

P. H. Robinson Consulting
Urban Planning, Consulting and Project Management

**PLANNING RATIONALE REPORT
2167 McGEE SIDE ROAD: SITE PLAN APPLICATION**

**PREPARED BY: P H ROBINSON CONSULTING
FEBRUARY 2021**

[P. H. Robinson Consulting](#)
[Urban Planning, Consulting and Project Management](#)

This report has been prepared in support of a Site Plan Control Application for the property at 2167 McGee Side Road. The legal description of the property is Parts of Lot 11, Concession 2, Geographic Township of Huntley now in the City of Ottawa (P.I.N 04537-0281).

The property is located at the north west corner of McGee Side Road and John Cavanaugh Drive between the communities of Stittsville and Carp (see **Location plan** in the Appendix Section).

Surrounding land uses consist of a variety of industrial, technology and office uses on McGee Side Road and John Cavanaugh Cenote and also some agricultural uses to the south and institutional uses to the east (Highland Park Cemetery uses). Further to the southwest there is an estate residential subdivision approximately 300 m away on the west side of Carp Road.

The subject property has a frontage of approximately 75 m (246') on the north side of McGee Side Road and also approximately 100 m (330') on the west side of John Cavanaugh Drive.. The overall lot area is 7622 m² (0.76 ha) (1.88 ac).

Currently the property is vacant and there is some vegetation along the north property line. (see photos on the following page. First photo shows the view along McGee Side Road looking to the north into the site and the second photo shows the view along John Cavanaugh with the lands to be developed on the site on the left and the wooded area to be retained on the right hand side of the photo. The third photo is taken in the interior of the site looking to the south.

The intent of the Site Plan Control application is to allow for the development of a new warehouse/office building. (see **Site Plan drawing showing proposed building and elevation drawings** in the Appendix Section). The new building has dimensions of approximately 31 m x 20 m at its maximum dimensions and a building floor area of 599 m² (6,447 ft²). The total warehouse area is 445 m² (4790 ft²) and the total office area is 225 m² (2422 ft²) and the office space is on two floors at the south east corner of the building. The total floor area is 670 m² (7212 ft²) and the maximum building height is 7.62 m (25').

The property is owned by CLS Roofing which is a family owned business that has operated in Ottawa for many years. They currently rent space in Nepean and due to expansions of their business activities there is a need to operate their own warehouse facility and office uses on their own property and to also allow for additional warehouse space to be rented.

P. H. Robinson Consulting
Urban Planning, Consulting and Project Management

There will be sodded areas along the street frontages of the property, along the west property line and the existing treed area at the rear (north side) of the property will not be altered.



View looking into the property from McGee Side Road (November 2020 photo)



Image of the property with the area to be developed on the site on the left and the wooded area to remain on the right. (Source: Google Street View)



Photo taken from the interior of the property looking towards the south and McGee Side Road. The interior of the property has large areas of gravel as a base. (November 2020 photo)

The proposal will have one site access on McGee Sideroad. A servicing study addressing the ability of the property to be serviced is being filed with this Site Plan application. No major issues or concerns were identified in the servicing study.

Architectural drawings showing the floor plans, exterior elevation drawings, survey plans, and servicing studies/reports are also being filed with this site plan submission.

Zoning

Under Zoning By-law 2008-250 as amended, the subject lands are located within an RG5 zone (Rural General Industrial Subzone 5). This is a zone which permits a warehouse use and an office use if it is accessory to the use being located on the same lot as a primary permitted use. The proposed uses of the site are in conformity with the existing zoning standards and the applicable setbacks and performance standards that are in effect for this zone.

As indicated in the zoning table on the site plan, the proposed building meets the performance standards related to setbacks, lot coverage and parking requirements.

The property is within an area within proximity to the east side of Carp Road and the north side of McGee Side Road that is either zoned RG5 or RI6 or in a Rural Commercial zone and the development of the property meets the purpose of this zoning classification which are to:

The purpose of the RG – Rural General Industrial Zone is to:

*permit the development of light industrial uses in areas mainly designated as **General Rural Area, Village and Carp Road Corridor Rural Employment** in the Official Plan;
accommodate a range of light industrial uses and limited service commercial uses for the travelling public; and,
regulate development in a manner that respects adjacent land uses and will have a minimal impact on the surrounding rural area.*

- (1) permit the development of light industrial uses in areas mainly designated as **General Rural Area, Village and Carp Road Corridor Rural Employment** in the Official Plan;
- (2) accommodate a range of light industrial uses and limited service commercial uses for the travelling public; and,
- (3) regulate development in a manner that respects adjacent land uses and will have a minimal impact on the surrounding rural area.

