

Zoning By-law Amendment and Site Plan Control Proposal Summary

Owner: 2513287 Ontario Inc.

File N°: D02-02-21-0003/ D07-12-21-0004

Applicant: Keith Riley (Argue Construction Ltd.)

Comments due date: Feb 16, 2021

Applicant Address: 2900 Carp Road Carp, ON
K0A 1L0

Development Review Planner: Anissa McAlpine

Ward: 5- West Carleton- March

Applicant E-mail: keith@argueconstruction.ca

Ward Councillor: Eli El-Chantiry

Applicant Phone Number: (613) 831-7044 ext.2

Site Location

2822 Carp Road, legally Part 1 of RP 5R11376.

Applicant's Proposal

The City of Ottawa has received a Zoning By-law Amendment and a Site Plan Control application at the subject property. The Zoning By-law amendment proposes to add an additional permitted use at the subject property: "Automobile Body Shop". The site plan application is for the construction of two 599m² multi-tenant commercial buildings including auto sales and repairs, with five total units and 85 parking spaces.

Proposal Details

This property is located at the northeast side of the intersection of Carp Road and Arbourbrook Boulevard and is within the Carp Road Corridor Rural Employment Area. The property is approximately 1 hectare and has approximately 56m of frontage on Carp Road. Currently, an automotive sales building is located on the property in a former residence. Surrounding properties are also Rural Commercial subzone 8 and 9 zones and include a variety of businesses like construction equipment suppliers, boat and automotive repair shops, and automotive dealerships.

These applications have been submitted to accommodate redevelopment of the property. The current property is split RC9 and RC9 [275r]-h, which permit uses such as automotive service stations, dealerships and repair shops. The intent of this zone is to permit a range of highway commercial uses that have minimal impact on the rural area which serve the rural community and the travelling public. The requested zoning change is to allow the RC9 zone to include an additionally permitted use: an automobile body shop which allows for repainting and autobody repairs.

The site plan application proposed the construction of two 599m² commercial buildings. These buildings are proposed to have five tenant units with two bays being automotive service and a body shop with sales and three being utilized for retail space and warehousing. The property will have 85 parking spaces located primarily along the west and south sides of the property.

Related Planning Applications

N/A

Timelines and Approval Authority

The “On Time Decision Date”, the target date the Zoning By-law Amendment application will be considered by the City’s Agriculture and Rural Affairs Committee, is May 6, 2021. A decision on the Site Plan Control application will follow the Agriculture and Rural Affairs Committee and Council deliberation on the Zoning By-law Amendment application.

Submission Requirements

Zoning By-law Amendment

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Ottawa before approval is given, the person or public body is not entitled to appeal the decision of the Council of the City of Ottawa to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Ottawa before approval is given, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Request to Post This Summary

