

November 21, 2023

Niki Dwyer, Director of Development Services
Town of Carleton Place
175 Bridge Street,
Carleton Place, ON
K7C 2V8

RE: DICA Electronics Class 2 Development Permit Application
160 Industrial Avenue
Part of Lots 1 & 2, Concession 7
Town of Carleton Place
Applicant: DICA Electronics c/o Spencer Grabe

Dear Mrs. Dwyer,

ZanderPlan Inc has been retained to provide the Planning Rationale and Urban Design Analysis to support the proposed DP2 application for the property at 160 Industrial Avenue to support the construction of a new 598 square metre wood frame building. The new building will be detached from the main facility to be used as administrative offices and a production warehouse for DICA Electronics. The subject site is fully developed with a vinyl-sided building serving as the main facility for DICA Electronics. The new building will be constructed on the north side of the property which is currently open grassed lands.

SUBJECT PROPERTY

The subject property is located at 160 Industrial Avenue, falling in Part of Lots 1 and 2, Concession 7, in the Town of Carleton Place (See Figure 1). The property fronts to Industrial Avenue but also contains road frontage on Smythe Road and Bates Drive measuring 12,792sqm in size. An access driveway is located along each road frontage leading to parking and loading areas on the north and south sides of the building. The existing building is located roughly in the centre of the property. The east side of the building is aluminum-sided with a shingled roof. The remainder of the structure, which appears to be an addition onto the original building, is aluminum-sided with a metal roof. The new building is proposed to the north side of the property which is currently grassed area.



Figure 1 – Aerial View of 160 Industrial Avenue

All lands / parcels surrounding the subject property fall in the Industrial Park consisting of non-residential land uses. Lands to the north of the subject property consist of a mix of industrial land uses fronting to Smythe Road and Bates Drive including Hi-QA Inc, Peton Distributors, J.A. Patterson Electric, and CPHC (Community & Primary Health Care). North of the uses fronting to Bates Drive is the boundary between the Town of Carleton Place and the Municipality of Mississippi Mills. Lands to the east of the property contain a mix of industrial uses including Doucett Insurance, CP Professional Services, and Lanark Pure Country Springs to name the closest uses. Lands to the south contain Carleton Refrigeration, Heating and Air Conditioning, HausPro, Bulgari Granite, and all of the varying uses within the Scandia Business Park. To the east of the site are mainly vacant parcels of land, some inside the industrial park, with an industrial building located at 5 Bates Drive containing several uses. Lands further east beyond the industrial park are vacant, treed lands.

PROPOSED DEVELOPMENT

The development proposal is seeking to construct a new detached industrial building on the north side of the subject property near the intersection of Bates Drive and Smythe Road. The new 598 square metre building will have dimensions of 16.20 metres by 36.88m with the longer side of the building facing toward Bates Drive. Use of the new building will be for administrative offices and a production warehouse for DICA Electronics. Office area will measure roughly 292 square metres with the production area being roughly 306 square metres. One overhead door will be placed on the southwest side of the building with canopies at the pedestrian entrances to the building. The asphalt parking lot between the existing and proposed buildings will provide the required parking for the new use. An excerpt of the site plan drawing completed by Peter Mansfield is shown in Figure 2 below. The plan also indicates a new tree row along the Bates Drive frontage.

