

CBC Warehouse Addition
2415 Richardson Side Road, Carp, Ontario.

Site Plan and Re-zoning Applications

Planning Rationale

1. Application Submission

This application is for Site Plan Control (Site Plan Control Application: New, Standard Rural (Staff Approval, No Public Consultation) and Zoning By-Law Amendment (Major) - Rural for the property located at 2415 Richardson Side Road, Carp, Ontario.

The following documents are appended with this application:

- completed Site Plan Control Application form
- completed Re-Zoning Application form
- A-00 Cover Sheet
- A01 Site Plan including Landscaping
- A-06 Building Elevations
- G1 Servicing Plan
- G2 Drainage Areas Plan
- G3 Erosion & Sediment Control Plan
- Site Servicing Study & Stormwater Management Report
- Survey plan
- Scoped Environmental Impact Statement
- Geotechnical Report
- Planning Rationale
- Previous Site Plan Approval Agreement
- Previous Site Plan Approval Site Plan
- Previous Civil Drawings

2. Location

The site is located at 2415 Richardson Side Road, Carp, Ontario. The legal description is "Part of Lot 6, Conc. 3, Geographic Township of Huntley, now City of Ottawa". The site is very large and is bounded by Cavanmore Road to the north, farm land to the east, Richardson Side Road to the south, and William Moody Road to the west. The lands to the south of Richardson Side Road is farm land. The lands to the west of William Moody Road, and the north of Cavanmore Road are residential, however, the north part of the property is heavily wooded.

3. Requested Planning Approvals

The purpose of this application is to have the land zoning include the warehouse use for the addition and for site plan approval to add a warehouse addition to the existing building as contemplated in the previous Site Plan Agreement.

A Pre-Consultation meeting took place on 29 July 2019 with City staff.

4. Proposal Details

Site Plan

The site plan design follows the previous Site Plan Agreement future development and uses the original storm water management principles for the new development. The addition proposed is slightly smaller than the original proposal and, therefore, meets the intent of the previous design. The main addition to the site plan is to extend the gravel area of the site to the north, to the extent originally proposed, and for which the storm water management plan was designed. All other areas of the site are being maintained as is.

Landscaping

The only landscaping revisions include for new trees to shade the landscaped areas and swales for storm water quality reasons as noted in the Storm Water Management Report.

Materiality

The addition will be of similar design to the previous addition, namely a sloped roof structure clad in metal siding. All colours and materials are to match the existing building.

5. Zoning

The re-zoning is now required to include the warehouse use as the film storage contemplated for this addition is not considered an ancillary use to the existing building, however, the warehouse component already exists at the site. The film storage contemplated is for archiving purposes only and, therefore, activity at the addition will be minimal at best.

Yours truly,



Gordon Krieg
PYE & RICHARDS ARCHITECTS INC.