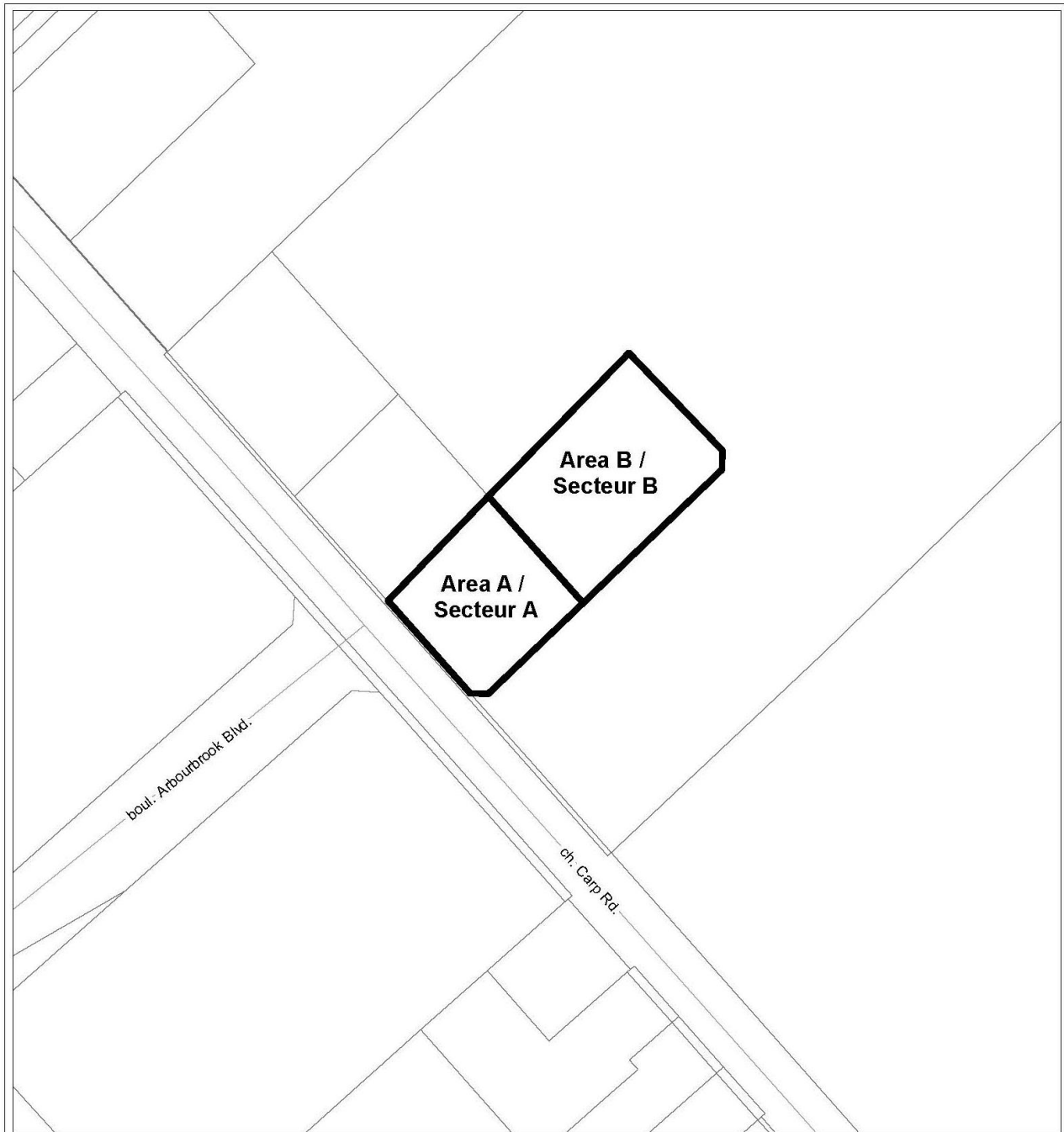
If you have received this notice because you are the owner of a building within the area of the proposed development, and the building has at least seven (7) residential units, it is requested that you post this notice in a location visible to all of the residents.

Stay Informed and Involved

1. Register for future notifications about this application and provide your comments either by faxing or mailing the notification sign-up form in this package or by e-mailing me and adding File No. D07-02-02-21-0003 / D07-12-21-0004 in the subject line.
2. Access submitted plans and studies regarding this application online at ottawa.ca/devapps.
3. If you wish to be notified of the decision on the application, you must make a written request to me. My contact information is below.
4. Should you have any questions, please contact me.

Anissa McAlpine, Development Review Planner
Planning, Infrastructure and Economic Development Department
City of Ottawa
110 Laurier Avenue West, 4th Floor
Ottawa, ON K1P 1J1
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Location Map/ Carte de l'emplacement



		<p>LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE SITE PLAN / PLAN D'EMPLACEMENT</p> <p> 2822 chemin Carp Road</p> <p>Area A to be rezoned from RC9 to RC9[xxxr] Le zonage du secteur A sera modifié de RC9 à RC9[xxxr]</p> <p>Area B to be rezoned from RC9[275r]-h to RC9[xxxr] Le zonage du secteur B sera modifié de RC9[275r]-h à RC9[xxxr]</p>
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