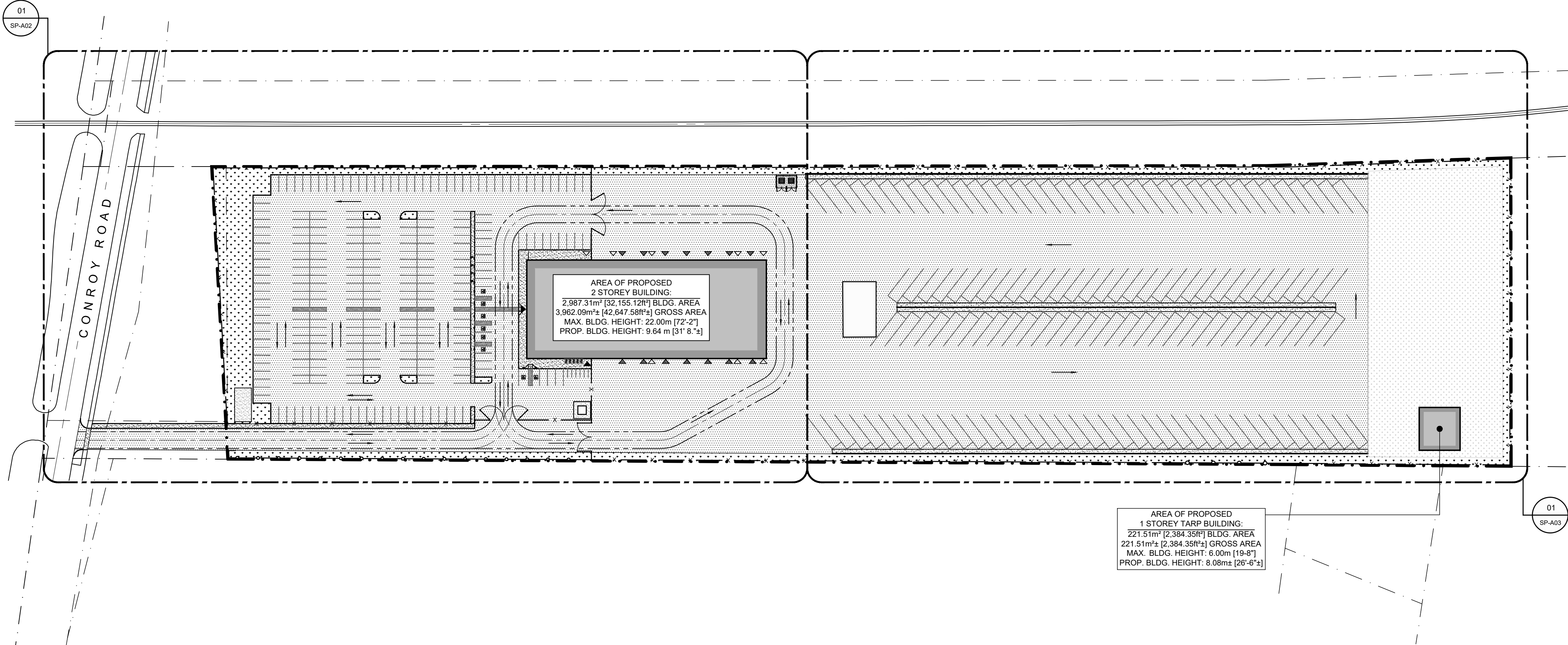




NOTE:
THIS SITE PLAN HAS BEEN BASED ON THE
SURVEYOR'S REAL PROPERTY REPORT PREPARED
BY J.D. BARNES LTD., DATED SEPTEMBER 04, 2024.

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
8 SPACES (4-TYPE A, 4-TYPE B)

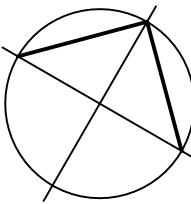
TOTAL REQUIRED: 8 B.F. + 62 STANDARD
70 PARKING SPACES

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

Drawn
W.P.

Checked
C.D.