Provincial Policy Statement

The current Provincial Policy Statement (PPS) outlines the key matters of Provincial planning interest with respect to land use planning decisions made by municipal approval authorities. Any decisions that are made by municipal approval authorities must be consistent with the policies of the PPS. The latest version of the PPS will be in effect on May 1 2020.

The following are sections of the PPS that are applicable to additional development at 2167 McGee and a *description* of how they are applicable

- 1.1.1 Healthy, liveable and safe communities are sustained by:
- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; *The proposed development on the site represents an efficient intensification of the site and will not create inefficient land use patterns in the area.*
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns. *The development and land use pattern proposed on this site is a logical expansion of the nearby development on McGee and John Cavanaugh and is in keeping with the nearby general rural commercial nature of surrounding properties and will not result in environmental or safety concerns.*
- 1.1.5.5 Rural lands in municipalities. Development shall be appropriate to the infrastructure which is planned or available and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure. *The proposed building will not require any additional demand on infrastructure and will not require the expansion of any infrastructure. The building will operate on private services and does not require full municipal services to be provided.*
- 1.1.5.6 Opportunities should be retained to locate new or expanding land uses that require separation from other uses. *This area along McGee Side Road and John Cavanaugh has developed over time into an area of rural commercial and warehousing and small scale commercial uses that require relatively large properties. The existing zoning permits the proposed uses in this area.*

Official Plan Designation – City of Ottawa Official Plan

The site is within lands designated as a Rural Employment Area in the City of Ottawa Official Plan.

Rural Employment Areas are intended to support and encourage clustering of primarily industrial uses not suitable in the Urban Area or General Rural Area. The existing rural employment areas provide for a full range of industry sectors, which includes, but is not limited to, manufacturing, mining (aggregates), **construction**, agriculture, transportation as well as other **professional and business services** and ancillary retail. Rural Employment Areas add to the diversity of opportunities for economic development and those seeking large sites and proximity to the urban area.

Those rural employment areas located in close proximity to 400 Series Highway interchanges are uniquely suited to transportation facilities such as truck terminals, **warehouses**, courier and freight facilities that support inter – and intra-provincial movement of goods.

Key policies within the Rural Employment Area designation that are applicable to this development are:

- 3.7.5.1 The Rural Employment Areas are designated on Schedule A with the intent to reserve the land for rural industrial and ancillary commercial uses. *The proposed uses are for the headquarters of a roofing company and their storage needs and another storage use for another company are in keeping with this section*

Uses permitted within rural employment areas include:

- 3.7.5.2 a) New heavy and light industrial uses, such as steel and concrete fabrication, farm equipment and supply centres, machine and vehicle sales service and repair, construction yards, **building products yards**, landscape contractors, nurseries; *The proposed use fits within this list of permitted uses.*
- 3.7.5.2. b) New transportation, **warehouse and storage operations**; these uses are encouraged to locate on sites in close proximity to Arterial roads and Highway interchanges; *The proposal will contain a warehousing component and also storage for the roofing company owned by the property owner. The property is in very close proximity to Carp Road, an arterial road and approximately a 5 minute drive from Highway 417.*

All new development must be supportable on individual well and septic systems unless the City agrees to the development of a number of sites on the basis of a small water and wastewater works as described in Section 4.4.2.4. *The site will be developed on private services.*

Carp Road Corridor Community Design Plan

In 2004, the City of Ottawa completed the Carp Road Corridor Community Design Plan (CDP) . The CDP covers lands on both sides of Carp Road from Rothbourne Road in the south to March Road in the north. It sets out land use policies for the Corridor, as well as strategies for servicing, the environment, road improvements, visual appearance and marketing of the rural employment area. It provides a framework to guide future development and addresses issues that have been identified as concerns in the community.

Within this 9 km corridor there were (in 2004) 177 businesses and approximately 2500 people working within the Corridor.

The CDP contains the following objectives:

- To promote the Carp Road Corridor as a rural employment area which is an attractive base for a wide range of industrial and commercial uses;
- To enhance the visual appearance of the corridor and maintain the rural landscape;
- To provide a plan that ensures that future land uses are compatible and the Corridor continues to be an area where people work, live and play and enjoy a rural lifestyle;
- To ensure that servicing in the corridor is adequate and meets the needs for the future;
- To ensure that Carp Road continues to function as a major arterial road that provides easy accessibility to Highway 417 and the Carp Airport and businesses in the Corridor; and
- To protect and enhance natural features.

