

March 10, 2014

Justyna Garbos, MCIP RPP  
City of Ottawa, Planner  
Planning and Growth Management Branch  
Development Review Rural Services Branch, West Unit  
110 Laurier Avenue, West 4<sup>th</sup> Floor  
Ottawa, ON K1P 1J1

**Reference:       Application for Site Plan Control and Zoning By-Law Amendment  
                      1575 Diamondview Road  
                      Carp (Ottawa), Ontario, K0A 1L0**

---

Dear Justyna,

795144 Ontario Inc. is submitting a concurrent Site Plan Control and Zoning By-law Amendment for their property at 1575 Diamondview Road to facilitate the development of the land into the new Reis Equipment facility.

In support of the above noted applications, please find enclosed the following copies, materials and documents.

- Completed application form for Site Plan Control
- Completed application form for Zoning By-Law Amendment
- Planning Rationale
- Plan of Survey, prepared by Webster & Simmons Surveying Ltd.
- Site Plan prepared by David Mailing Architect Associates Inc.
- Floor Plan, prepared by David Mailing Architect Associates Inc.
- Elevations, prepared by David Mailing Architect Associates Inc.
- Landscape Plan prepared by Levstek Consultants Landscape Architects
- Servicing & Grading Plan, prepared by Robinson Land Development Inc.
- Sediment & Erosion Control Plan, prepared by Robinson Land Development Inc.
- Stormwater Management Report, prepared by Robinson Land Development Inc.
- ESA Phase I & ESA Phase II, prepared by Pinchin Environmental Ltd
- Geotechnical Investigation, prepared by Paterson Group
- Hydrogeological Study & Terrain Analysis, prepared by Paterson Group
- Tree Conservation Report, prepared by IFS Associates
- CD copies of all reports & drawings

**Property overview:**

A subject property is located on the west side of Diamondview Road adjacent to the intersection S/W of March Road and Diamondview Road. The property is also fronted by March Road on its North side.

The property is presently vacant. To the south of this property is existing undeveloped vegetated land. To the north is a Shell Service station and to the west of the property is a vacant property believed to be in the process of City approvals for Development.

Other properties in the surrounding property area are a mix of various uses from the Carp Airport, self-storage facilities, Highway 417, City of Ottawa depots, chip wagon, as well as residential and agricultural uses.

**Development Proposal:**

The proposed development will consist of a single story building along with a standalone future storage shed. Both of these facilities will be used by Reis Equipment to sell, service and repair farm equipment and farm implement products as well as other heavy equipment for the local agricultural, rural and urban Ottawa Valley communities.

Reis Equipment has located in the area on Carp Rd for the past 30 years and has out grown their present facility and therefore is relocating to 1575 Diamondview Road.

The building will be designed and constructed to meet Reis's, as well as the manufacturer's (CASE IH) high architectural standards and signature look. It will also meet the needs of the local farmers and all of the Reis client requirements for the future.

The building will contain a small showroom with supporting sales and administration offices as well as a large repair service shop and parts department.

Access to the facility will be from a common shared access road from March Road, as well as direct access from Diamondview Road.

Equipment display areas will be provided around the building and in landscape areas.

Parking requirements for the new facility are shown on the drawings which accompany the Site Plan Application and exceed the requirements of the parking by-law calculations.

**Policy Reviews:***Provincial Policy Statement 2005 (PPS):*

The proposed development supports the PPS as an efficient land use in Rural areas.

The proposed development not only supports the local and surrounding Agricultural community, it also supports the construction industry and the rural home owners for various products and equipment needs.

This development satisfies, support and expands the Rural community which is highly promoted under the PPS.

The economic effects and job creation with this development and its positive impact on the local community as a result, are in keeping and consistent with the Provincial Policy Statement 2005

It is clear this development supports the policies under the PPS 2005.

*City of Ottawa Official Plan (2007)*

The subject property is designated "General Rural Area" in the City of Ottawa Official Plan. Within the General Rural zone there are a variety of permitted land uses that include commercial and industrial uses which are appropriate for rural locations.