Project No.
24-151

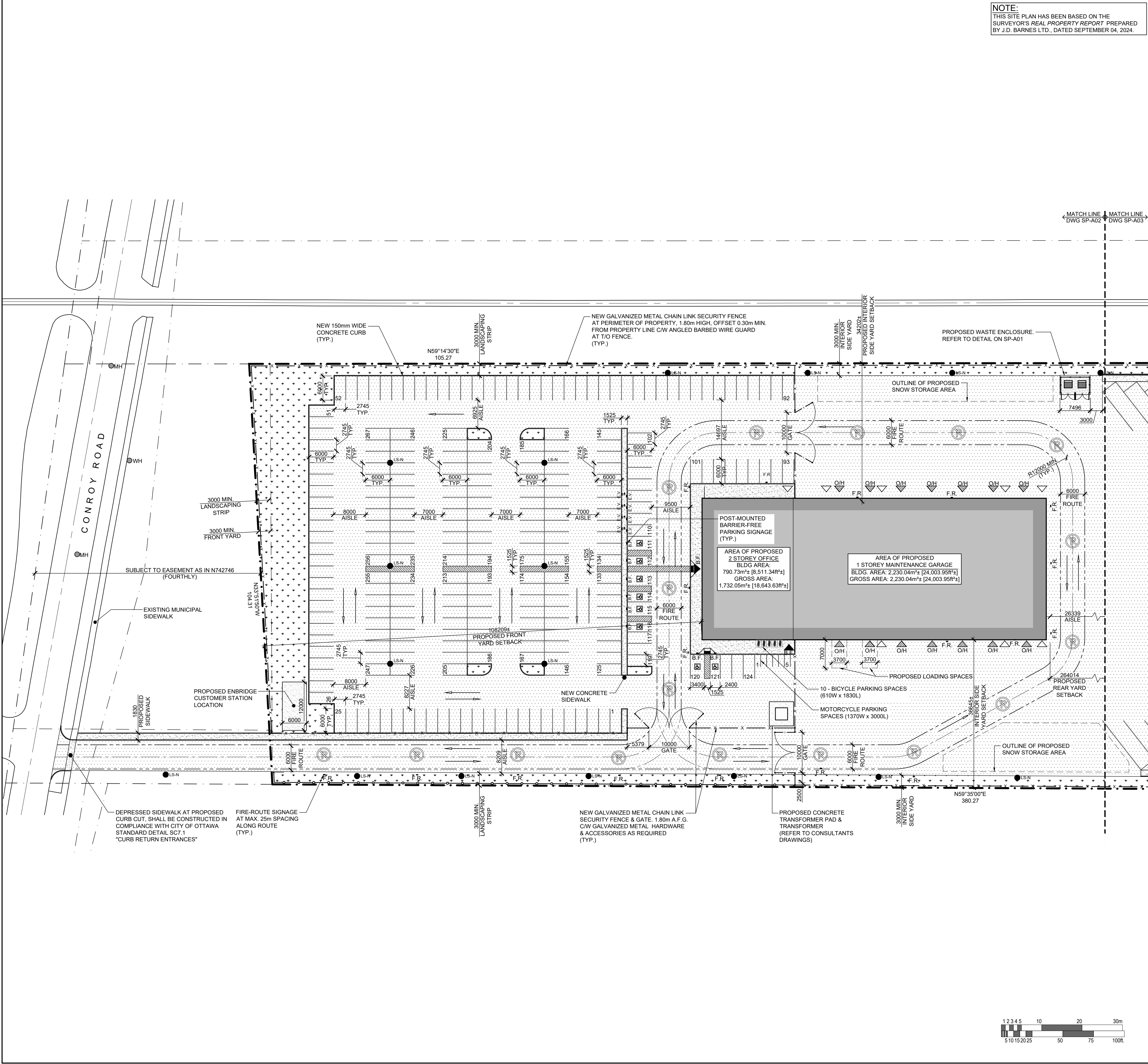
Date
DECEMBER, 2024

Stamp



Drawing No.

