

PLANNING RATIONALE

2822 Carp Road
Ottawa, ON

Site Plan Application

PREPARED FOR: 2513287 Ontario Inc.
3458 Paul Anka Drive
Ottawa, ON K1V 9K6

PREPARED BY: Keith Riley
Argue Construction Ltd.
2900 Carp Road
Carp, ON K0A 1L0
(613) 831-7044

DATE: October 7, 2022



1.0 INTRODUCTION

Argue Construction Ltd. on behalf of 2513287 Ontario Inc. has prepared this Planning Rationale in support of Site Plan Approval for land located at 2822 Carp Road. The intent of the application is to permit construction a multi-tenant warehouse building. This report will explain appropriateness of this proposed development and how it conforms to the City of Ottawa Official Plan and Zoning By-law.

1.1 SITE LOCATION / EXISTING DEVELOPMENT

The subject property has a civic address of 2822 Carp Road. It is comprised of a 10,121.76 square metres (2.501 acres) parcel of land located along the east side of Carp Road between Arbourbrook Blvd. and Reis Road. The legal description for this property parcel is Part 1, Part of Lot 9, Concession 2, Geographical Township of Huntley, CITY OF OTTAWA.

This rectangular shaped property has 55.86 metres of frontage onto Carp Road and has minimal vegetation. For the most part, the site is relatively flat with a lower area towards the rear (east) of the property and tends to be wet in the spring. In an attempt to relieve the surface water, the previous landowner excavated a ditch from this area and connected it to a water course located approx. 90m to the south to improve the drainage of this area during the seasonal snow melt. There is an existing commercial building (formerly a residential dwelling) located on the property that is being used for automotive sales.

The site is located within the Carp Road Corridor, which is primarily rural industrial and commercial in scope. The properties that surround this site are similarly zoned (RC-9).

To the North of this site is a commercial roofing contractor (at the front) and a farmer's field at the rear, to the East is a farmer's field, to the South is vacant land and to the West (across Carp Road) is Nepean Building Supplies, a building material supply store.

View of property from Carp Road (looking North)



View of property to the North (at front – Vanity Roofing)



View of property to the North (at rear – farm land)



View of property to the East (farm land)



View of property to the South**View of property to the West (across Carp Road - Nepean Building Supplies)****1.2 OVERVIEW OF PROPOSED DEVELOPMENT SITE:****SITE PLAN:**

The proposed development will consist of one multi-tenant warehouse building and will be constructed under a single phase.

The building will have a gross footprint of 599.26 square metres. The overall site area is 10,121.76 square metres. As a result, the proposed building only comprises 5.92 % of the overall site area.

A storm water retention area is proposed for the north-west corner that will release surface water into the municipal ditch at a controlled and acceptable rate. The south-east portion of this property will remain undeveloped.

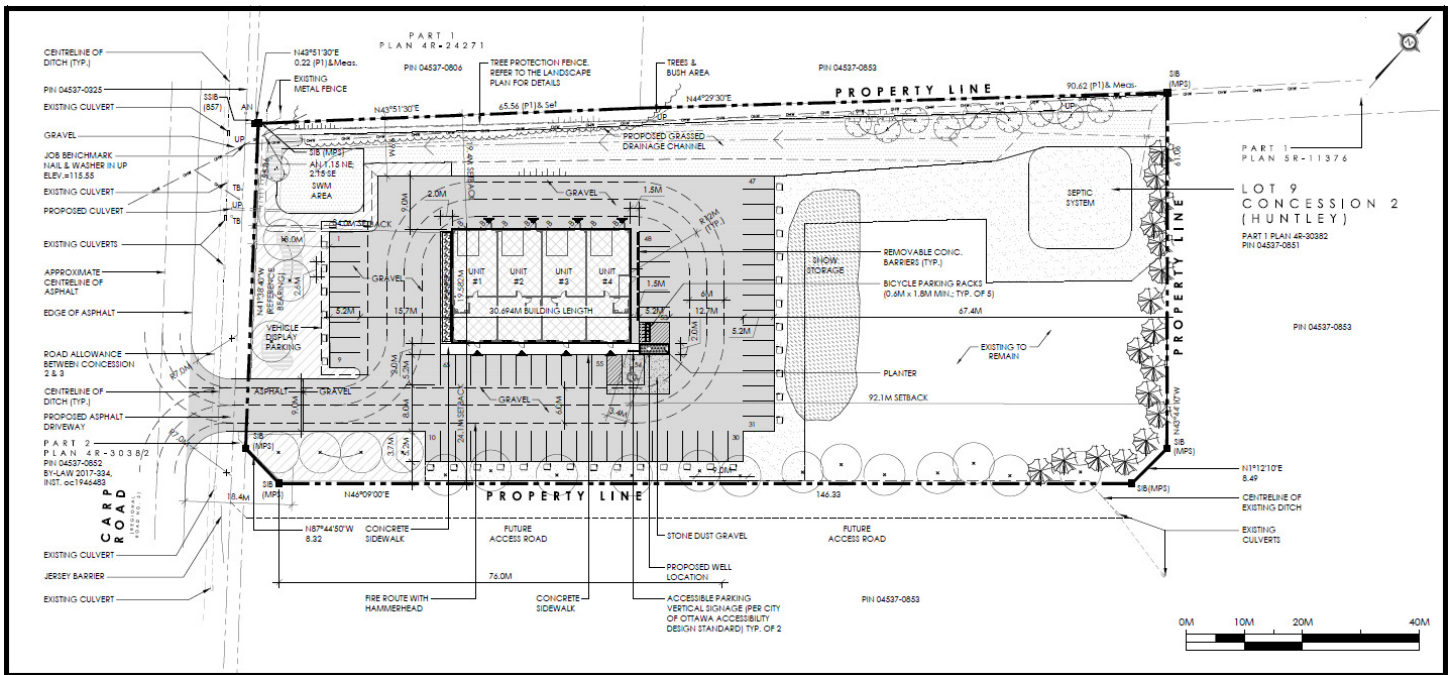
A total of 64 parking spaces plus 1 additional barrier free parking space will be provided to serve this building. A single 9m wide entrance will be constructed and asphalted 10.0m inside the property line. The parking lot will remain as gravel and landscaping will be provided along the property boundary and adjacent to the building as indicated on the Landscape Plan. Compacted stone dust will be provided at the barrier free parking stall providing a smooth hard surface for wheel chair access to the adjacent concrete sidewalk.