The proposed development of the property as a warehouse, storage and office space for a local business meets the objectives of the Carp Road CDP. It is introducing compatible uses in the area, it can be serviced on its own and the natural features of the property (along the north property line) will be maintained.

The Official Plan Amendment associated with these lands would designate the employment lands within the Carp Road Corridor as 'Carp Road Corridor Rural Employment Area' and the associated CDP provides more detailed land use categories.

The subject lands, as per Schedule 1 of the CDP, are within a 'Light Industrial' land use designation.

Key policies for light industrial lands within the CDP include light manufacturing plants, distribution, **warehouses**, service and repair shops, storage uses, **contractor or construction related uses**. The uses permitted should be appropriately located and well designed so as to minimize nuisance or interference with existing or proposed uses of adjoining lands.

Consultation details

A pre consultation meeting was held on December 17 2020 to discuss the application with City staff and staff of the Conservation Authority. We will provide copies of the submission documents to the City Councillor and discuss the project with him and if it is deemed appropriate we will discuss with nearby property owners.

Conclusions

The proposed development of the lands to allow for an office/warehouse/storage building for a small local business wanting to own and operate their own building is consistent with the current zoning and Official Plan policies for these lands.

The site represents a sensitive development that will allow for:

- a well designed contemporary building to be located within an area of similar light industrial/rural industrial uses that will serve the needs of the roofing business
- a building that meets the current zoning regulations.
- through setbacks to adjacent properties the building proposed is at a scale that will not cause negative impacts on surrounding properties.

Through the site plan process there are a number of key engineering studies and drawings required in support of the development. These studies show that the site can be serviced under current engineering guidelines and requirements. .

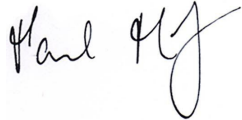
Sodded areas will be provided in the provided yards to provide screening and buffering to adjacent properties. The proposed building height of this development is less than the permitted maximum building height as outlined in the zoning by-law. Access to the site will be through one full access on McGee Side Road and as a result the John Cavanaugh frontage will remain in its current state. The wooded area at the north end of the site will also remain in its current state.

P. H. Robinson Consulting
Urban Planning, Consulting and Project Management

It is our opinion that the proposed development is consistent with the Provincial Policy Statement and the City of Ottawa Official Plan and relevant zoning regulations and represents good planning.

It is being proposed at an appropriate scale of development and is compatible with surrounding land uses and will contribute to the rural industrial community.