SP-A01



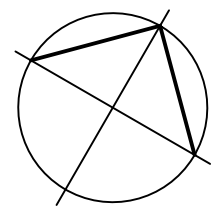
ZONING INFORMATION

- 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.
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: (1,732.05m² / 100m²) x 2.40 = 41.57 SPACES = 42 SPACES
STORAGE (ACCESSORY BUILDING)
PROVISION: 0.80 SPACES PER 100m² G.F.A.
REQUIRED: (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 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: 2,000m²-4,999m² 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: 135 SPACES
PROVIDED: 135 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

Drawn
W.P.

Checked
C.D.

Project No.
24-151

Date
DECEMBER, 2024

Stamp



Drawing No.

SP-A02

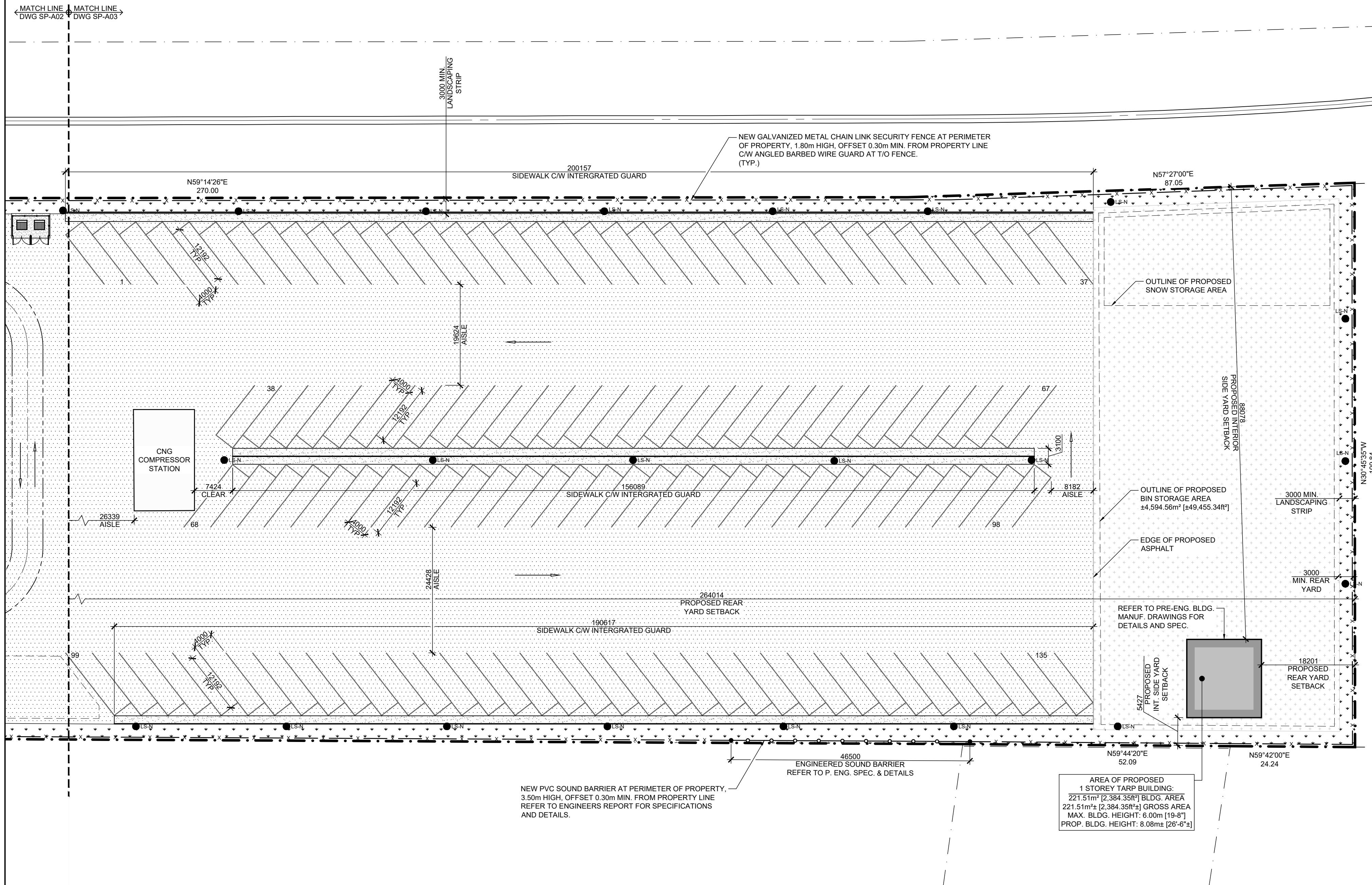
NOTE:
THIS SITE PLAN HAS BEEN BASED ON THE
SURVEYOR'S *REAL PROPERTY REPORT* PREPARED
BY J.D. BARNES LTD., DATED SEPTEMBER 04, 2024.

