

September 24, 2020

Ms. Seana Turkington
Planner, Development Review
Planning, Infrastructure and Economic Development Department
City of Ottawa
110 Laurier Avenue West
Ottawa, ON K1P 1J1

Dear Ms. Turkington,

**Re: Application for Site Plan Control, Wall Sound & Lighting
Proposed Warehouse & Light Industrial Development, 210 and 220 Maple Creek Court**

This planning brief has been prepared in support of an application for Site Plan Control for lands known municipally as 210 and 220 Maple Creek Court (the “subject lands”) within the City of Ottawa. The purpose of the application is to permit the phased development of the subject lands for warehouse and light industrial uses with associated parking and landscaping.

THE SUBJECT LANDS

The subject lands are known municipally as 210 and 220 Maple Creek Court and are described legally as Parts 4 and 5 on Plan 4R-17169, Part of the North Half of Lot 7, Concession 2, Geographic Township of Huntley (former Township of West Carleton), and now in the City of Ottawa. The subject lands have an area of 34,701.1 square metres with frontage of 60.78 metres on the east side of the Maple Creek Court



Figure 1: Location of Subject Lands

Source: Geo Ottawa 2017

cul-de-sac, south of Tansley Drive, in the existing Reis Industrial Park, in the Carp Road Corridor, as illustrated on *Figure 1: Location of Subject Lands*.

The subject lands are currently vacant. The lands located to the north, south, and west of the subject lands are currently developed with a mix of light industrial and commercial uses, including but not limited to contractor’s yards/office, warehouses, heavy equipment sales and service, monument sales and manufacturing, building/contracting supply outlets, and logistics/distribution operations. The lands located to the east of the subject lands are forested/wooded lands, with rural residential and agricultural uses located beyond.

THE PROPOSED DEVELOPMENT

The proposed development will see the phased development of the subject lands with four (4) multi-tenant single storey buildings, with a cumulative gross floor area of 7,432 square metres, to be used for light industrial and warehouse uses with accessory office space. The first phase of development will include one (1) single storey warehouse building with an area of 1,858 square metres, which will be utilized by two tenants, and will also feature a covered (open-air) vehicle parking area. Half of the proposed building, one unit, will be occupied by Wall Sound and Lighting, which provides professional and commercial sound and lighting systems. Activities associated with warehouse uses will include storage of equipment. Light industrial uses will largely involve assembly of previously manufactured parts, and some repair and servicing of these products. The buildings are designed with maximum 10% office space.

The first phase of development will also include the construction of the proposed septic system at the rear of the property, along with an underground pipe to connect the septic pump to the septic system. The proposed driveways and aisles will be constructed to the extent of Phase 1, as delineated on the Site Plan. The proposed development is illustrated on the accompanying Site Plan prepared by Deimling Architecture, an extract of which is provided in *Figure 2: Proposed Development* below.

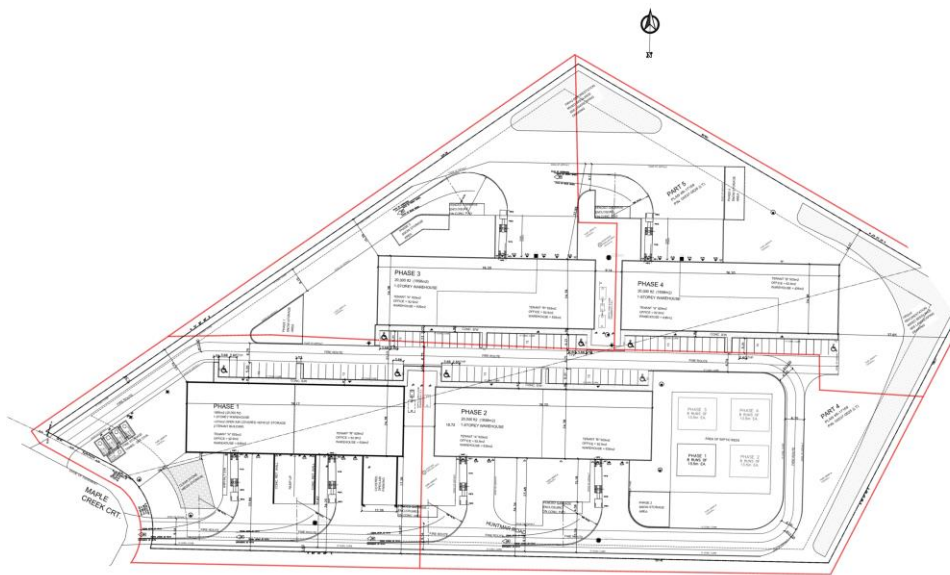


Figure 2: Proposed Development

PLANNING POLICY & REGULATORY FRAMEWORK

The following sections provide an overview and analysis of the existing planning policies and regulatory framework and a brief rationale supporting the proposed warehouse and light industrial development.