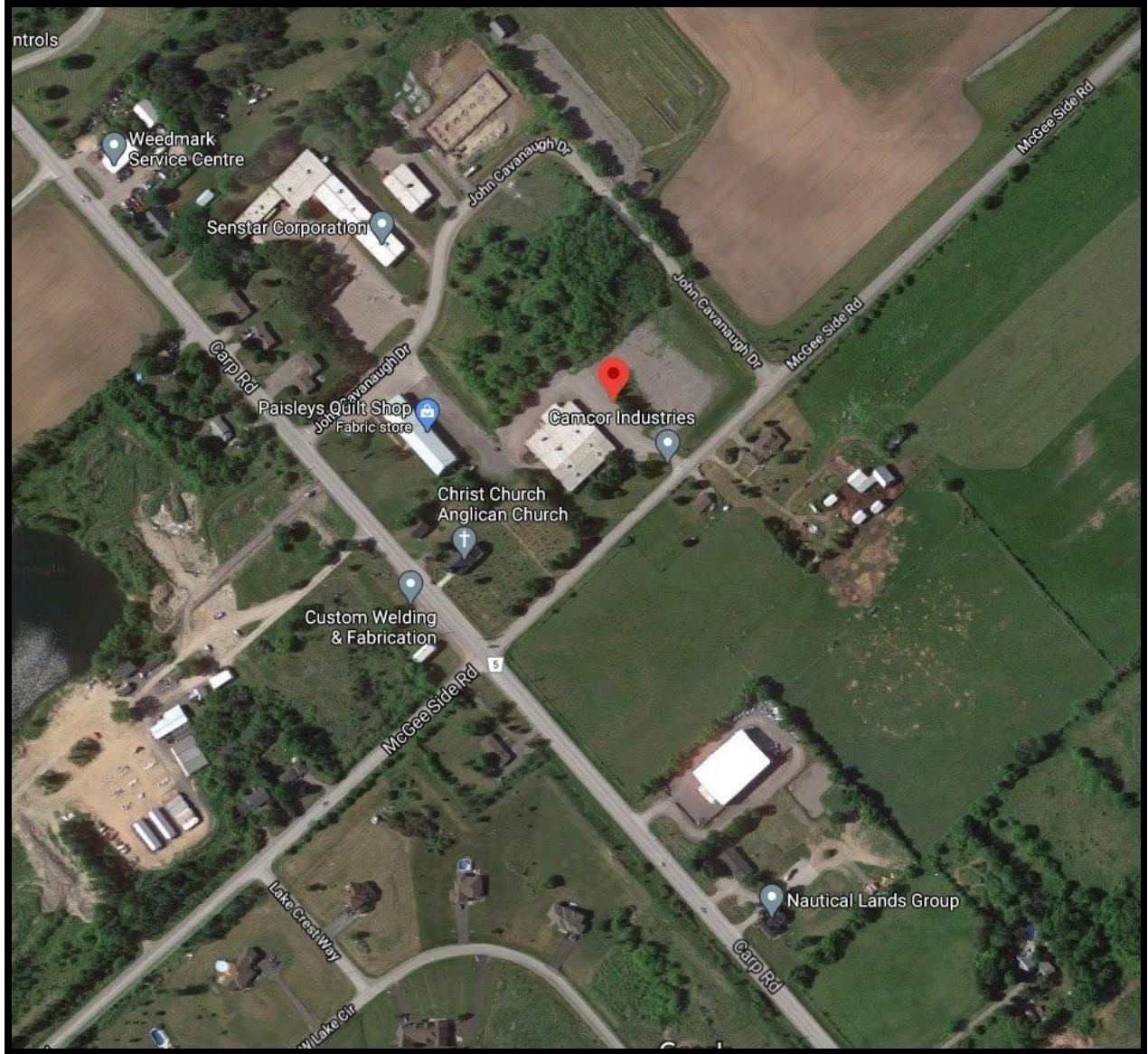
P H Robinson Consulting

A handwritten signature in black ink, appearing to read "Paul Robinson". The signature is fluid and cursive, with the first name "Paul" and the last name "Robinson" clearly distinguishable.

Paul Robinson RPP

APPENDIX

**LOCATION PLAN
SURVEY PLAN
SITE PLAN
ARCHITECTURAL PLANS**



2167 McGee Side Road - Location Plan. North side of McGee Side Road west of John Cavanaugh Road.

JOHN CAVANAUGH DRIVE

BLOCK 7 Reserve

PART 1 PLAN 4R-6735

BLOCK I

REGISTERED PLAN 4M-463

N 46° 36' 40" E P1
N 46° 38' 50" E

SUBJECT TO PART 1 PLAN 5R-12610

PIN 04537 - 0283
PART 1 PLAN 4R-4727

PART 6 PLAN 5R-12610

PART 2 PLAN 5R-12610

No. 2171 STOREY BRICK BUILDING (Erick Noted)

LOT II

PIN 04537 - 0280

CONCESSION 2 (HUNTLEY)

PIN 04537 - 0281

BLOCK 4 Reserve
PIN 04537-0287

JOHN CAVANAUGH DRIVE REGISTERED PLAN 4M-463

BLOCK 5 Reserve

ROAD ALLOWANCE BETWEEN CONCESSIONS 1 & 2

LOT II CONCESSION 1

PART 1 PLAN 5R-4258

BLOCK 6 Reserve
PIN 04537-0288

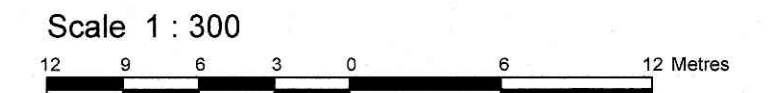
JOB BENCHMARK SPIKE IN UTILITY POLE Elev. 119.00

ROAD ALLOWANCE BETWEEN LOTS 10 & 11
McGEE SIDE ROAD

PIN 04537 - 0282

SURVEYOR'S REAL PROPERTY REPORT PART 1 Plan of CONCESSION 2 Geographic Township of Huntley CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.



Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate
I CERTIFY THAT:
1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
2. The survey was completed on the 23rd day of October, 2020.

Nov 5 2020
Date
E. H. Herweyer
Ontario Land Surveyor

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH
SURVEY REPORT DATED NOVEMBER 5, 2020

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to 11840388 CANADA INC. (The Client), their solicitors, mortgagees, and other related parties, permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client.