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.): | 3,962.09m 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: | 1,000.00m ² [10,763.90ft ²] (MIN.) |
| | REQUIRED: | 48,511.80m ² [523,253.62ft ²] |
| 2.3. | LOT FRONTAGE: | 0.00m (MIN.) |
| | REQUIRED: | 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 / 46,618.80m 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: | 0.08m [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: | (46,618.80m ² / 100m ²) x 0.75 |
| | | 162.35 SPACES = 17.00 SPACES |
| | OFFICE | |
| | PROVISION: | 2.40 SPACES PER 100m ² G.F.A. |
| | REQUIRED: | (41,732.05m ² / 100m ²) x 2.40 |
| | | 41.57 SPACES |
| | STORAGE (ACCESSORY BUILDING) | |
| | PROVISION: | 0.80 SPACES PER 100m ² G.F.A. |
| | REQUIRED: | (22,215.1m ² / 100m ²) x 0.80 |
| | | 17.77 SPACES = 2.00 SPACES |
| | REQUIRED: | 62 SPACES |
| | BARRIER-FREE (B.F.) SPACES: | |
| | PROVISION: | 251.300 STANDARD SPACES = 8 SPACES |
| | 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 |
| 3.2. | LOADING SPACES: | |
| | PROVISION: | 2,000m ² -4,999m ² G.F.A. = 2 SPACES |
| | REQUIRED: | 2 SPACES |
| | PROVIDED: | 2 SPACES |
| 3.3. | 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 |
| | REQUIRED: | 8 SPACES |
| | PROVIDED: | 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

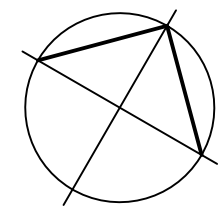
- | | |
|--|---------------------------------------|
| | SITE PROPERTY LINE |
| | ADJACENT PROPERTY LINE |
| | SETBACK LINE |
| | ROAD CENTRELINE |
| | FIRE ROUTE LINE |
| | NEW CHAIN LINK FENCE |
| | NEW NOISE DAMPENING FENCE |
| | MUNICIPAL ROAD BOUNDARY |
| | SNOW STORAGE AREA BOUNDARY |
| | DIRECTION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

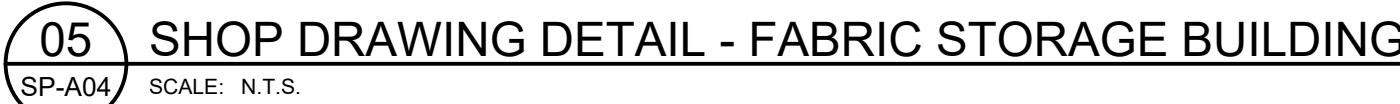
Stamp



Drawing No.