The proposed development respects the General Rural Design Guidelines for development and its recommendation for zoning amendment to suit the proposed use as outlined in 3.7.2. This application includes a City of Ottawa zoning amendment request to suit 5 a) of section 3.7.2 of the City Official Plan which supports commercial and industrial uses similar to the one in this development.

The proposed development and accompanying documents show how the land will be developed in a manner to support the General Rural Area plan.

*City of Ottawa Zoning By-Law June 25, 2008 (2008-250)*

The subject property is zoned Rural Commercial, Subzone 5 with a holding symbol in the City of Ottawa's zoning By-Law noted as a portion of lot being RC5 [227r] S11r-h and part being RC5 [225r] S11r-h,. Within the RC5 Subzone section of the by-law, sentence (4) states that "RC4 subzone provisions are set out in Table 218A shall apply for the RC5 subzone."

# 1575 DIAMONDDVIEW



The RC zone is a Rural Commercial zone which permits numerous non-residential and residential uses including, but not limited to:

- amusement centre
- amusement park
- animal care establishment
- animal hospital
- artist studio
- automobile rental establishment
- automobile dealership
- automobile service station
- bar
- campground
- car wash
- detached dwelling
- dwelling unit
- gas bar
- heavy equipment and vehicle sales, rental and servicing
- hotel
- kennel, *see Part 3, Section 84*
- parking lot
- restaurant
- retail store
- warehouse (By-law 2013-58)

The Subzone 5 and exceptions [227r] S11r-h and [225r] S11r-h on the subject property limit the zone and only permits the following non-residential and residential uses including, limited to:

- campground
- marine facility
- dwelling unit
- park

Some building height limits are noted as well, however these seemed to be random and obscure for the land.

<u>Zoning Requirements</u>	<u>Required</u>	<u>Proposed</u>
Zoned	RC5 [227r] s11r-h	RC4
	RC5 [225r] s11r-h	RC4
Min. Lot Area	20000 sq.m	20000 sq.m
Min. Lot Width	90.00 m	90.00 m
Max. Building Height	4.50 m to 7.50 m	11.00 m
Min. Front Yard Setback	10.00 m	10.00 m
Min. Interior Side Yard Setback	6.00 m	6.00 m
Min. Rear Yard Setback	10.00 m	10.00 m
Min. Corner Yard Setback	10.00 m	10.00 m
Max. Lot Coverage	15%	15%
Landscape Yards	Front & Corner Yards	Front & Corner Yards
Parking Spaces (0.75 per 100 GFA)	28 spaces	28 spaces

As part of this application, a zoning amendment application to support the proposed zoning requirements of RC4 and permitted uses outlined in RC is presented, as opposed to the present limited Subzone 5 permitted uses and height limits.

### **Discussions of Consultants Reports and Plans**

#### **Project Servicing**

Robinson Land Development Inc. has prepared a Site Servicing, Grading and Storm Drainage Plan and a Stormwater Management Report to address stormwater and site services. The reports and studies accompany this application.

#### **Environmental Considerations**

In support of the Site Plan Control Application, a Phase I and Phase II Environmental Site Assessment (ESA), was prepared by Pinchin Environmental Ltd.

The ESA provides an inventory of previous land uses on the property and documents and assesses the potential for site contamination and environment constraints, including sources from adjacent properties. This report outlines that there are no environmental issues on the site.

#### **Site Plan and Landscaping**

David Mailing Architect Associates Inc. have prepared a Site Plan showing the development, as well Levstek Consultants have prepared a detailed Landscape Plan showing the improvements to the development. Both sets of drawings accompany the application.

#### **General Note:**

Based on the application for Site Plan Approval and Zoning Amendment together with all the supporting studies, design and engineering, we can confirm that this development is in keeping with sound land used and planning.

Yours very truly

**Pri-Tec Construction Ltd.**

Peter Willemsen C.E.T.  
President  
PW/sb