The building will be designed under Part 9 of the Ontario Building Code (OBC). Although this property does not have a municipal fire hydrant in close proximity, it is not expected to require any on-site water storage for the purpose of firefighting as per the City's exemption on low hazard industrial buildings, built under Part 9 of the OBC.

The building is intended to have 4 tenants;

- Unit 1: rental unit – 150.86 sq.m (1,600 sq.ft.) of warehouse - intended for automotive sales
- Unit 2: rental unit – 149.22 sq.m (1,600 sq.ft.) of warehouse - tenant unknown at this time
- Unit 3: rental unit – 149.22 sq.m (1,600 sq.ft.) of warehouse - tenant unknown at this time
- Unit 4: rental unit – 149.96 sq.m (1,600 sq.ft.) of warehouse - tenant unknown at this time

Figure 1: Proposed Site Plan



EXTERIOR BUILDING ELEVATIONS:

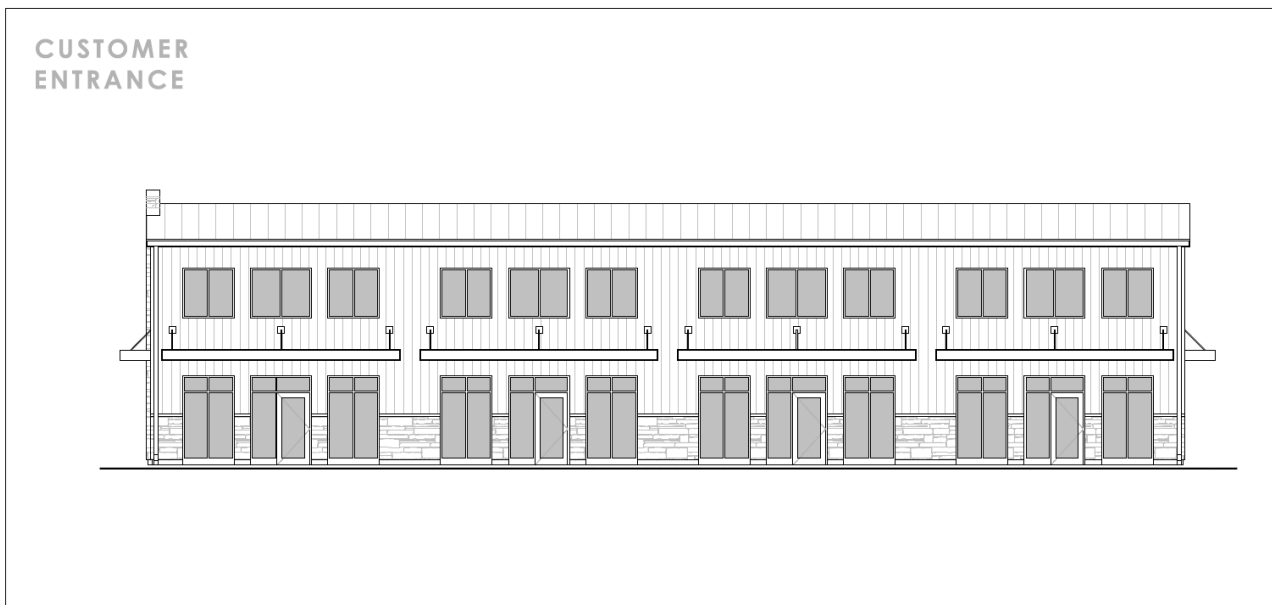
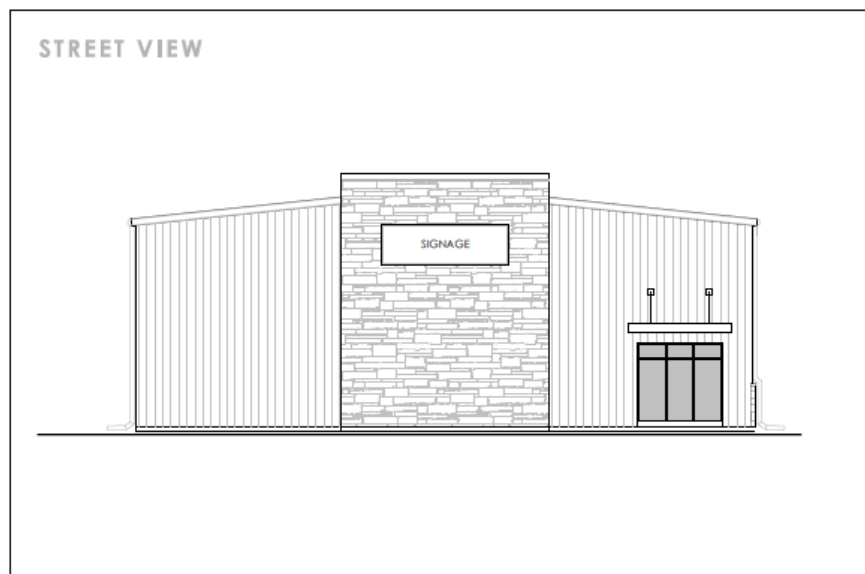
The primary structure will be constructed using a pre-engineered metal building with a parapet extension on the west elevation (the wall that faces onto Carp Road).