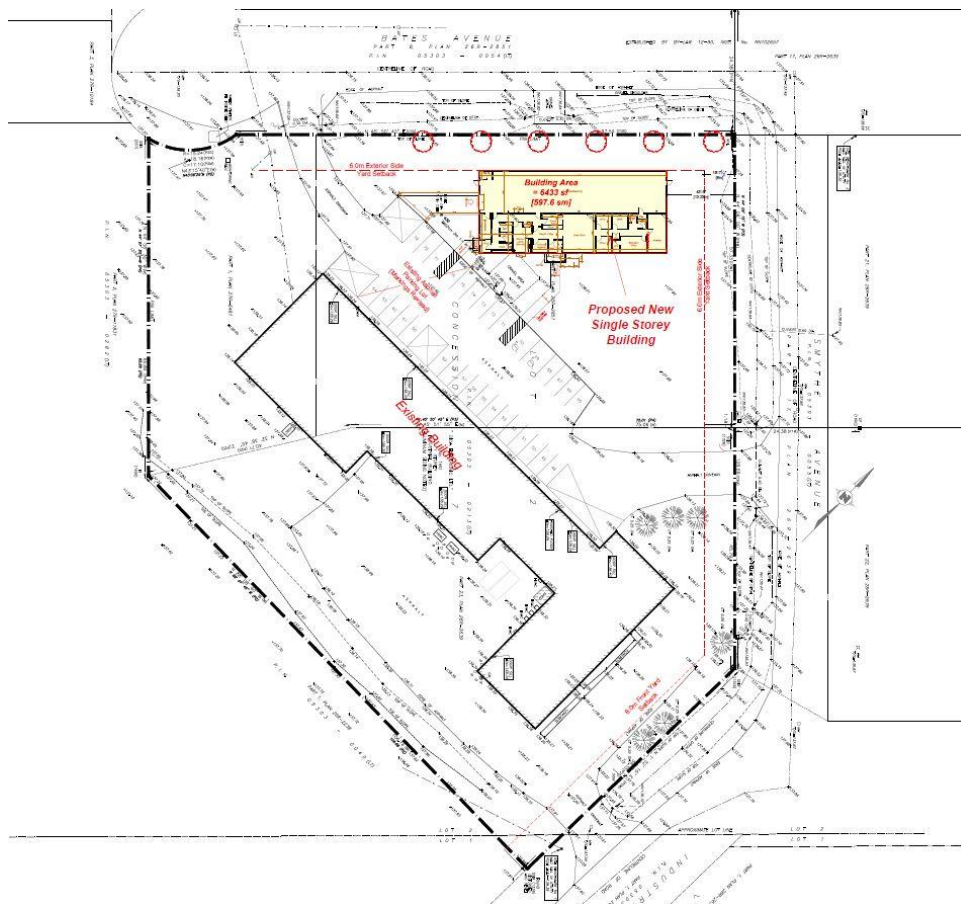


Figure 2 – Excerpt of Site Plan Showing New Building On-Site

SITE PHOTOS



View of the Area of Development Looking from Smythe Road (taken Nov. 6, 2023)



View of the Area of Development Looking from Smythe Road (taken Nov. 6, 2023)

PROVINCIAL POLICY STATEMENT (PPS) 2020

The *Provincial Policy Statement (PPS, 2020)*, issued under the authority of Section 3 of the Planning Act, provides policy direction on matters of Provincial interest related to land use planning and development and provides for appropriate development while protecting resources of provincial interest. The Provincial Policy Statement 2020 came into effect May 1, 2020 replacing the Provincial Policy Statement issued April 30, 2014.

Section 1.0 of the PPS speaks to Building Strong Healthy Communities with policies for Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns found under **Section 1.1**. It encourages “healthy, liveable and safe communities” through a variety of means, including efficient development and land use patterns, a range and mix of land uses, protection for the environment and the public, and access to available services and infrastructure. Expansion of the existing business through the construction of a new detached building promotes efficient development and use of the subject property over the long term (Sec. 1.1.1[a]) accommodating a larger mix of industrial uses with potential for additional employment (Sec. 1.1.1[b]). The site is well separated from both residential uses and natural areas mitigating the risk of environmental or public health and safety concerns from the new development (Sec. 1.1.1[c]). While the boundary of the Town is located near the subject site the new development will not impact the ability to expand the settlement area boundary in the future (Sec. 1.1.1[d]). The project integrates intensification of the use and proper growth management through planning to achieve a cost-effective expansion of the use that minimizes servicing costs and land consumption (Sec. 1.1.1[e]). The new land uses within the industrial park on already developed lands will minimize impacts on biodiversity (Sec. 1.1.1[h]) while accounting for climate change by utilizing existing on-site features such as parking areas to limit construction activity and the burning of fossil fuels by construction equipment (Sec. 1.1.1[i]).

The PPS states in Section 1.1.2 “*sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs*”, and “*within settlement areas, sufficient land shall be made available through intensification and redevelopment.*” The new use on-site will help DICA Electronics meet their projected needs through intensification of their industrial property. Overall, the proposed use will help contribute to a healthy, viable and safe industrial community.