Provincial Policy Statement, 2020

The 2020 Provincial Policy Statement (the “PPS”) provides policy direction on matters of provincial interest concerning land use planning and the development of land, including those relating to employment uses and development in rural areas. The PPS indicates that healthy, liveable, and safe communities are sustained in part through providing for the efficient development of a range of uses, including both commercial and industrial employment uses such as the proposed warehouse and light industrial development. The proposed development is compatible with the established uses in the area and represents efficient development given same is situated on vacant land within an established industrial park. The proposed development will add to the mix of uses in the area, while utilizing existing infrastructure such as the electricity transmission system and road network.

The PPS acknowledges that rural areas are important to the Province of Ontario in terms of economic success, and that it is important to provide diverse employment opportunities in the rural area. The proposed development will add to the diversity of economic opportunities, thereby contributing positively to the financial well-being of both the City of Ottawa and the Province of Ontario. The PPS provides that development that supports a diversified rural economy, but is not related to agricultural and resource related uses shall be located such that constraints to those (agricultural and resource related) uses shall be minimized. As noted above, the proposed development is located within an existing industrial park and will not result in a constraint on such uses.

With regard to the servicing of the proposed development, the PPS provides that individual on-site sewage and water services are permitted provided that the site conditions are suitable and that the private services will have no negative impact. Private services are in fact proposed for the development, and no negative impacts are expected. In addition, the proposed storm water management features will utilize best management practices in terms of quality control.

The PPS requires that natural areas and features must be protected, and that development on lands adjacent to a natural heritage feature, such as a significant woodland which is adjacent to the subject lands, are not permitted unless it can be demonstrated that there will be no negative impacts on the adjacent natural feature or its ecological function. The Environmental Impact Statement has been revised, indicating that “minor negative impacts are anticipated to select mature trees at the periphery of the Significant Woodland where the proposed development is to occur within 1.54 m of the woodland edge.” Further, the EIS identifies a series of measures that can be implemented to minimize impacts on the vegetation and wildlife that are present on the subject lands. Mitigation measures presented in the EIS include the following:

- *To prevent the introduction and spread of invasive plant species into the site and adjacent Significant Woodland, equipment utilized during construction should be inspected and*

cleaned in accordance with the Clean Equipment Protocol for Industry (Appendix C of the Environmental Impact Statement);

- *In order to prevent negative impacts to the adjacent Significant Woodland and the sensitive habitat present within, it is recommended that a vegetated buffer be maintained, at minimum, within the critical root zone of trees along the woodland edge, between the proposed development and the adjacent Significant Woodland. Planting native species within this buffer and all associated “landscaped” areas is encouraged, as they will be better adapted to the local site conditions and provide a contributory function to the Significant Woodland located adjacent to the subject property. A list of suitable species can be found in Appendix B of the Environmental Impact Statement.*
- *In accordance with Appendix 10 of the Environmental Impact Statement Guidelines for the City of Ottawa, no clearing of any vegetation should occur between April 1 and September 5, unless a qualified biologist has determined that no nesting is occurring within 5 days prior to the clearing. Note: these dates are based upon breeding bird nesting data for eastern Ontario, provided by Bird Studies Canada (Hussell and Lepage, 2019). The nests and eggs of many species are protected under the federal and/or provincial legislation (i.e., Migratory Birds Convention Act, Fish, and Wildlife Conservation Act);*
- *In accordance with the Protocol for Wildlife Protection during Construction (Appendix D of the Environmental Impact Statement), reduce potential wildlife usage of the cultural meadow habitat (Figure 2 of the Environmental Impact Statement) by mowing outside of the breeding season (i.e., before April 1), then maintain as mowed grass until on-site work begins;*
- *Should any SAR be discovered throughout the course of the work, and/or should any SAR or their habitat be potentially impacted by on-site activities, operations shall stop to avoid any negative impacts to SAR or their habitat, until further instructions by the Ministry of Environment, Conservation, and Parks (MECP). Operations must be modified to avoid any negative impacts to SAR or their habitat, until further direction is provided by the MECP;*
- *In accordance with recommendations regarding trees and woodlands found in Appendix 10 of the Environmental Impact Statement Guidelines for the City of Ottawa, the following mitigation measures should be employed to avoid negative impacts to the trees present within the adjacent Significant Woodland:*
 - *Erect a fence at the outer limit of the critical root zone (CRZ) of trees on the edge of the Significant Woodland. The CRZ is defined as the distance around the tree at a radius of 10 times the diameter of the tree (at breast height);*
 - *Do not place any material or equipment within the CRZ of the trees on the edge of the Significant Woodland;*