On the south elevation, each tenant space will have a primary aluminum entrance door, abutting windows and a combination of masonry veneer and vertical metal siding.

On the north elevation, the warehouse exterior will have vertical metal siding, 4 overhead doors and 4 man doors.

On the East elevation, a single window and man door will be provided.

Figure 2: Proposed Building Elevations (visible from Carp Road)



TRAFFIC:

An initial TIA screening form was completed for this proposed development, location and safety triggers were both identified. As a result, a Transportation Impact Assessment was completed, in accordance with the City of Ottawa's Transportation Impact Assessment Guidelines. In conclusion, the site is anticipated to generate less than 30 vehicle trips during the AM and PM peak hours, with the majority of these vehicle trips originating or destined to the south. Very few vehicles (less than 5 vehicles in the peak hour) are anticipated to turn into the site from the north therefore a south bound left turn lane is not warranted. Two-way stop control is appropriate for the site driveway onto Carp Road.

The site is anticipated to operate well with plenty of parking spaces that can be used by the various land uses on the site. The site should use finely graded aggregate or an asphalt surface on the parking lot to provide better access for cyclists, wheelchairs, and people with other mobility aids. From a transportation operations perspective, the proposed development at 2822 Carp Road should be permitted to proceed.

PROJECT SERVICING:

Pearson Engineering Ltd. has prepared the site servicing, grading / drainage plans as well as the stormwater management report and servicing brief to address drainage control for the property. Site services will include; a drilled water well to provide potable water, a treatment septic system appropriately sized to accommodate the building construction and storm water retention areas to properly store and release run off at an acceptable rate. The Mississippi Valley Conservation Authority (MVCA) advises that: *"The stormwater quality requirement is an enhanced level of protection with 80% total suspended solids (TSS) removal"*. As such, grassed swales leading to the storm water detention areas will have minimal slopes that will keep flow velocities low, making them effective for pre-treatment and they will tend to increase the removal of TSS. The low flow conditions in these grassed areas will aid in filtering out coarse sediment from runoff and the grass will take up nutrients. An infiltration trench is proposed to be located at the bottom of the stormwater detention area.

An erosion and sediment control plan has been developed and will be implemented during construction.

With the proposed stormwater management design, the 5-year post-development storm event is equal to the 5-year flow produced by the (existing) pre-development and the 100-year post-development storm event is equal to the 100-year flow produced by the (existing) pre-development.

HYDROGEOLOGICAL & TERRAIN STUDY:

A Hydrogeological and Terrain Study has been completed and submitted with the site plan application. The water quality as determined from the results of the analyses is acceptable. The water meets all the Ontario Drinking Water Standards (ODWS) health and aesthetic parameters tested for at the test well except for hardness, colour, organic nitrogen and hydrogen sulphide. Groundwater treatment may be utilized to address these noted exceedances.

The report also provides recommendations on the installation and maintenance of the onsite septic system. Based on the terrain information provided, there is sufficient space at the site to accommodate the sewage system. The proposed sewage system design includes an advanced treatment system with a Class IV leaching bed which provides a high level of sewage effluent treatment prior to disposal.

It is considered that the operation of the sewage system at the site will not cause impact to the well on the existing site or surrounding properties.