Section 1.1.3 of the PPS speaks to Settlement Areas which include cities, towns, villages and hamlets. Settlement areas shall be the focus for growth and development (1.1.3.1) with land uses based on densities and mixes of uses which:

- a) *efficiently use land and resources;*
- b) *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- c) *minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- d) *prepare for the impacts of a changing climate;*
- e) *support active transportation;*
- f) *are transit-supportive, where transit is planned, exists or may be developed; and*
- g) *are freight-supportive.*

The proposed building will efficiently use available lands and resources on-site which are appropriate for the current infrastructure in place without need for any expansions. Locating the use within the industrial park will help minimize impacts to air quality in the non-industrial areas of the Town. Parking facilities and road infrastructure is already in place limiting the amount of new construction and emissions from construction equipment to reduce impacts of climate change. Active transportation options are limited in the industrial park, but the site is both transit and freight-supportive. Accommodating a wider range of available uses through intensification and redevelopment is supported within settlement areas (Sec. 1.1.3.3).

Section 1.2.6 of the PPS speaks to Land Use Compatibility between major facilities and sensitive land uses. As part of a recent Planning Justification Report ZanderPlan completed an analysis of uses within the industrial park categorizing them pursuant to the D-Series Guidelines. DICA Electronics was categorized as a Class II Industrial Facility based on size and activities. The new structure proposed for the site is fully enclosed serving partly as offices and partly as new production area. The increased activity would not result in a change of classification under the D-Series Guidelines. The site would remain a Class II Facility with a required 70 metre setback from sensitive land uses. No sensitive land uses are located within 70 metres of the property.

Section 1.3 of the PPS speaks to Employment and Employment Areas. The property is located within the Industrial Campus designation identified as Employment District in both the Official Plan and Development Permit By-Law for the Town. Permitting the additional structure on the property to account for business growth will ensure an appropriate range of employment uses are provided to meet long term needs (Sec. 1.3.1[a]). The structure will provide for new employment activities that take into account the needs of the existing business (Sec. 1.3.1[b]). The northern part of the property is currently vacant land representing a strategic site for new investment (Sec. 1.3.1[c]) that promotes compact development compatible with surrounding

employment uses (Sec. 1.3.1[d]). Additional compatible development on-site preserves employment lands, ensures no new residential uses are permitted, does not require conversion, and will protect major goods and movement facilities in accordance with Section 1.3.2 of the PPS.

Section 1.5 of the PPS speaks to Public Spaces, Recreation, Parks, Trails and Open Space. The Ottawa Valley Rail Trail is located to the east of the Industrial Park. The subject property falls on the west side of the Industrial Park well separated from the trail. New development on the property will not impact the trail ensuring it continues to provide publicly accessible recreation lands within the Town.

Section 1.6.6 of the PPS speaks to Sewage, Water and Stormwater. A Servicing Brief was completed for the property by Eastern Engineering. Water services will be split off the current services on-site to provide water for the new building. New sewage connections to the sewer system on Bates Drive will provide for sewage services. The growth of the site promotes efficient use of the existing municipal sewer and water services (Sec. 1.6.6.1[a]) provided to the new use in a manner that can be sustained on current water service levels, is feasible and viable over the duration of the use, and protects human health and safety (Sec. 1.6.6.1[b]). Pursuant to Section 1.6.6.2 *“Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety.”* With respect to stormwater, new storm flows will be directed to the municipal ditches north of the site to remain integrated with the current stormwater management for the site (Sec. 1.6.6.7).

Section 1.7 of the PPS speaks to Long-Term Economic Prosperity. The new structure will support growth of DICA Electronics representing promotion of economic development within the Town (Sec. 1.7.1[a]). Intensification of the site optimizes available land and infrastructure (Sec. 1.7.1[c]). Parking facilities are in place and on-site infrastructure can be utilized helping to limit the amount of new construction needed reducing equipment emissions and construction related impacts that can affect climate change (Sec. 1.7.1[k]).

Section 2.0 of the Official Plan speaks to the Wise Use and Management of Resources with policies in place for the protection of natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources. Section 2.1 of the PPS speaks to Natural Heritage. The subject property is located within the Industrial Campus. The site does not contain any natural features, no site alteration is proposed in significant natural features, and the lands are not

located adjacent to any identified natural areas. New development will protect natural features for the long term (Sec. 2.1.1).

Section 2.2 of the Official Plan speaks to Water with policies in place for surface water, ground water and source water. The Mississippi River is located several hundred metres east of the property with significant built development intervening. There are no other water sources located in proximity to the property.

Section 2.3 of the PPS speaks to Agriculture. The property is located within a Settlement Area well separated from any agricultural areas.

Section 2.4 speaks to Minerals and Petroleum, neither of which are identified on or abutting the subject property.

Section 2.5 of the PPS speaks to Mineral Aggregate Resources which are not identified on the subject property.

