

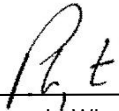
This Zoning Confirmation Report demonstrates that the proposed development complies with the Comprehensive Zoning By-law 2008-250 (as amended) with the following exception: Section 55, Table 55 (5) IV to increase the maximum permitted height for an accessory building to 8.08 m and Section 59 (1) that requires direct access to a Public Street.

Following approval of the rezoning, it is our opinion that the proposed development will result in good land use planning.

We look forward to your review and are available to answer any questions you may have.

Sincerely,

Parsons Inc.



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