ENVIRONMENTAL:

Based on correspondence with Mississippi Valley Conservation Authority (MVCA) staff on January 31, 2020, a Headwater Drainage Feature (HDF) assessment was required for the un-named watercourse located on-site to determine its conservation value, contributions to downstream fish habitat and local hydrology, prior to permitting any infilling or construction of any structures within 30 m of the watercourse.

A Headwater Drainage Feature (HDF) assessment was completed by GEMTEC Consulting Engineers and Scientists and one HDF was identified on-site, identified as HDF1. Mitigation was recommended for HDF1 based on flow conditions and functions contributing to downstream aquatic habitats. Mitigation should include maintaining the hydroperiod and connection with downstream features, as well as replicating hydrologic function.

TREE CONSERVATION REPORT:

This property had previously been completely stripped of all vegetation and there are no remaining trees that are over 100mm in diameter on the property. As a result, a tree conservation report was not completed.

LANDSCAPE PLAN:

Trees are proposed around the perimeter of the property to further enhance the visual appearance of the property. Plant lists include a mix of deciduous and coniferous trees, shrubs, grasses, all in appropriate local species.

2.0 POLICY AND REGULATORY FRAMEWORK

2.1 PROVINCIAL POLICY STATEMENT (2020)

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Decisions affecting planning matters “shall be consistent with” policy statements issued under the act.

Policies within the PPS (2020) that are relevant to this project include:

- 1.1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns
- 1.1.2 Healthy, liveable and safe communities are sustained by:
 - a) promoting efficient development and land use patterns which sustain the financial wellbeing of the Province and municipalities over the long term;
 - c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
 - d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
- 1.3.2 Employment Areas
 - 1.3.2.1 Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.
 - 1.3.2.3 Within employment areas planned for industrial or manufacturing uses, planning authorities shall prohibit residential uses and prohibit or limit other sensitive land uses that are not ancillary to the primary employment uses in order to maintain land use compatibility. Employment areas planned for industrial or manufacturing uses should include an appropriate transition to adjacent non-employment areas.
 - 1.3.2.6 Planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.

The proposed development is consistent with the Provincial Policy Statement (2020) as it is located within a corridor commercial corridor, specifically planned and intended for commercial and light industrial uses that provide employment opportunities. The subject property is surrounded by light industrial and commercial uses, suggesting that the proposed development is compatible with the adjacent land use.

The proposed multi-tenant warehouse use maintains the general intent of the PPS in protecting and preserving employment areas in the province.

2.2 CITY OF OTTAWA OFFICIAL PLAN (2003):

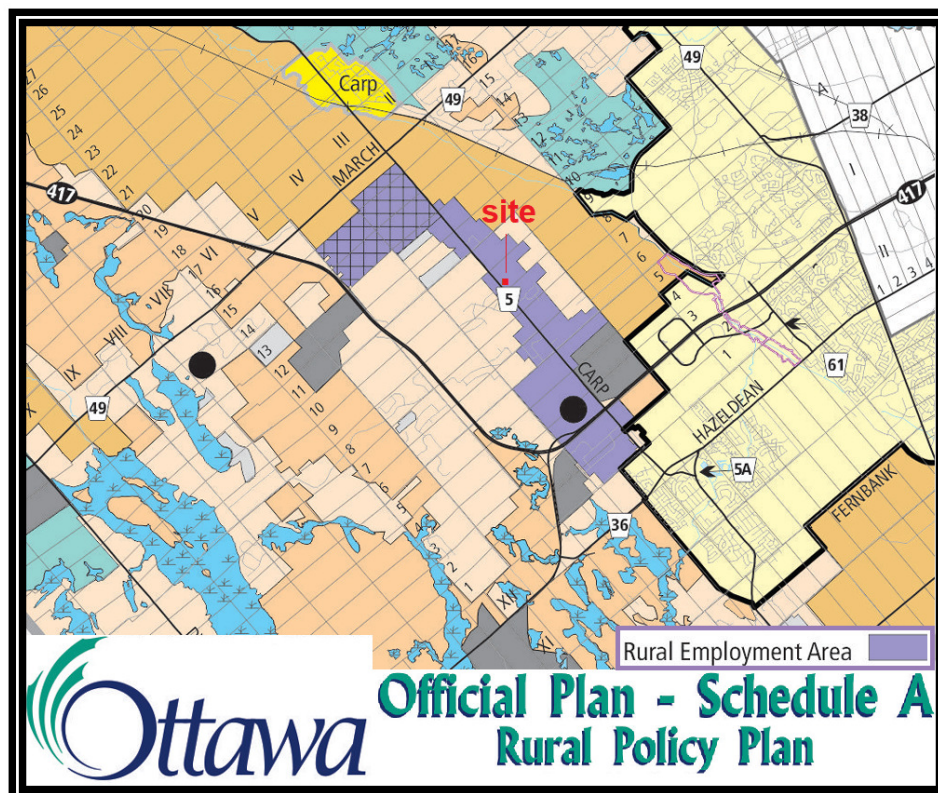
The site is designated on Schedule A to the Official Plan as “Rural Employment Area”.
The applicable “Rural Employment” policies in Section 3.7.5.1 indicate the following:

The Carp Road Corridor Rural Employment Area plays an important role in the development and well-being of the local economy. The diversity and the ability to attract a wide variety of industries has been one of the strengths of the Corridor. In order to remain successful in the future, this area must maintain the ability to allow for a diverse range of industrial uses while developing an appealing environment for those new industries willing to expand or relocate.