Section 2.6 of the PPS speaks to Cultural Heritage and Archaeology. The site is located within the Industrial Campus with an existing industrial use. The property does not contain any cultural or archaeological heritage.

Section 3.0 speaks to Protecting Public Health and Safety with policies for Natural Hazards in Section 3.1 and Man-Made Hazards in Section 3.2. There are no hazardous lands, lands adjacent to rivers, or hazardous sites that would impact proposed development. Site alteration will not occur within any floodways or flood hazard limits. Hazardous processes are not conducted on-site and no areas of wildland fire hazard exist on the property. There is no reason to believe the lands proposed for development have been subject to mine, oil, gas or salt hazards, or any other forms of contamination that could affect health and safety.

The proposed development is consistent with the policies of the Provincial Policy Statement (PPS) 2020.

TOWN OF CARLETON PLACE OFFICIAL PLAN

The subject property is designated as Industrial Campus falling within the Employment District on Schedule A of the Town of Carleton Place Official Plan (See Figure 3). The Industrial Campus designation applies to all properties in proximity to the site.



Figure 3 – Town of Carleton Place Official Plan Schedule A

Section 1.0 of the Official Plan speaks to the Vision, Guiding Principles and the Planning Context of the Official Plan. The Town's Vision Statement is provided in Section 1.2:

The Town of Carleton Place is committed to maintaining and celebrating its heritage through balanced and sustainable growth which will support a sense of place respectful of our unique historical, cultural and natural heritage where citizens can enjoy an unparalleled quality of life.

Proposed development will occur on a developed lot within the Town's Industrial Campus designation. The historic, cultural and natural heritage unique to Carleton Place will be respected through development of an industrial property where the proposed use is preferred.

Growth of the business will help generate new jobs supporting the Town's citizens and their quality of life.

Guiding Principles form the core of the Official Plan's policies with six (6) principles listed in **Section 1.3.**

1. *We will continue to value and preserve our built heritage and our small town character as we provide for appropriate development to generate residential, recreational, environmental and economic opportunities respectful of private and public property rights.*

- The Industrial Campus within which the property resides represents one of two industrial areas within the Town. The downtown and residential areas that represent the built heritage and small town character will be preserved and protected from the development. Permitting the additional structure on the property represents appropriate development within the context of the Official Plan's Guiding Principles.

2. *We will ensure that growth and development occurs through sustainable and economically viable land use development patterns which will include a broad range of uses and a balanced mix of appropriate residential densities.*

- The northern portion of the subject property is currently open lands representing an appropriate location for intensification of the site. The new structure can be serviced by available municipal infrastructure representing a sustainable and economically viable location for additional development to support business growth.

3. *We will help maintain and increase the Town's employment base through clear and transparent land use policies which support the development of commercial, institutional and industrial opportunities.*

- The new use will help to increase the employment base by supporting additional industrial development on site creating new employment opportunities.

4. *We will protect and enhance our natural environment in a manner which is respectful of land owner concerns and recognizes the need for long term sustainability.*

- The site is located in the Town's Industrial Campus well separated from the natural environment areas within Carleton Place. Allowing the additional use on-site will contribute to the long-term sustainability of the industrial campus and the natural environment.

5. We will ensure appropriate development which will not pose a danger to public safety or health or result in negative property or environmental impacts.

- New development on-site is located well away from community or pedestrian areas protecting public health and safety while avoiding potential impacts on property or the environment.

6. We will ensure that effective infrastructure services will be provided by the appropriate level of government or the private sector in a cost efficient manner which recognizes development priorities and which ensures the protection of our environment.

- Through a Servicing Brief completed for the proposed development it has been demonstrated water services can be branched off existing water services for the building. Sanitary sewers are available along Bates Drive and the new use can utilize the same stormwater infrastructure as the current building. Utilization of existing infrastructure ensures protection of the environment for the new use.

Section 3.0 of the Official Plan sets forth Land Use Policies. Employment District policies are found under Section 3.4. The proposed development will meet the Objectives of Section 3.4.1 by expanding the employment base through the construction of a new structure on the subject property to support business growth and helps prepare for the changing regional economy. The new use will maintain existing access points ensuring efficient transportation links and will not result in land use conflicts with surrounding uses.

The Industrial Campus permits light industrial, warehousing and manufacturing uses (Sec. 3.4.2.2) which would allow the new building to be used for new administrative areas to support the business and new manufacturing area. Manufacturing and processing uses are permitted pursuant to Section 3.4.3 of the Official Plan. DICA Electronics is an existing business in the Industrial Campus supporting employment uses. Expansion of the business through an additional building on-site would be permitted for the property.