SP-A03

5862 D07-12-25-0107



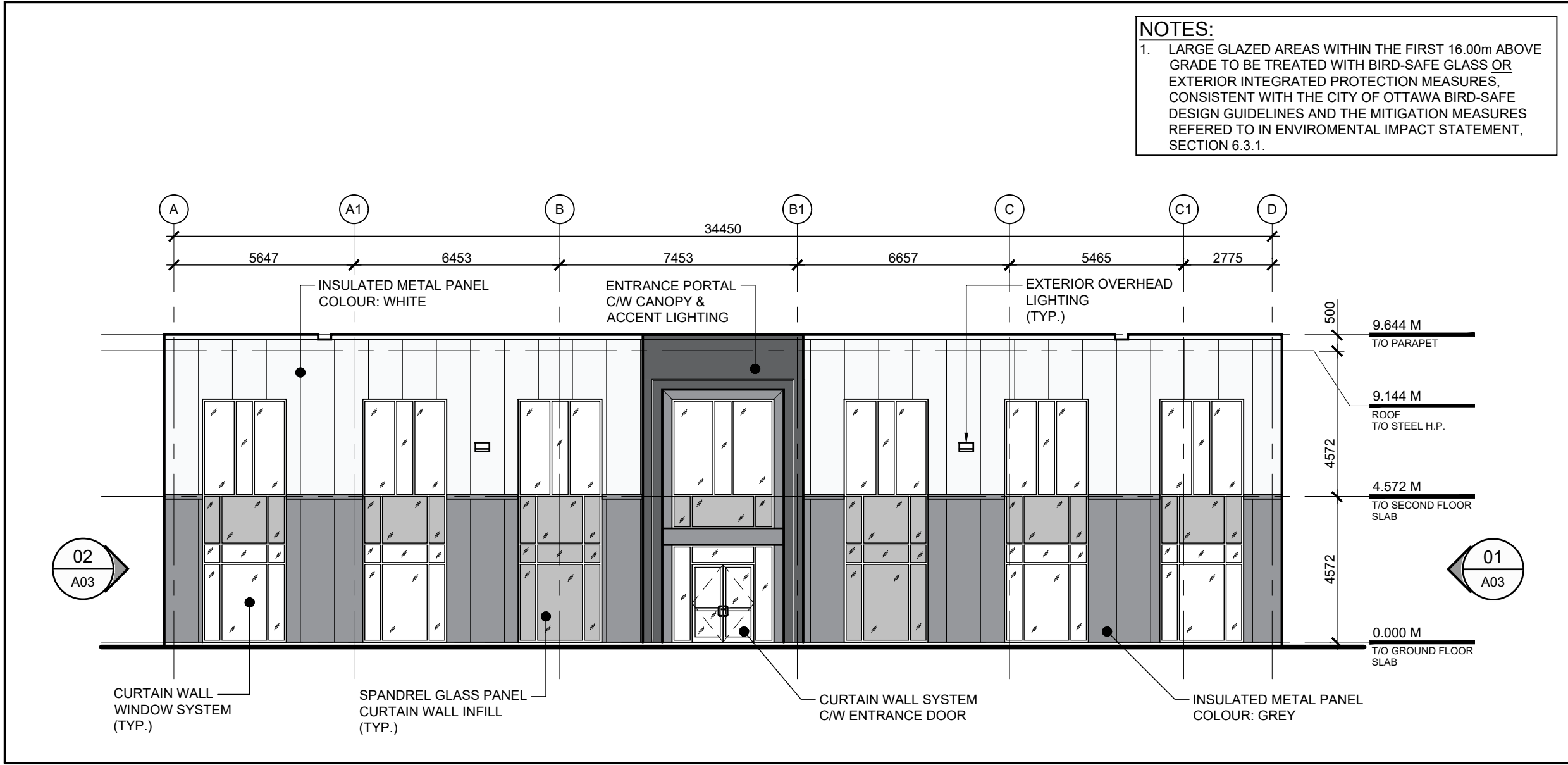
- 04 GENERAL NOTES
SP-A04 SCALE: N.T.S.

