

## **Eastern Ontario Pallets Ltd.**

7248 Bank Street

Eastern Ontario Pallets is submitting a proposal for the construction of a hoop-framed domed storage structure at its property at 7248 Bank St. The structure would give the company a sheltered storage area for lumber, while also greatly improving the property's roadside attractiveness.

Eastern Ontario Pallets Ltd. is a lumber, pallet and crate company that has been in operation for 30 years. Situated near the Village of Metcalfe, the property is located at the intersection of Bank Street and Snake Island Road in the city's south end (west side of Bank Street, south of Snake Island Road). The existing commercial structure on the property is a 1020 m<sup>2</sup> building that faces east towards Bank Street. The company's offices are housed in the front of the building, while its production facilities are located in the rear of the building. Currently, lumber is stored outside in a gravel yard adjacent to the south side of this building. The new structure would allow the company to store lumber indoors.

The proposed 406 m<sup>2</sup> storage structure would be a freestanding, steel hoop-framed fabric structure with a floor area that's 12.8 m wide-by-31.7 m long. It would be unheated, with no services and a gravel base. Both ends would be closed in and have 4.2 m-by-4.2 m overhead steel doors, along with person walk-through doors. The building would be constructed parallel to the property's existing commercial building, and surrounding areas would continue to have a gravel base. The structure would function as a "warehouse," a permitted use on a property that is zoned Rural Commercial (By-law 2019-338) such as this one.

Moving the lumber indoors will significantly enhance the property's attractiveness along Bank Street, which is designated as a Scenic Entry Route in the City's Official Plan. Scenic Entry Routes are intended to provide safe and attractive gateways to the city, giving travelers entering Ottawa a positive first impression. The proposed structure would shield stacks of stored lumber from the public's view along Bank Street. As part of this project, a silt fence for erosion and sediment control would be constructed to wrap around the existing gravel yard, further obscuring the lumber storage.

To boost beautification along Bank Street, the front of the property will be attractively landscaped with the addition of trees and other vegetation along the roadside. Additionally, the parking lot will be moved from the front of the property to the north side of the existing commercial building, away from roadside view.

Moving ahead with the construction of this storage facility – and the enhancements to the property's appearance that come with it – will reflect that the City of Ottawa is an attractive and prosperous community in which to live and work.