Section 4.0 of the Official Plan Speaks to Municipal Amenities and Green Infrastructure. The subject property is located in the middle of the Industrial Campus with no identified Natural Heritage Features on or abutting the property pursuant to Section 4.1 of the Official Plan. An

open trail system is located east of the property but well separated from the proposed development by several larger industrial uses. The new building would not impact lands within the Parks and Open Space System pursuant to Section 4.2 of the Official Plan.

Section 4.3 of the Official Plan speaks to Built Infrastructure. A Servicing Brief has been completed for the new development to demonstrate water servicing can be branched off the existing piped services on-site, sewage disposal can be provided on Bates Drive, and stormwater infrastructure is in place to service the intensified site. Development is consistent with the Infrastructure Master Plan for the Town (Sec. 4.3.2.2). The redevelopment is permitted as full municipal services are available to support the intensification of the site (Sec. 4.3.2.3 & Sec. 4.3.5.1.1). The Official Plan directs development to areas where water and wastewater services can reasonably be extended (Sec. 4.3.5.1.4). Waste Management will continue to be provided as normal for the site (Sec. 4.3.9). The servicing planned for the new building on the property would be consistent with the Built Infrastructure policies of the Official Plan.

Section 5.0 of the Official Plan speaks to Safety and Security Policies referring to flood-prone areas and contaminated lands can result in hazards to human health and safety. The subject property is not located within any Flood Hazards pursuant to Section 5.2. The site contains an existing industrial use. The area for new development is open grassed land. There is no reason to expect contaminated lands pursuant to Section 5.3. Further, the proposed use is a commercial / industrial related use with no on-site or nearby residential uses that may be impacted by the new structure. There is no reason to require an Environmental Site Assessment pursuant to Section 5.3.1.2. The new building is a fully enclosed structure meant to provide new administrative areas and additional production area for the current electronics business. The use should not result in any increase noise, vibration or air quality concerns pursuant to Section 5.5. The use would not result in any incompatibilities with surrounding uses (Sec. 5.6). Intensification of the site would protect the human health and safety of residents of the Town.

Section 6.0 of the Official Plan speaks to Implementation with Development Criteria provided under Section 6.7.3. Council shall consider the following criteria when reviewing compatibility and appropriateness of new development or redevelopment:

1. The provision of safe access onto or from a Town, County or provincial road;

- The property has safe access to Industrial Avenue, Bates Drive and Smythe Road.

2. Adequate access to, and provision of, off-street parking;

- The property has adequate on-site parking to support the new use.

3. *Barrier-free access to public and commercial buildings and the designation of parking spaces for physically challenged persons;*

- The parking area on-site will provide the required barrier-free parking pursuant to the Development Permit By-Law.

4. *Access and maneuvering of emergency vehicles in providing protection to public and private properties;*

- The subject property contains multiple access points with sufficient turning and maneuvering areas to provide for emergency vehicles.

5. *The availability of municipal services and the cost of upgrading such services including water, sewage treatment facilities, fire and police protection, street lighting, roads and winter maintenance, waste disposal, community facilities and recreational facilities including parks and recreational pathways and related facilities;*

- A Servicing Brief for the new development shows the additional structure can be supported by current servicing infrastructure with minor on-site improvements. The current has access to the necessary police, fire, road, maintenance, waste disposal and additional facilities needed to support the additional site development.

6. *Adequate grade drainage or storm water management and erosion control;*

- Pursuant to the Servicing Brief complete adequate drainage and storm water management can be provided for the new use.

7. *The screening, buffering or fencing of aesthetically displeasing or dangerous land uses or open storage. A buffer may be open space, a berm, a wall, a fence, plantings, a land use different from the conflicting uses but compatible with both, or any combination of the aforementioned sufficient to accomplish the intended purpose;*

8. *The provision of landscaping, the creation of privacy and/or open space areas around buildings and other uses, and the establishment of setbacks to maintain proper distance*

separation between new development and natural heritage sites, natural hazards and resource areas and development constraints such as noise and vibration;

- New landscaping will be provide along the Bates Drive frontage where the new building is proposed to provide an aesthetically pleasing view for abutting uses. Proper setbacks will be implemented to mitigate potential impacts from the new use.