Project

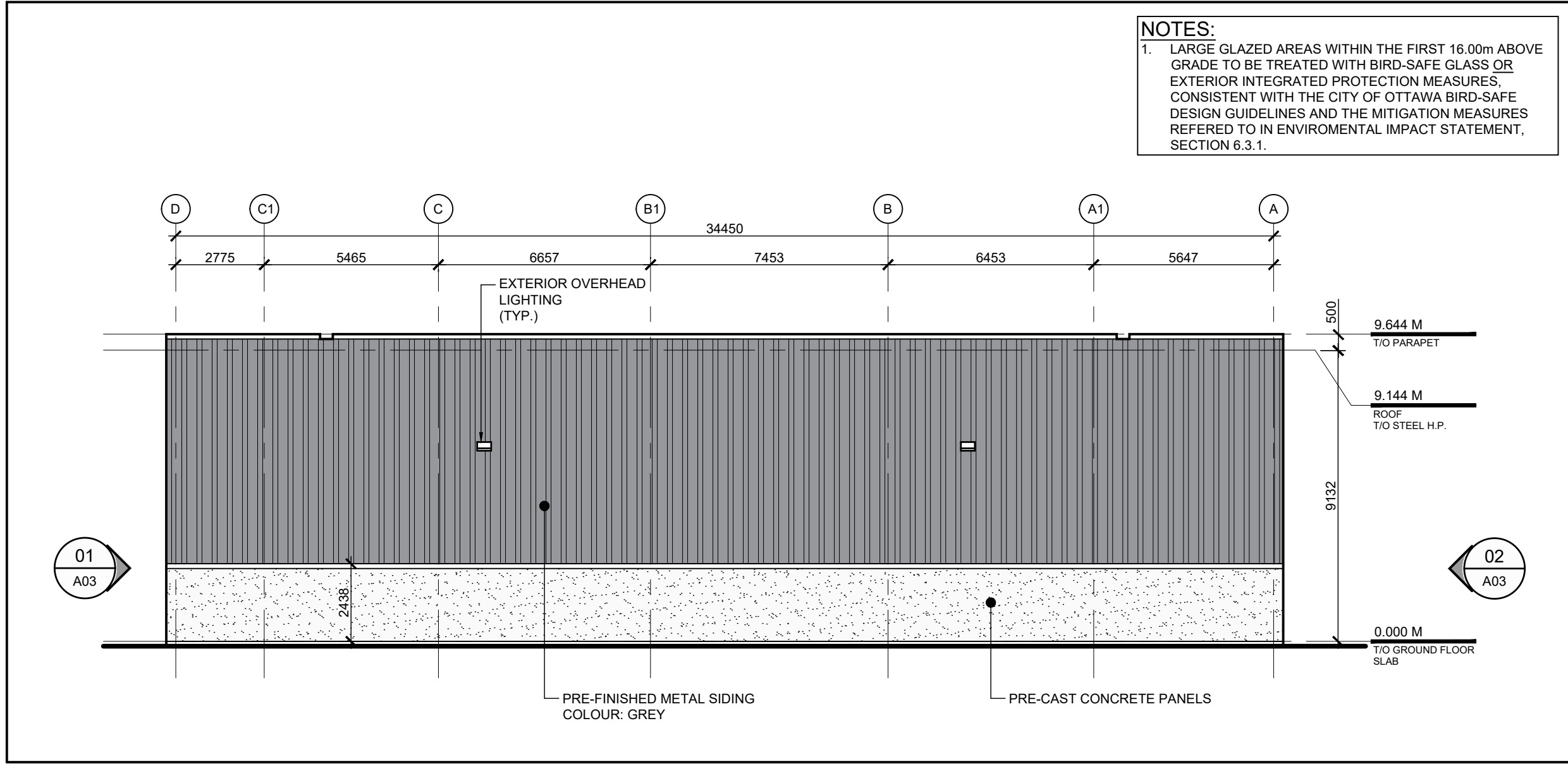
Drawing No.