Policies

1. *The Carp Road Corridor Rural Employment Area is designated on Schedule A with the intent to reserve the land for rural industrial and ancillary commercial uses.*
2. *New development applications will conform to the policies in the community design plan.*
3. *The community design plan for the Carp Road Corridor shall provide direction to the Zoning By-law for future land uses.*
4. *New industrial development will generally be by way of plans of subdivision/business parks.*

Figure 3 – Extract of Official Plan (2003) – Schedule A, Rural Policy Plan



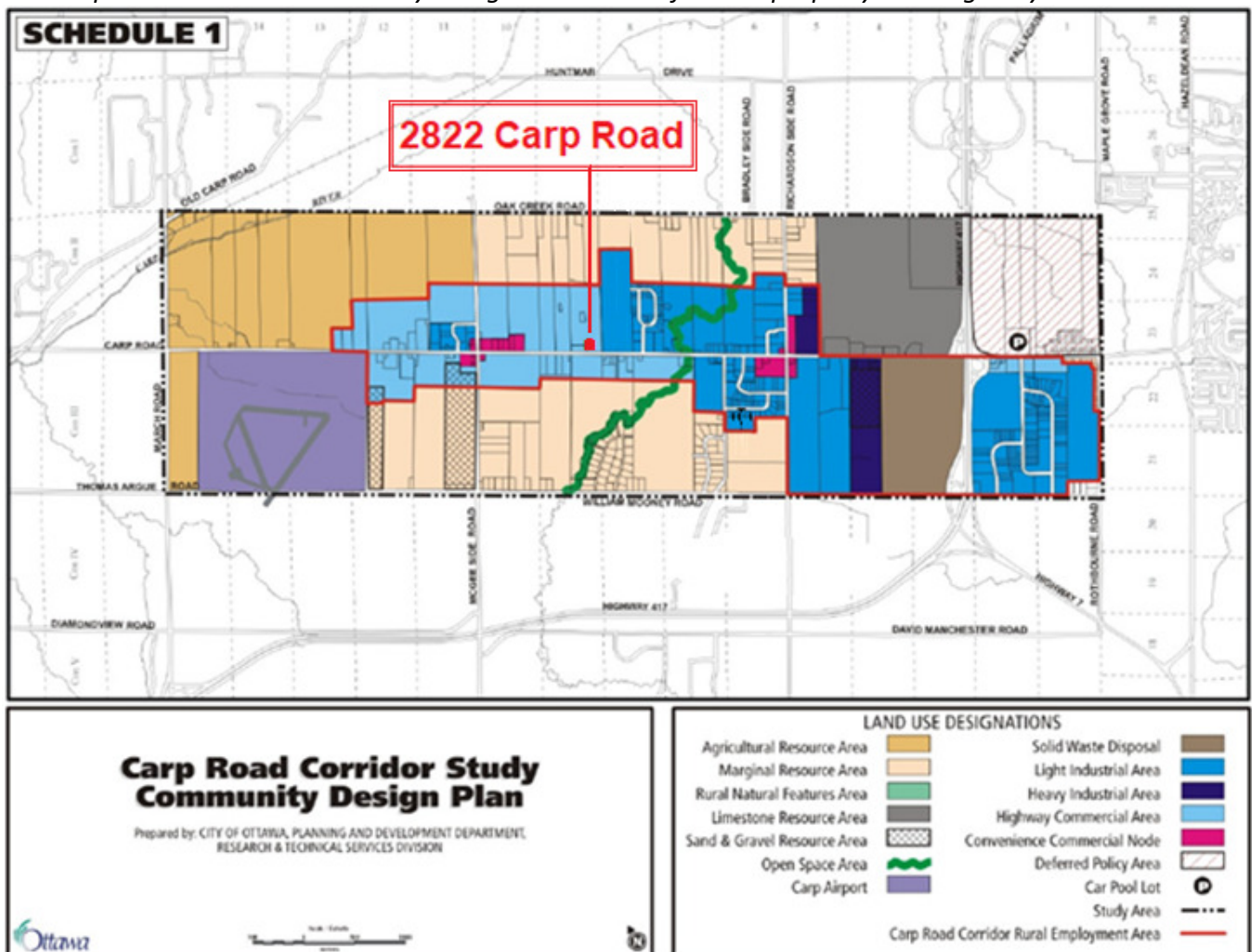
2.2 CARP ROAD CORRIDOR COMMUNITY DESIGN PLAN:

The Carp Road Corridor Community Design Plan was created in order to guide the land use planning policies in the vicinity of Carp Road. The purpose of the Carp Road Community Corridor is to promote the Carp Road Corridor as a rural employment area in order to attract a wide range of industrial and commercial uses. Based on these policies a specific list of appropriate land uses was developed and included in the RC-9 zoning that applies to this property.