9. Adequate exterior lighting for access and parking areas for public or private use such as in commercial, industrial, institutional and multiple residential development;

- The current site contains adequate lighting and parking facilities for both public use and employees of the business. New walkway connections and canopy entrances will be installed for the new structure.

10. The control of signs and advertising such that they are in scale with the intended use and with surrounding uses;

- No new signs or advertising is proposed for the new structure.

11. Protection of the environment by avoiding air, soil or water pollution;

- The new use is fully enclosed and will be properly serviced to help avoid any air, soil or water pollution.

12. The preservation and protection, whenever possible, of street trees, street tree canopies and the urban forest;

- The new development will enhance street trees by contributing new plantings along the Bates Drive frontage.

13. The adequacy of school board facilities to accommodate new development or redevelopment and the provision or availability of school bussing;

- The use does not relate to or impact schools or school bussing.

14. Protection or enhancement of areas designated Natural Environment District where applicable;

15. Conserving cultural heritage resources; and

- The proposed use will protect natural areas and cultural heritage resources as the new development is located within the industrial campus.

16. The physical suitability of the land for the proposed use.

- The property already contains DICA Electronics and is appropriate for the new use.

Overall, the proposed development resulting in the expansion of DICA Electronics is permitted for the lands and is consistent with the policies of the Town of Carleton Place Official Plan.

TOWN OF CARLETON PLACE DEVELOPMENT PERMIT BY-LAW 15-2015

The subject property is designated as Industrial Campus falling within the Employment District on Schedule A of the Town of Carleton Place Development Permit By-Law (See Figure 4). All properties surrounding the subject property fall within the same designation.

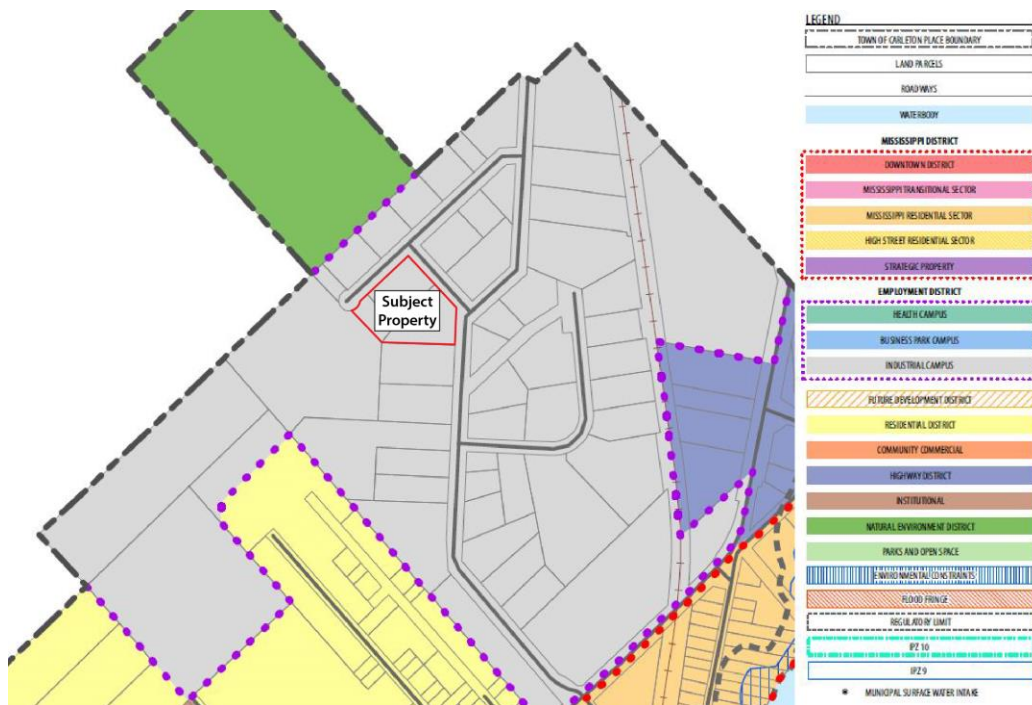


Figure 4 – Town of Carleton Place Development Permit By-Law Schedule A

Section 3.0 of the DP By-Law speaks to General Provisions with policies for Accessory Uses, Buildings and Structures located under Section 3.2. The new building proposed on the subject property will form part of the primary use of the business. It is accessory to the primary facility but is not an accessory use like a storage shed or small building. For the purposes of this report the new structure will be considered a primary use subject to the same policies as the main facility.