- *Do not attach any signs, notices or posters to any tree;*
- *Do not raise or lower the existing grade within the CRZ of the trees on the edge of the Significant Woodland without approval from the City of Ottawa;*
- *Tunnel or bore when digging within the CRZ of the trees on the edge of the Significant Woodland, and*
- *Ensure that exhaust fumes from all equipment are not directed towards any tree's canopy on the edge of the Significant Woodland.*

Additional details as well as monitoring measures are discussed in the revised EIS.

City of Ottawa Official Plan

The subject lands are designated Carp Road Corridor Rural Employment Area pursuant to Schedule A Rural Policy Plan. The Official Plan indicates that rural employment areas are to be the location of a mix of industrial uses that are not appropriate for the General Rural Area or an Urban Employment Area, and that will diversify the economic development opportunities available for not just the rural area, but for the City as a whole. The proposed warehouse and light industrial uses are permitted pursuant to the Official Plan, within the respective designations.

Given the location of the subject lands in the rural area, the proposed development will be serviced by a private well and septic system. Storm water management will be achieved through the use of a series of on-site swales, storm pipes, catch basins and manholes that will ultimately outlet to the roadside ditch. The proposed development will utilize the existing road and transportation network that serves the existing employment area for the movement of both people and goods.

The Official Plan provides that proposed development within the City of Ottawa must protect the natural environment and minimize negative impacts to same. The Official Plan's policies require the protection of endangered and threatened species (and their habitats) and features such as the adjacent woodlands, among other things. The EIS identifies the species at risk that may potentially be present on the subject lands, and indicates that additional field visits are required to confirm presence/non-presence. As concluded in the Environmental Impact Statement, it is expected that any potential negative impacts to the existing vegetation and wildlife on the subject lands can be moderated through the use of a number of mitigation measures which were previously outlined in this planning brief and are discussed in the EIS, and no significant negative impacts on the existing natural heritage feature on the adjacent lands are expected; however, additional field visits are required during the growing season to confirm same.

Carp Road Corridor Community Design Plan

The development of the subject lands is required to conform to the approved community design plan, which is the Carp Road Corridor Community Design Plan of June 2004 (the "CDP"). The subject lands are designated as a Light Industrial Area pursuant to the CDP, the designation which is generally applied to the existing industrial subdivisions in the corridor area. The purpose of this designation is to accommodate

concentrated industrial uses, including both warehouse and light industrial uses. The CDP requires that development should be designed and located such that any impacts on adjacent lands will be reduced. The proposed uses are compatible with the existing uses in the area; as well, a mix of both coniferous and deciduous plantings is proposed in the area adjacent to Maple Creek Court. Such plantings will act as a screen while at the same time contributing to a more pleasing aesthetic.

In addition to the proposed landscape plantings, the proposed development also utilizes other measures identified in the CDP to improve the visual appearance of the area. Such measures include locating the proposed parking areas at the rear and side of the proposed buildings, locating the proposed garbage enclosure away from the front yard, and the provision of the landscape plantings at the front of the buildings. In addition, the proposed buildings will include a mix of materials that will create a visually pleasing façade. An extract of the proposed elevations is included in *Figure 3: Proposed Elevations* below.