Notes & Legend

Denotes	
—○—	Survey Monument Planted
—■—	Survey Monument Found
SIB	Standard Iron Bar
SSIB	Short Standard Iron Bar
IB	Iron Bar
(WIT)	Witness
Meas.	Measured
(AOG)	Annis, O'Sullivan, Vollebakk Ltd.
(P1)	Registered Plan 4M-463
(P2)	Plan 5R-12610
—OHW—	Overhead Wires
○ UP	Utility Pole
• AN	Anchor
CSP	Corrugated Steel Pipe
T/P	Top of Pipe
Inv.	Invert
∅	Diameter
• 65.00	Location of Elevations
C/L	Centreline
★	Coniferous Tree

SITE AREA = 7623 m²

Bearings are grid, derived from Can-NET 2016 Real Time Network GPS observations and are referenced to MTM Zone 9 (78°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°19'00" counter-clockwise was applied to bearings on plan P1 0°20'50" counter-clockwise was applied to bearings on plan P2.

ELEVATION NOTES

- Elevations shown are geodetic and are referred to the CGVD28 geodetic datum, derived from vertical control monument No. 70U245 having an elevation of 120.55 metres .
- It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES

- This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
- Only visible surface utilities were located.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

LOT II CONCESSION 1

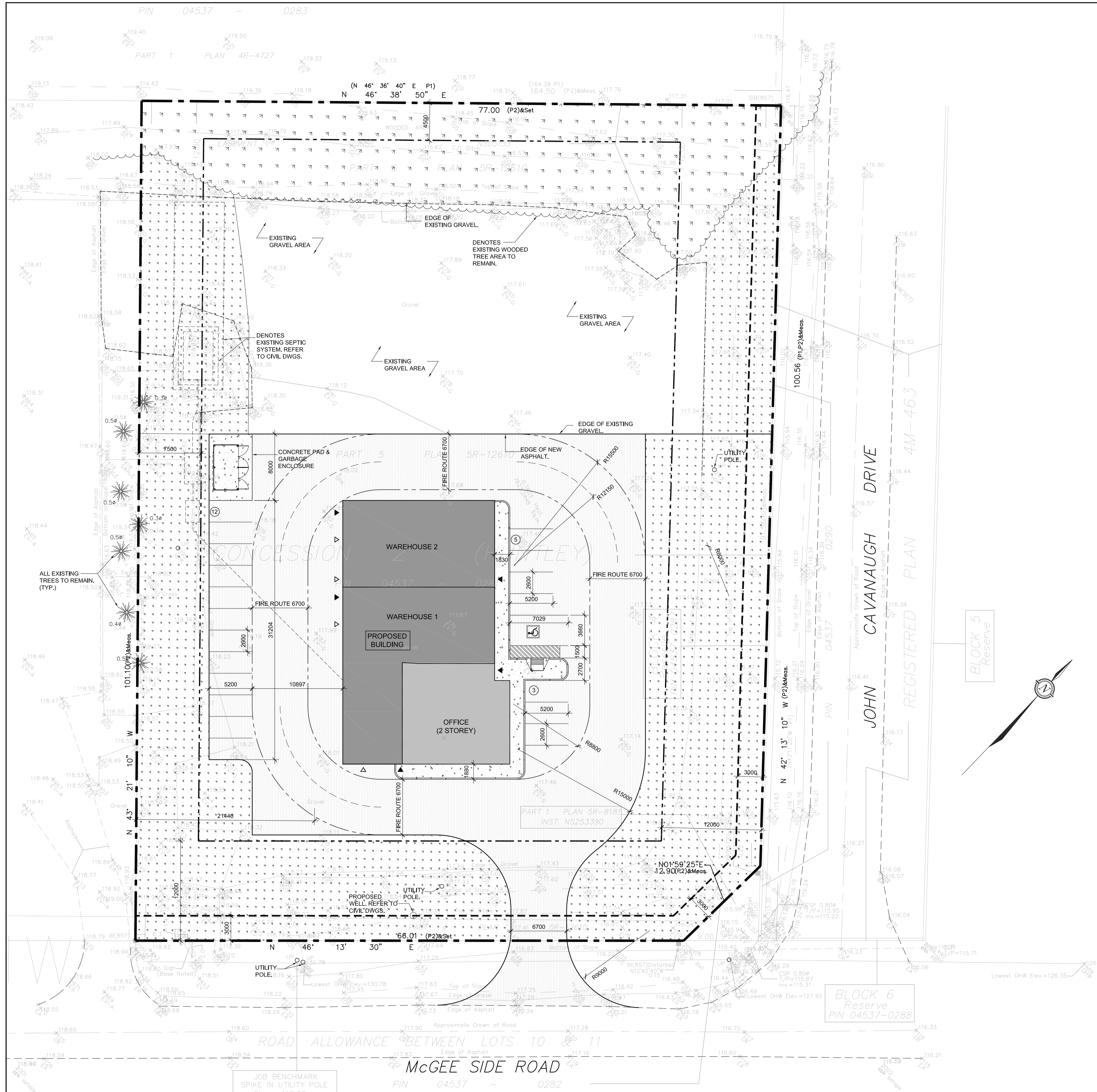
ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2141782

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH Regulation 1028, Section 29 (3)

© Annis, O'Sullivan, Vollebakk Ltd. 2020. "THIS PLAN IS PROTECTED BY COPYRIGHT"

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2Z 7S5
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: nepean@annisvollebakk.com

Ontario Land Surveyors
Reg. No. 2048-20 MB Reg. PL1.1 C-2 H.T.F.