Section 3.16 of the DP By-Law speaks to Frontage on a Public Road. The subject property has sufficient frontage on public roads to support the new development. The new building will utilize existing access points and parking areas currently serviced for snow removal and appropriate for emergency services. **Section 3.17** speaks to Frontage on More Than One Street stating *‘where a lot fronts on more than one street and is not a corner lot, the requirement for front yards contained in this By-law shall apply to each yard abutting the street in accordance with the provisions of the designation or designations in which such lot is located.’* The subject property would be considered a corner lot. Through consultation with the Town it was determined Industrial Avenue would be the Front Yard for the property. Smythe Road and Bates Drive would be considered exterior side yards for the property.

Section 3.25 of the DP By-law speaks to Loading Space Regulations. As seen in Figure 2 the new building will have one loading space on the west side of the building with dedicated access from the parking area. The current facility has adequate loading spaces. The inclusion of the new loading space would meet the loading space requirements for the use.

Section 3.28 of the DP By-Law speaks to Outside Storage and Display. There are no new outside display areas proposed for the new building. The structure will function as administrative areas and additional manufacturing space.

Section 3.29 speaks to Parking and Storage of Vehicles. The property already has three dedicated paved parking areas with painted lines. Thirty-seven (37) parking spaces are located on the south side of the existing building. An additional ten (10) spaces, including one barrier-free space, is located on the east side of the building along the Industrial Avenue frontage. This parking appears to service customers. A third parking area is located on the north side of the existing building containing forty (40) parking spaces. This parking area will be slightly re-delineated to include two additional barrier free spaces with maneuvering aisles. The new site plan shows the parking spaces labeled as 48 – 79 indicating a total of 79 parking spaces on-site to support the existing and proposed uses.

The new parking area will be constructed of stable asphalt paving (Sec. 3.29.4[a]) and ingress/egress to and from every parking space will be provided by aisles at least 6.0m in width (Sec. 3.29.4[b]). The new structure is proposed at a 6 metre setback to the property line leaving the required five metre buffered landscape space in place (Sec. 3.29.4[f]). Seventy-nine parking spaces require one barrier-free space pursuant to 3.29.2. Three barrier-free spaces are provided. With respect to parking requirements the rate would be determined based on the amount of office space, with a parking rate of 1 space per 20 square metres (215 square feet) of gross floor area, minimum 5 spaces, and manufacturing / warehouse space with a parking rate of 1 space for per 95 square metres (1,022 square feet) of Gross Floor Area plus 1 space per every 3 employees per shift.

The existing structure on-site is approximately 2,116 square metres in size. 325 square metres of that space is office area, the remaining 1,791 square metres would be manufacturing and warehouse space. The new building will include roughly 306 square metres of manufacturing area and 292 square metres of office space. The total office space would require 31 parking spaces. The manufacturing / warehouse area would require 23 parking spaces for a total of 54 spaces. Based on discussions with the owner the anticipated number of employees would be about 50 – 55 employees in the manufacturing area requiring another 18 spaces to meet the employee requirement of the manufacturing and warehouse parking rate. In total, 72 spaces (31 + 23 + 18) would be required for the two buildings. The site has 79 available parking spaces.

Section 3.31 speaks to Parking of Bicycles. The new site plan for the development shows a proposed bike rack on-site to meet the bicycle parking requirements for the site.

Section 3.40 of the DP By-Law speaks to Special Setbacks referencing minimum distance separation for Class 1 – 3 Industrial Facilities. An assessment of uses within the Industrial Campus was recently completed by ZanderPlan in support of a residential subdivision proposed along Lanark and Carleton streets to the southwest of the subject property. Based on its size, outputs and processes DICA Electronics was considered a Class II facility with respect to D-6 as part of that assessment. It is the opinion of ZanderPlan Inc. introduction of an additional building to provide enclosed manufacturing and administrative spaces would not increase the classification of the business above Class II. The minimum separation distance from a Class II facility to a sensitive land use is 70 metres. The subject property is located more than 70 metres from the closest sensitive land uses in the area (See Figure 5). The required separation does not extend past lands within the Industrial Campus.



Figure 5 – Showing the Required 70m Separation Distance for a Class II Facility

Section 3.44 of the DP By-Law speaks to Vegetation Removal or Site Alteration with a goal to upgrade, maintain and rehabilitate the physical environment. The development is not located near the Mississippi River or any significant natural features. The area for site alteration is grassed with little significant vegetation or street trees. Tree planting is proposed along the Bates Drive frontage to help maintain higher standards of amenity and appearance. There is no replacement proposed as no trees are being removed. The new plantings represent an upgrade to the site as desired by the policies of this Plan.