Both warehouse and office are permitted uses in the RC-9 sub zone.

This property is located within the area designated as “Highway Commercial Area”.

Fig. 4 – Carp Road Corridor Community Design Plan – identifies this property as a Highway Commercial Area



The design guidelines in Section 7.3 recommend a number of measures to improve the appearance of the properties designated as Highway Commercial (properties that require direct access to Carp Road). The following measures were considered in the layout of the site;

- the proposed building was positioned so it fronts onto Carp Road
- a vehicle display area has been included at the front for automotive sales
- customer and staff parking has been located at the side and rear of the building
- landscaping has been provided across the front and sides of the property
- garbage will be stored inside the building and removed from the property at regular intervals

2.3 CITY OF OTTAWA COMPREHENSIVE ZONING BY-LAW (2008-250)

The land for the proposed development is zoned Rural Commercial Sub-zone 9 (RC-9) in relation to the City of Ottawa's Comprehensive Zoning By-Law as illustrated on the City's B-Law mapping. The purpose of the Rural Commercial (RC) zone is to permit the development of highway and recreational commercial uses which serve the community and visiting public in areas mainly designated as General Rural Area, Village and Carp Road Corridor Employment Area in the official plan. The proposed development is permitted by the existing By-Law and will comply with its various regulations; therefore, no Zoning By-Law Amendment or Minor Variances will be required in support of the proposed development.

- Unit #1: is combination of equipment storage / warehouse with attached office space, both of these uses are permitted in the RC-9 zoning
- Unit # 2: is a combination of retail space in the front with warehouse space in the rear. Both of these uses are permitted in the RC-9 zoning.
- Unit # 3: is a combination of retail space in the front with warehouse space in the rear. Both of these uses are permitted in the RC-9 zoning.
- Unit # 4: is a combination of retail space in the front with warehouse space in the rear. Both of these uses are permitted in the RC-9 zoning.
- The zoning bylaw defines warehouse as a "building used for the storage and distribution of goods and equipment including self-storage units and mini warehouses".
- The zoning bylaw also contains requirements with respect to yard setbacks, building height and parking. The proposed building and site layout conforms to the zoning requirements as indicated in the zoning matrix provided on the Site Plan.

Figure 5 – Zoning Provisions provided on Site Plan

MUNICIPAL ADDRESS:
2822 Carp Road, Carp, Ontario

LEGAL DESCRIPTION:
Part 1, Plan of Part of Lot 9,
Concession 2, Geographic
Township of Huntley, City of Ottawa

ZONING DESIGNATION:
Rural Commercial Zone; Carp Road
Corridor (RC9) + (RC9[275]-h);
Area D - Rural

SITE AREA: 1.01 Ha (10,121.76 Sq.M.)

LOT COVERAGE:
 $(599.26/10,121.76) \times 100 = 5.92\%$

BUILDING AREA:

- **Total Gross Area:**
599.26 Sq.M.

RC9 ZONING PROVISIONS		
ZONING MECHANISM	REQUIRED	PROVIDED
FRONT YARD SET BACK	10M (min.)	34.0M
REAR YARD SET BACK	10M (min.)	92.1M
INTERIOR SIDE YARD SET BACK	3M (min.)	19.4M
BUILDING 1 HEIGHT	11M (max.)	8.146M
LOT COVERAGE	25% (max.)	5.92%

Figure 6 – Parking Provisions provided on Site Plan

PARKING REQUIREMENTS (TABLE 101)	Parking Ratio – Auto Sales (Row N10) 1 service bay @ 2 spaces/service bay + 61.19 Sq.M. Sales Area @ 2 spaces/100 Sq.M. GFA = 4 parking spaces	
	Parking Ratio – Retail Space (Row N79) 182.37 Sq.M @ 3.4/100 Sq.M. GFA = 7 parking spaces	
	Parking Ratio – General Warehouse (Row N95) 355.70 Sq.M. @ 0.8/100 Sq.M. GFA = 3 parking spaces	
	Total: 4 + 7 + 3 = 14 spaces	
DISABLED PARKING SPACES	1 Parking Space	1 Space
BICYCLE PARKING REQUIREMENTS (TABLE 111.A)	Auto Sales (Personal Service Business) 61.19 Sq.M. @ 1 space/500 Sq.M. = 1 bicycle parking space	
	Retail Space: 182.37 Sq.M. @ 1 space/250 Sq.M. = 1 bicycle parking space	
	General Warehouse 355.70 Sq.M. @ 1 space/2,000 Sq.M. = 1 bicycle parking space	
	Total: 1 + 1 + 1 = 3 spaces	
AISLE AND DRIVEWAY PROVISIONS	6.7M (min.) FOR DOUBLE TRAFFIC LANE	VARIABLES
LOADING SPACE REQUIREMENTS	Auto Sales (Personal Service Business) 72.41 Sq.M. < 350 Sq.M. = 0 loading spaces	
	Automotive Repair: 282.02 Sq.M. < 350 Sq.M. = 0 loading spaces	
	Retail Space: 206.55 Sq.M. < 350 Sq.M. = 0 loading spaces	
	General Warehouse 355.70 Sq.M. (350 - 999 Sq.M.) = 0 loading spaces	
	Total: 0 loading spaces	

2.4 CITY OF OTTAWA OFFICIAL PLAN (2021):

The City of Ottawa has recently adopted the new Official Plan.