LEGEND

- PROPERTY BOUNDARY LINE
- SET BACK LINE
- LANDSCAPE BUFFER
- FIRE ROUT LINES
- PROPOSED BUILDING
- ASPHALT
- CONCRETE SURFACE, REFER TO CIVIL DWGS.
- LANDSCAPED AREA
- WOODED LANDSCAPED AREA
- MAN DOOR LOCATIONS
- O/H DOOR LOCATIONS
- CONCRETE CURB RAMP C/W TWSI

GENERAL NOTES:

- REFER TO SURVEYOR'S REAL PROPERTY REPORT PART 1 PLAN OF PART OF LOT 11, CONCESSION 2, (GEOGRAPHIC TOWNSHIP OF HUNTLEY CITY OF OTTAWA, SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD, ONTARIO LAND SURVEYORS.

SITE DATA:

LOT AREA: 7,622m²
 LANDSCAPED AREA: 3538m² = 46%
 BUILDING AREA: 599m²
 BUILDING HEIGHT: 7.62 m

GROSS FLOOR AREA: (City of Ottawa Zoning Bylaw): Gross floor area means the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls and including floor area occupied by interior walls and floor area created by bay windows, but excluding:

- floor area occupied by shared mechanical, service and electrical equipment that serve the building; (By-law 2008-326)
- common hallways; corridors; stairwells, elevator shafts and other voids; steps and landings; (By-law 2008-326)
- bicycle parking; motor vehicle parking or loading facilities;
- common laundry, storage and washroom facilities that serve the building or tenants;
- common storage areas that are accessory to the principal use of the building; (By-law 2008-326)
- common amenity area and play areas accessory to a principle use on the lot; and (By-law 2008-326)
- living quarters for a caretaker of the building.

OFFICE (2 STOREY): 225m²
WAREHOUSE 1: 254m²
WAREHOUSE 2: 191m²
TOTAL: 683m²

GROSS AREA: (Ontario Building Code definition): The total area of all floors above grade measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of firewalls, except that, in any occupancy other than a residential occupancy, where an access or a building service penetrates a firewall, measurements shall not be taken to the centre line of such firewall.

OFFICE (2 STOREY): 301m²
WAREHOUSE 1: 250m²
WAREHOUSE 2: 191m²
TOTAL: 742m²

ZONING:

1.0 ZONING DESIGNATIONS (Part 13):
 RG - RURAL GENERAL INDUSTRIAL ZONE

2.0 ZONING PROVISIONS:
RG5 SUBZONES - CARP ROAD CORRIDOR:
 LOT AREA: 4000m² MINIMUM
 LOT WIDTH: 30m MINIMUM
SETBACKS:
 Front Yard: 12m MINIMUM
 Corner Side Yard: 12m MINIMUM
 Rear Yard: 7.5m MINIMUM
 Interior Side Yard: 4.5m MINIMUM
MAXIMUM LOT COVERAGE: 50%
BUILDING HEIGHT: 15m MAXIMUM
LANDSCAPING: 3.0m MINIMUM ABUTTING A STREET
 0.0m MINIMUM ALL OTHER CASES

3.0 PARKING (Section 101):
 Minimum Required:
 OFFICE: 8 (2.4/100m² of GFA)
 WAREHOUSE: 4 (0.8/100m² of GFA)
TOTAL: 12
 Provided:
 STANDARD SPACE: 19
 BARRIER-FREE: 1
TOTAL: 20

4.0 BICYCLE PARKING (Section 111):
 Not Required as per section 111 (1):

5.0 LOADING (Section 113):
 Not required as per table 113A.

6.0 PARKING FOR THE PHYSICALLY DISABLED (Parking Bylaw 2017-301, Section 111):
 Minimum Required: 1
 Provided: 1

CLIENT

CLS ROOFING LTD.

