

# Zoning Confirmation Report

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

Date: August 27, 2025

**From:** Samuel Farkas, Planner

**Cc:** Pamela Whyte, MCIP, RPP - Manager of Planning

**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

<b>Review Date:</b>	August 27, 2025	<b>Official Plan Transect:</b>	Outer Urban Transect
<b>Municipal Address(es):</b>	3145 Conroy Road, 2499 Swansea Crescent	<b>Legal Description:</b>	PT LT 2, CON 5RF, PTS 1,2,3, 5R5712, EXCEPT PT 1, 4R11804; T/W IN N742746. OTTAWA/GLOUCESTER
<b>Scope of Work:</b>	Site Plan Control & Minor Rezoning		
<b>Existing Zoning Code:</b>	General Industrial Zone (IG3) [1751]	<b>By-law Number:</b>	2008-250
<b>Schedule 1 / 1A Area:</b>	Area C - Suburban	<b>Official Plan Designation</b>	Industrial and Logistics

### B. Zoning Review

Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	199 (1)	Heavy equipment and vehicle sales, rental and servicing	Y
Minimum Lot Area	1,000 m <sup>2</sup>	48,611.80 m <sup>2</sup>	Y
Minimum Lot Width	No minimum	N/A	N/A
Maximum Lot Coverage	65%	6.6%	Y
Minimum Front Yard Set Back	3m	108.21m	Y
Minimum Corner Side Yard Setback	3m	N/A	Y
Minimum Interior Side Yard Setback	3m	34.20m	Y
Minimum Rear Yard Setback	3m	264.01	Y

Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
<b>Maximum Floor Space Index (F.S.I.)</b>	2	0.08	Y
<b>Minimum Building Height</b>	22m	Main Building: 6.7 m Storage Structure: 8.08 m	Y
<b>Required Parking Spaces Section 101 and 103</b>	<u>Heavy Equipment And Vehicle Sales, Rental and Servicing - 2,230 m<sup>2</sup> GFA:</u> 0.75 space per 100m <sup>2</sup> GFA = 17 <u>Office - 1.732 m<sup>2</sup> GFA:</u> 2.4 spaces per 100m <sup>2</sup> GFA =42 Total Required: 59 spaces	257 Regular spaces	Y
<b>Visitor Parking Spaces Section 102</b>	N/A	N/A	Y
<b>Size of Space Section 105 106</b>	2.6 x 5.2 m	2.745 x 6.0 m	Y
<b>Driveway Width Section 107</b>	6.0 m	6.0 m	Y
<b>Aisle Width Section 107</b>	6.7 m	8.4m	Y
<b>Refuse Collection Section 110</b>	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	The proposed MW waste bins are enclosed and setback 3m from north the lot line. Waste collection is within an enclosed area surrounded by an opaque screen measured at 2.0 m in height.	Y
<b>Bicycle Parking Rates Section 111</b>	<u>All Other Non-Residential Uses - 2,230 m<sup>2</sup> GFA</u> 1 space per 1500m <sup>2</sup> GFA = 2 spaces <u>Office - 1.732 m<sup>2</sup> GFA</u> 1 space per 250m <sup>2</sup> GFA = 7 spaces = 9 Total	10 spaces	Y
<b>Barrier Free Space Rates Section 112</b>	251-300 Standard Spaces = 8 spaces	8 spaces	Y
<b>Amenity Space Section 137</b>	Not required	N/A	N/A
<b>Other applicable relevant Provision (s)</b>			

Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
<b>Motorcycle Parking Section 106</b>	5% of parking spaces maximum.	12 spaces	Y
<b>Parking Lot Landscaping Section 110</b>	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
<b>Urban Exception 1751</b>	<ul style="list-style-type: none"> <li>a) A recreational and athletic facility is permitted.</li> <li>b) A sports arena is an additional permitted use.</li> <li>c) The maximum cumulative total gross floor area for the conditionally permitted uses in Section 199(2) is raised to 6,100 m<sup>2</sup>.</li> </ul>	N/A	Y

### C. Draft List of Requested Relief

By-law Requirement or Applicable Section	Requirement	Proposal
<b>Frontage on a Public Street</b> Section 59 (1)	3.0 metres	To permit access to a public street through a 7 m existing driveway through municipally owned lands that have frontage on a public street.  ROW/Easement agreement with the City is included in the submission package

### E. Comments

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.

### Closing

This Zoning Confirmation Report demonstrates that the proposed development complies with the Comprehensive Zoning By-law 2008-250 with the exception to Section 59 (1) of the Comprehensive Zoning By-law (2008-250, as amended) that requires direct access to a Public Street.

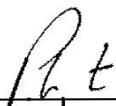
An application for a minor rezoning will be submitted following the first formal review by the City to ensure that no other amendments are required.

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.



Pamela Whyte, MCIP, RPP  
Manager of Planning – Ottawa Operations



Samuel Farkas  
Associate Planner - Ottawa Operations

