

File No.: D07-12-06-0188

## Site Plan Control Proposal

4241 Barnsdale Road

31 July 2006

To: Concerned Community Groups (Distribution List)

Attached is a summary of a *Site Plan Control Proposal* being considered by the Planning and Growth Management Department. General information related to Site Plan Control can be obtained from the City's Web Page ([http://ottawa.ca/city\\_services/planningzoning/17\\_0\\_en.shtml](http://ottawa.ca/city_services/planningzoning/17_0_en.shtml)).

As part of the City's Public Notification and Consultation Policy, we would like to know your views concerning this proposal. These can be forwarded by mail using the attached comment sheet, or by phone, facsimile or e-mail as noted at the bottom of the proposal summary. Your comments will be considered in the evaluation of this proposal.

If you provide comments on this proposal, you will be included on the list of those who will receive further information on any meetings (community meetings or public meetings of the Planning and Environment Committee) where this proposal may be discussed and related to the decision that will be rendered on this application.

Should you have any questions, or require clarification or additional information, please call the undersigned at 613-580-2424, extension 16228.

Yours truly,



Kalle Hakala  
Planning and Infrastructure Approvals Branch

cc Councillor Jan Harder - Bell/South Nepean (With Distribution list)

## *Site Plan Control Proposal Summary*

File Number: D07-12-06-0188

Date: 31 July 2006

Owner/Applicant: Larry Bravar  
Address: Box 636, Manotick, ON K4M 1A6  
Phone: 692-1310

Consultant: Tracy Zander (McIntosh Perry)  
Address: 115 Walgreen Rd, Carp, ON KOA 1L0  
Phone: 836-2184 ext. 37

### Site Location:

The site is located at 4241 Barnsdale Road in South Nepean. It is on the south side of Barnsdale Road, west of Highway 416 and Cedarview Road, and east of Moodie Drive.

### Description of Site and Surroundings:

The site is currently vacant rural land characterized by moderate tree cover. The site is approximately 15 hectares, however, only the 9 hectare portion of the site east of the Hydro easement is proposed for development through this application. The site has frontage on both Barnsdale Road and Cedarview Road. It is surrounded by: an exhausted aggregate pit to the north, Highway 416 and agricultural uses to the east, vacant rural land to the south, and telecommunications towers to the west.

### Purpose of Site Plan Control Proposal:

To obtain approval for a mini-storage facility.

### Proposal Details:

The application proposes 18 mini-storage buildings along with an associated office. Each of the mini-storage buildings is proposed to be 12 metres by 55 metres, totalling 11,880 square metres, while the office is proposed to be 176 square metres. A stormwater management facility will be included in the southeast portion of the site. Landscaping and vegetation are provided along the eastern edge adjacent to Cedarview Road and Highway 416. The proposed development is intended to be on private services.

### Companion Proposals/Applications:

N/A

**Timelines & Approval Authority:**

Please provide any comments to the undersigned by **28 August 2006**. The "On Time Decision Date", i.e. the date a decision on the application will be rendered by the Director or a Manager within the Planning and Infrastructure Approvals Branch, via delegated authority, will be **29 September 2006**.

**Kalle Hakala**

**City of Ottawa**

**Planning and Growth Management Department**

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