As per Schedule B9 – Rural Transect of the new Official Plan, the subject site is designated Rural Industrial and Logistics. The intention of this designation is to permit a full range of multiple industry activities to make best use of rural locations and maintain clusters of industrial uses to reduce incompatibilities with the rural area.

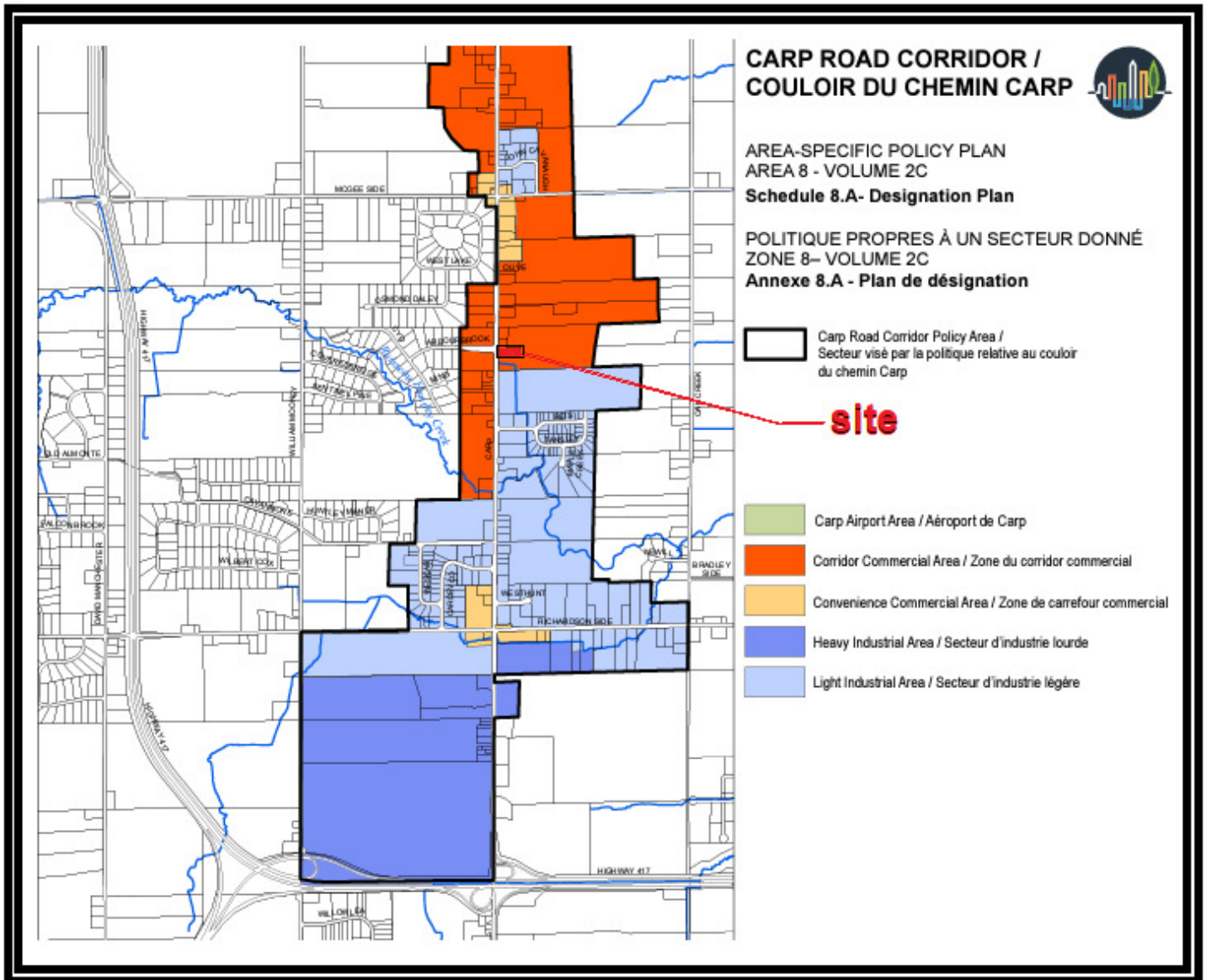
As per Section 9.3, the following uses are permitted in Rural Industrial and Logistics areas;