ISSUE	DESCRIPTION	DATE
03	FOR COORDINATION	31/01/2021
02	FOR SITE PLAN PRE-CONSULTATION	30/11/2020
01	FOR INFORMATION	23/11/2020

PROFESSIONAL STAMP

PROJECT NORTH

PROJECT

2167 MCGEE SIDE RD,
INDUSTRIAL BUILDING

DRAWING

PROPOSED
SITE PLAN

PROJECT No:	025	REVISION:	00
DRAWN:	SL	DATE:	OCTOBER 2020
APPROVED:		SCALE:	AS SHOWN

DRAWING No:

A001

1 PROPOSED SITE PLAN:
SCALE: 1:250

CLIENT

CLS ROOFING LTD.

79.24 1/0 PARAPET
 78.63 1/0 PARAPET
 4410
 74.22 1/0 MEZZANINE
 3800
 70.42 1/0 SLAB

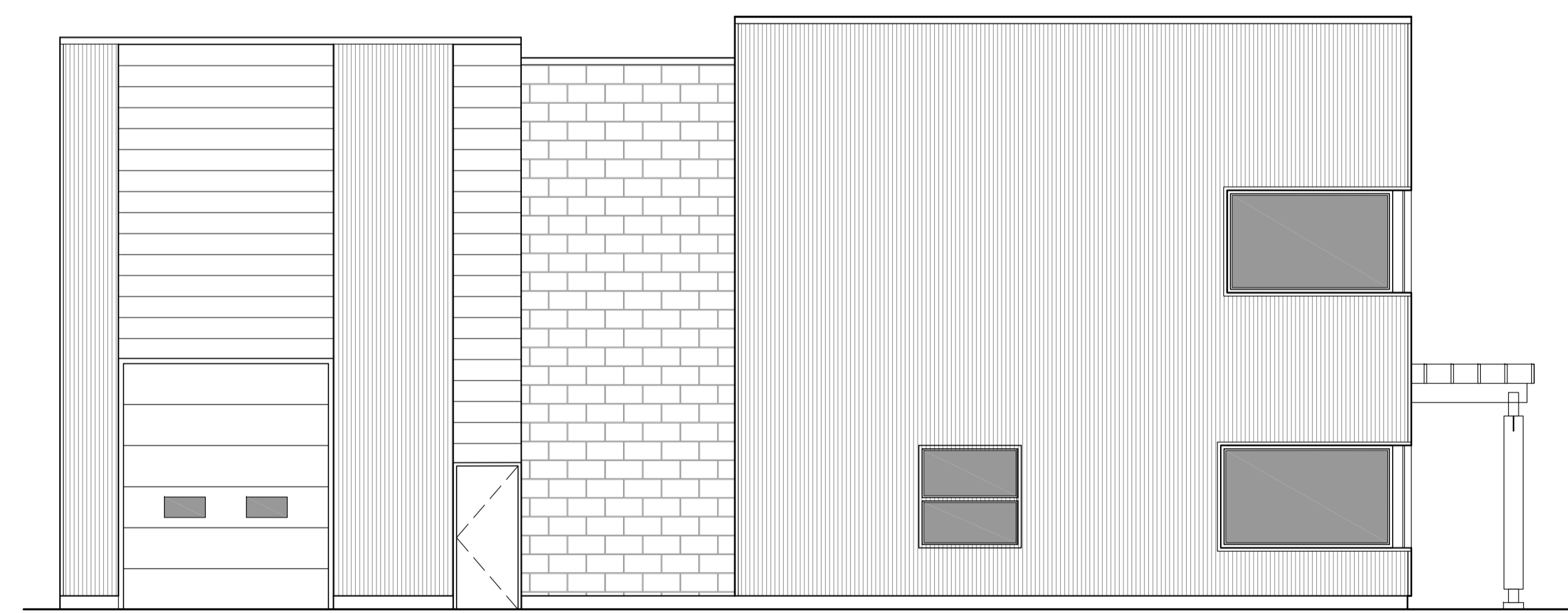


1 EAST ELEVATION:
 A2 SCALE: 1 : 50

ISSUE	DESCRIPTION	DATE
01	FOR INFORMATION	12/11/2020

PROFESSIONAL STAMP PROJECT NORTH

79.24 1/0 PARAPET
 78.63 1/0 PARAPET
 4410
 74.22 1/0 MEZZANINE
 3800
 70.42 1/0 SLAB



2 SOUTH ELEVATION:
 A2 SCALE: 1 : 50

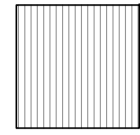
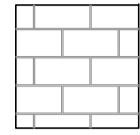
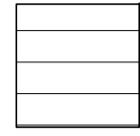
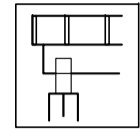
PROJECT
 2167 MCGEE SIDE RD,
 INDUSTRIAL BUILDING