Section 3.45 speaks to Water Supply, Sewage Disposal and Stormwater Systems. As mentioned throughout this report a Servicing Brief has been completed in support of the development. This Brief will be summarized later in this report.

Section 5.0 of the DP By-Law speaks to the Employment District which includes the Industrial Campus designation covered under Section 5.3. Manufacturing and Industrial Uses of all classes

are permitted uses pursuant to Section 5.3.2. Class I Industrial Uses include uses like electronics manufacturing and repair, the use of the site. Based on the facility size and outputs the use would be considered a Class II facility. Development Standards are set forth in Section 5.3.3. The underlying DP designation does not have minimum area or frontage requirements. Permitted lot coverage for the site is 70%. The existing and proposed buildings would have a lot coverage of 21.4%. Per the site plan submitted by Peter Mansfield the new building can comply with required front, side and rear yard setbacks and will be only one-storey in height. The new use will comply with the provisions of the Industrial Campus designation.

Zoning Matrix – 160 Industrial Avenue (Industrial Campus in DP By-Law)			
Standards	Requirements	Existing Building	Proposed Building
Lot Area (min)	Nil	12,792sqm	
Lot Coverage (max)	70%	21.4%	
Lot Frontage (min)	Nil	Industrial Avenue (front yard) – 56.35m Bates Drive (ESY) – 115.8m Smythe Road (ESY) – 104.3m	
Front Yard (min)	6.0m	18.6m	82.2m
Exterior Side Yard (min)	6.0m	11.9m (Smythe) 27.2m (Bates)	13.2m (Smythe) 6.0m (Bates)
Interior Side Yard (min)	3.5m	19.8m	76.7m
Rear Yard (min)	8.0m	16.9m	64.6m
Landscaped Open Space (min)	10%	42.5%	
Height (max)	24m	~5m	4.3m
Parking Spaces	Office – 1 space / 20m ² Floor Area Warehouse – 1 space per 95m ² + 1 space per 3 employees	Office Space = 617m ² / 20m ² = 31 spaces Warehouse = 2,097m ² / 95m ² = 23 spaces Employees in Warehouse = 50 – 55 = 18 spaces Total Required = 72 spaces Total Provided = 79 spaces	
Bicycle Space	4% of required vehicle parking; or 4 spaces, whichever is less	Required = 4 spaces Provided = 6 spaces	
Loading Spaces	1000m ² – 7500m ² Requires <u>2 loading spaces</u>	2	1

Based on consultation with Town staff an Urban Design Analysis is not required for the proposed use. The new site development is permitted on the subject property and will comply with the policies and provisions of the Development Permit By-Law 2015.

SUPPORTING REPORTS – SERVICING BRIEF

A Servicing Brief was completed for the proposed building by Eastern Engineering Group in October of 2023. From the report *“the new building will be serviced with a new 125mm sanitary service to Bates Avenue. A new connection will be required in the sanitary main. The building will have a new 25mm water service and curb stop from the existing water service to the DICA plant from Smythe Avenue.”* With respect to stormwater *“the stormwater from the existing parking lot between the new building and existing drains overland to Bates Avenue ditches. There is no stormwater management proposed for the site. The natural grade and existing swales will drain the water to Bates. The new grading design has all runoff from the building flowing to the municipal ditches and parking area.”* The Servicing Brief demonstrates the new building can be serviced by the existing municipal infrastructure in place with some minor improvements.

SUMMARY

DICA Electronics is seeking to construct a new building on their property at 160 Industrial Avenue to provide additional production and administrative areas to support growth of the on-site business. The development will help fulfill many of the Guiding Principles set forth in the Town’s Official Plan providing business growth that is compatible with surrounding uses and protects the natural environment. The new building will be sited at appropriate setbacks with adequate on-site parking and loading facilities to support the expanded use. The new use will add to the available employment base with a potential for up to 20 new jobs. Overall, the new development is consistent with the policies and provisions of the Provincial Policy Statement (PPS) 2020, the Town of Carleton Place Official Plan and Development Permit By-Law representing good land use planning within one of the Town’s Employment Areas.

Should you have any further questions please do not hesitate to contact the undersigned.

Sincerely,



Chris Clarke, B.Sc., CPT