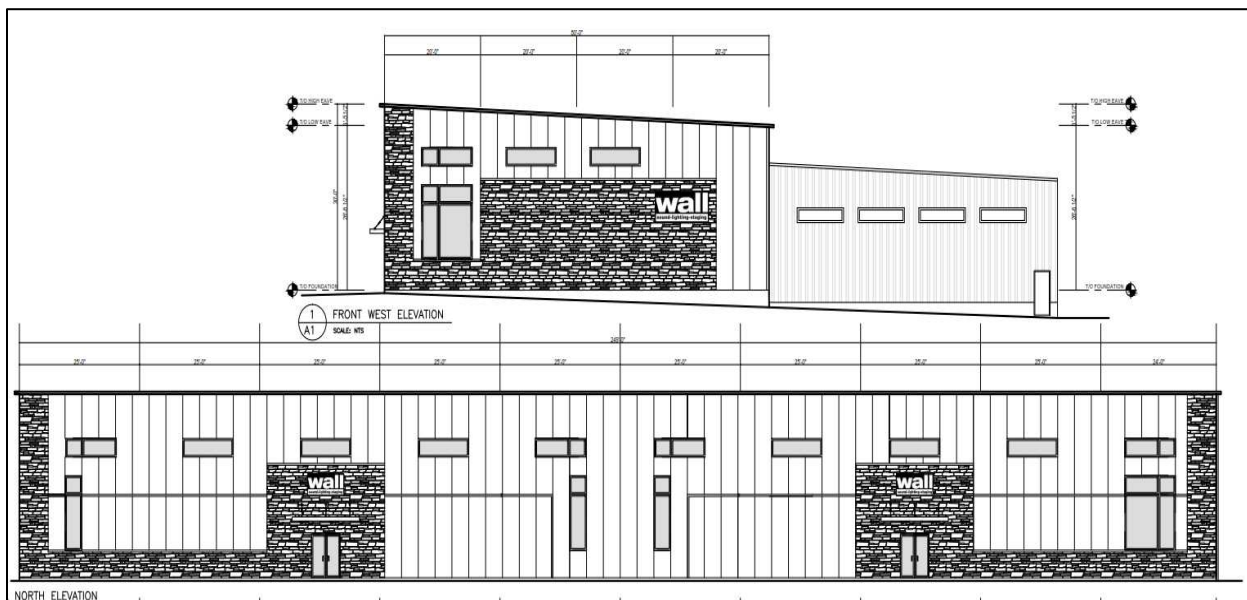


Figure 3: Proposed Elevations

Source: BBS Construction (Ontario) Ltd.

As indicated in the CDP, the Carp Road Corridor does not meet the requirements for the creation of a Public Service Area and development, such as that proposed, will require individual private services. As noted above, a private well, a private septic system, and on-site storm water management features are proposed to service the proposed development.

With respect to the protection of the natural environment, the CDP indicates that the applicable policies of the City’s Official Plan will be utilized when reviewing development applications, and such policies were addressed in the preceding section.

City of Ottawa Comprehensive Zoning By-law

The subject lands are zoned Rural General Industrial, Subzone 5 (“RG5”) pursuant to Zoning By-law No. 2008-250 (the “zoning by-law”). The purpose of the RG5 zone is to permit and regulate a variety of light industrial uses in a way that respects the surrounding rural area. The proposed warehouse and light

industrial uses are permitted on lands zoned RG5. The following table identifies the applicable zoning regulations and demonstrates the proposed development’s compliance with same.

Provision	Required	Provided	Compliance
Minimum Lot Width	30 m	61.79m	Yes
Minimum Lot Area	4,000m ²	34,701m ²	Yes
Minimum Front Yard Setback	12m	20.45m	Yes
Minimum Rear Yard Setback [Abutting RU]	10m	14.07m	Yes
Minimum Interior Side Yard Setback [Abutting RG]	4.5m	13.74m	Yes
Maximum Principal Building Height	15m	9.144m	Yes
Maximum Lot Coverage	50%	21.4%	Yes
Minimum Required Parking	72 spaces [54 Light Industrial/Warehouse @ 0.8 spaces/100m ² GFA and 18 Office @2.4 spaces/100m ² GFA]	102	Yes
Minimum Required Loading Spaces	4 spaces [1 per building @1 space/350m ² to 4999m ² GFA]	4+	Yes

As detailed above, the proposed development will comply with the provisions of the Rural General Industrial, Subzone 5 zone.

CONCLUSION

Based on the forgoing, and provided the subsequent fieldwork required in respect of the EIS as detailed therein and the findings of the Hydrogeological Study and Septic Design are favourable for the proposed development, the proposed development is consistent with the Provincial Policy Statement (2020), conforms to the City of Ottawa Official Plan (2003), conforms to the policies of the Carp Road Corridor Community Design Plan, and is in compliance with City of Ottawa Comprehensive Zoning By-law No. 2008-250. Based on the forgoing, the proposed development of the subject lands for warehouse and light industrial uses, as described herein and demonstrated on the accompanying Site Plan, would be appropriate for the subject lands and represents good planning.

Please note that this planning brief has been revised in response to City comments dated March 9, 2020. The names below reflect the author and reviewer for changes in response to the above-noted comments. The previous author of this brief, Bridget Alchawa, is no longer involved in the project and as such, her name has been removed.

Respectfully submitted,



Sarah Butt, M.PL
Junior Planner



Benjamin Clare, MCIP RPP
Senior Land Use Planner