DRAWING
 PROPOSED BUILDING
 ELEVATIONS

PROJECT No:	025	REVISION:	00
DRAWN:	SL	DATE:	OCTOBER 2020
APPROVED:		SCALE:	AS SHOWN

DRAWING No: A2





LEGEND

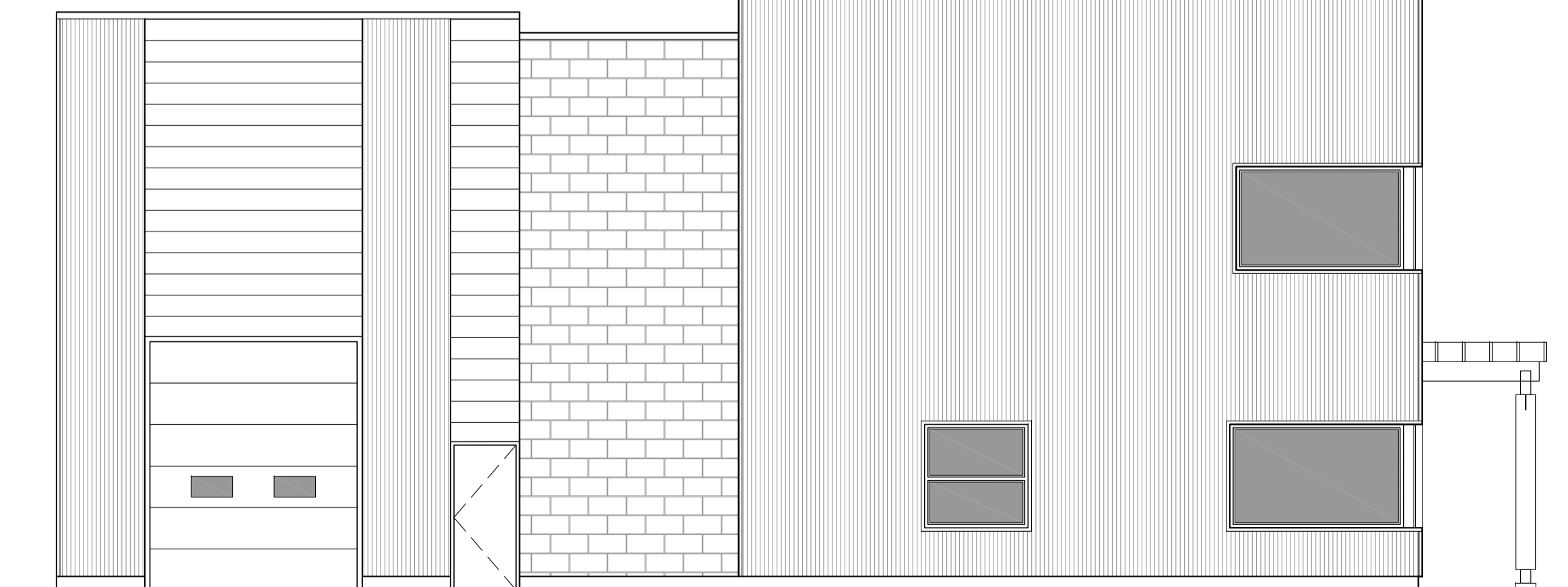
-  VERTICAL CORRUGATED METAL SIDING TYPE 1, CHARCOAL GREY WITH BLACK TRIMS
-  MASONRY CLADDING.
-  HORIZONTAL METAL SIDING TYPE 2, BLACK
-  WOOD CANOPY

 79.24 /o PARAPET
 78.63 /o PARAPET
 4410
 74.22 /o MEZZANINE
 3800
 70.42 /o SLAB



1 EAST ELEVATION:
A2 SCALE: 1 : 50

 79.24 /o PARAPET
 78.63 /o PARAPET
 4410
 74.22 /o MEZZANINE
 3800
 70.42 /o SLAB



2 SOUTH ELEVATION:
A2 SCALE: 1 : 50

CLIENT

CLS ROOFING LTD.

ISSUE	DESCRIPTION	DATE
02	FOR SITE PLAN PRE-CONSULTATION	30/11/2020
01	FOR INFORMATION	12/11/2020

PROFESSIONAL STAMP PROJECT NORTH

PROJECT
2167 MCGEE SIDE RD,
INDUSTRIAL BUILDING

DRAWING
PROPOSED BUILDING
ELEVATIONS

PROJECT No:	025	REVISION:	00
DRAWN:	SL	DATE:	OCTOBER 2020
APPROVED:		SCALE:	AS SHOWN

DRAWING No:
A2