SP-A04

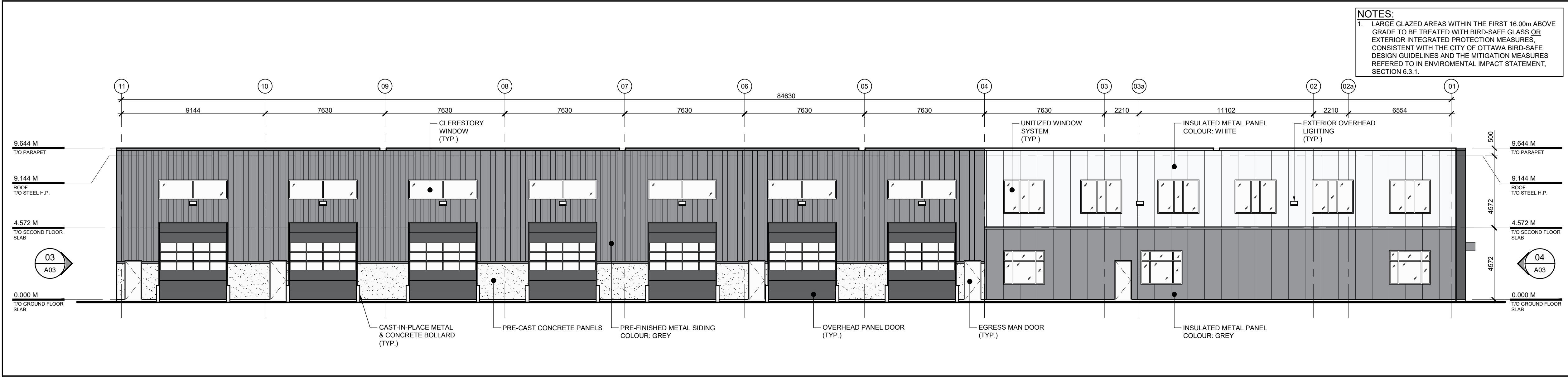




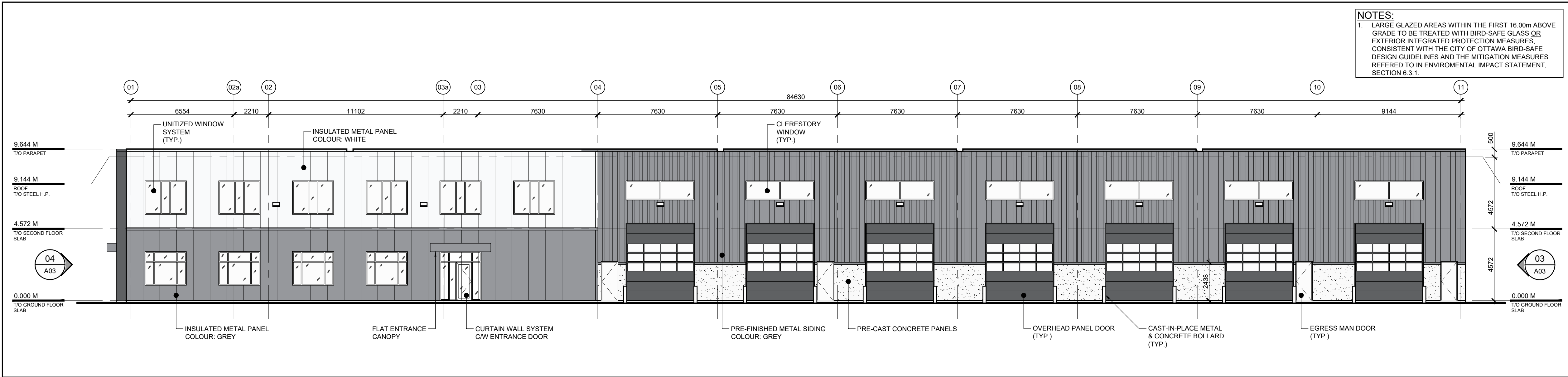
04 EAST ELEVATION
A03 SCALE: 1:150



03 WEST ELEVATION
A03 SCALE: 1:150



02 NORTH ELEVATION
A03 SCALE: 1:150



01 SOUTH ELEVATION
A03 SCALE: 1:150

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

Drawing No.

A03

