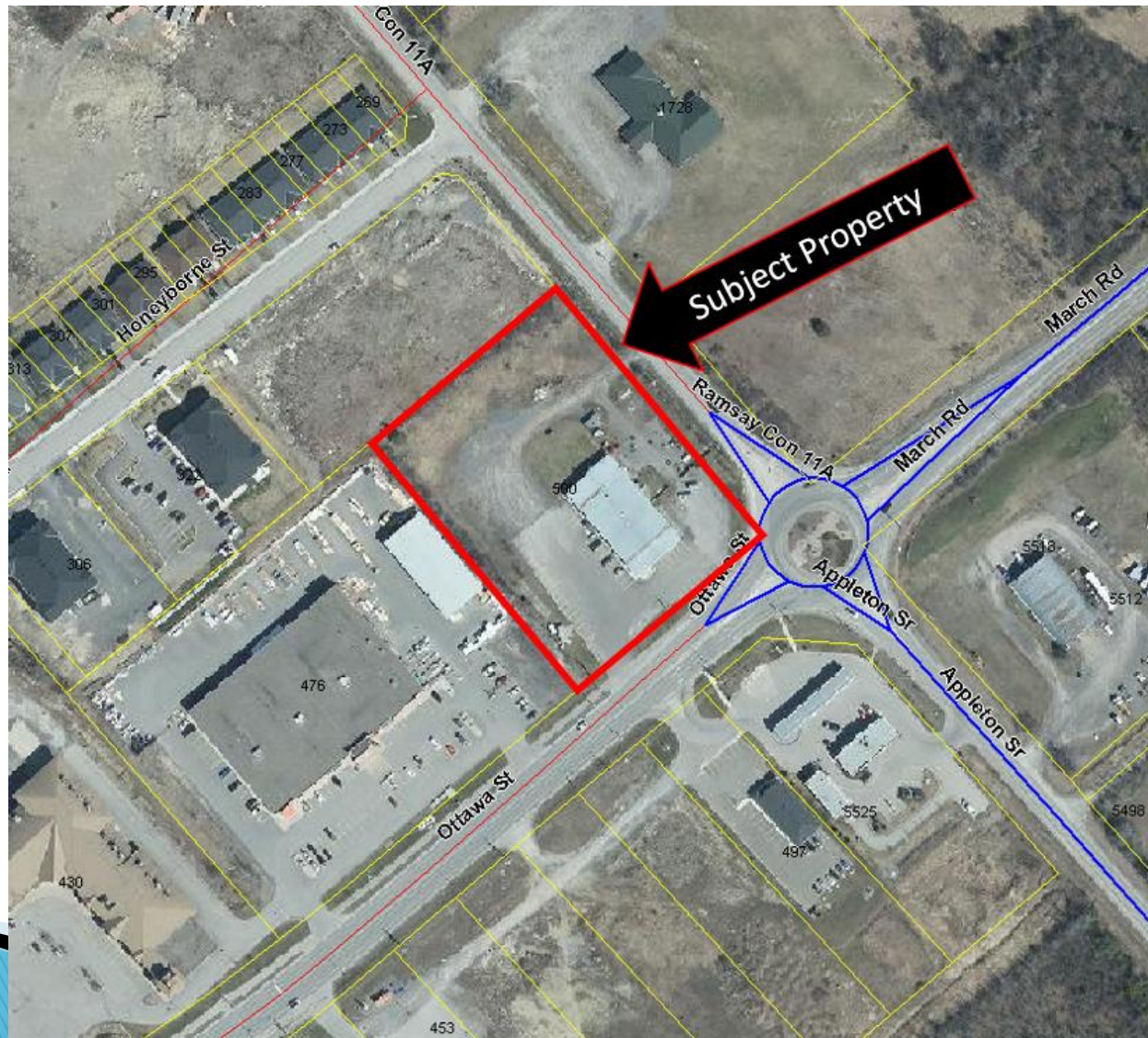


Committee of the Whole

Tuesday, December 7, 2021

Site Plan Control D11-LOP-21
500 Ottawa Street

Subject Lands



Community Official Plan and Zoning By-law

Highway Commercial Designation

- Permits a variety of uses dependent upon high volumes of traffic or heavily transportation oriented (ex. recreational and automotive sales, repair and services establishments, garden centres and nurseries, warehousing and distribution centres)

Highway Commercial Zone

- Minor variance (A-08-21) to permit granular surfacing for driving aisles
- Meets all other performance standards of the Zoning By-law

Site Considerations

Open Storage

- Appropriate screening of outdoor storage is required
- Site Plan includes and identifies opaque fencing around the proposed outdoor storage area and waste collection area

Traffic and Parking

- Require a tapered asphalt entrance off of Ramsay Con. 11
 - included as a Site Plan condition with securities
- Existing on-site parking accommodate the additional use

Recommendation

THAT Committee of the Whole recommend that Council approve the Site Plan Control application (D11-LOP-12) for the property described legally as Concession 10 East Part Lot 16; and

THAT the Mayor and Clerk be authorized to enter into a Site Plan Control Agreement for the development of two (2) commercial self-storage buildings and associated outdoor storage area, as detailed in Documents 1, 2 and 3.