- (a) Heavy and light industrial uses, such as value-added processing, fabrication, manufacturing, equipment and supply centres, machine and vehicle sales and servicing, landscape and construction yards, nurseries;*
- (b) Transportation, distribution, warehouse and large-scale storage operations;*
- (d) Commercial uses that primarily provide services to employees of the Rural Industrial and Logistics area or the travelling public such as a restaurant, gas station, a retail store up to 300.square metres of gross leasable space or similar uses. A commercial use involving the display and sale of products manufactured or warehoused on the site are permitted provided that the retail floor space does not exceed the greater of 300.square metres or 25 per cent of the gross floor area of the building.*

Development within this designation shall be supported by individual private wells and sewage systems. Further, the site is located within the Carp Road Corridor per Volume 2C – Area-Specific Policies and is designated Corridor Commercial Area per Schedule 8A. Permitted uses within the Commercial Corridor Area include light industrial uses; automotive, recreational and heavy vehicle sales and service. Convenience commercial uses are not permitted.

The proposed development of a one-storey, multi-tenant warehouse building with related retail space, is a permitted and compatible use within the Rural Industrial and Logistics designation, as well as the Corridor Commercial Area per the Carp Road Corridor. The site design is compatible with its surroundings as well as the existing and intended function of the neighbourhood. The proposed development meets the policy intent and direction of the New Official Plan.

Figure 7 – Extract of Official Plan (2021) – Schedule 8A – Volume 2C, Area Specific Policy Plan



3.0 PRE-CONSULTATION MEETING

A pre-consultation meeting (file DO7-01-20-002) was held on January 27, 2020 and attended by the owner, the owner's agent, the architect and the civil engineer. Also in attendance were representatives from the City's Planning, Infrastructure Approvals, Transportation and Environmental Planning departments. A representative from the Mississippi Valley Conservation Authority was not available to attend the meeting, however comments were provided to the file lead in advance and shared at the meeting.

It was determined this site plan application would be a Standard Rural (staff approval, no public consultation).

Originally, there was a requirement to rezone the property to accommodate a proposed automotive autobody shop but this intended use is no longer being considered and has now been removed from the project.

The following studies were requested by the City as part of the submission package for the Site plan control application:

- Planning Rationale
- Site Plan
- Landscape Plan
- Survey Plan
- Architectural Building Elevation Drawings (dimensioned)
- Site Servicing Plan
- Site Servicing Study
- Storm Water Management Report
- Grade Control and Drainage Plan
- Erosion and Sediment Control Plan
- Hydrogeological Report & Terrain Analysis (well)
- Ground Water Impact Study (septic)
- Tree Conservation Report (as part of the Planning Rationale)
- Geotechnical Study
- Transportation Screening Form (requested a later date)
- Site Lighting Certificate

The requested plans and reports have been submitted as part of the application.

4.0 PUBLIC CONSULTATION

Prior to the submission of the application the proposed site plan was sent to Ward 5 - Councilor El-Chantiry for his review and comment. Councilor El-Chantiry has expressed his support with this proposed development.

There is no requirement for a public consultation with this application. However, all development applications are posted in the City of Ottawa's development application portion of their website notifying the public of this and many other applications. The contact information of the city planner handling the application file is available for the public to reach out with their comments.

Based on the comments received, the applicant will provide additional clarification to the planner on the file, or if there is sufficient interest, hold a meeting with the interested person or group to discuss.

5.0 CONCLUSION

The subject property is comprised of a 10,121.76 square metres (2.501 acres) parcel of land located along the east side of Carp Road between Arbourbrook Blvd. and Reis Road.

The property is located within the rural area, designated as a Rural Employment Area within the Official Plan. An application for Site Plan Control and City approval, is required prior to proceeding with development of this site.

The intent of this proposal is to construct a new single storey, multi-tenant warehouse building with related retail space. Warehouse and retail are both permitted uses per Official Plan policies (including current and new) and also in the zoning provisions. The site will be privately serviced by on-site well and septic system, as there are no municipal services within close proximity to this property. The site will have an asphalted entrance while the remainder of the parking lot will remain gravel. A total of 65 parking spaces are being proposed. Planting of trees, shrubs and grass will further enhance and accentuate the property.

This property has the ability to support this proposed development which introduces an appropriate size and scale of warehouse and retail use within the Carp Road Corridor. The proposed development respects the existing surrounding properties which are comprised of a variety of commercial and light industrial uses including automotive repair, retail, warehousing, equipment sales and service. Construction of this new multi-tenant warehouse building would create opportunity for employment-related and light industrial services, which is desirable within the City's rural employment areas and within close proximity to Highway 417.

The proposed development is consistent with the policies and general intent of the Provincial Policy Statement (2020), agrees with the intent of the City of Ottawa's Official Plan, including the newly approved Official Plan (2021), and conforms to the City of Ottawa's Comprehensive Zoning By-law 2008-250.

This proposed development harmonizes with the infrastructure and land uses in the existing area, reflects good land use planning and is recommended for approval.