

COMMUNICATION 131014

Received from Tyler Duval, Planning Consultant
Addressed to Committee of the Whole
Date December 17, 2019
Topic DP3-11-2019, De Saulniers Construction,
10 Bennett Street – Addition to Autoparts Supply Outfit
Benson Auto Parts

SUMMARY

An application has been submitted for a Class 3 Development Permit for the property locally known as 10 Bennett Street, legally described as Pt PKLT 13 PI 3913 Lanark S Beckwith AKA PI 6743 Lanark N; Pt Lt 14 Con 11 Beckwith being Pt 2, 26R2426; Town of Carleton Place. The property is designated as *Employment District – Business Campus* in both the Official Plan and the Development Permit By-law. The application proposes to construct a 708.2m² pre-engineered, metal-clad addition to the existing light industrial use (Benson Auto Parts). The existing *Auto Parts Supply* use is permitted in the *Business Campus*. The application meets or exceeds all required landscaping, open space and parking provisions and does not require any variations to the Development Permit By-law.



COMMENT

The review of this application is subject to the policy framework set out by the Provincial Policy Statement 2014, Lanark County Sustainable Communities Official Plan, and the Town of Carleton Place Official Plan.

The Carleton Place Development Permit By-Law regulates the development standards and site-specific provisions within the Town. The proposed development will not require any variations to the Development Permit By-law.

Provincial Policy Statement

The Provincial Policy Statement (PPS) provides direction on matters of Provincial interest pertaining to land use matters and all development proposals must be consistent with the policies therein. The statement supports that long term prosperity for the Province depends on upon a “strong, sustainable and resilient community, a clean and healthy environment, and a strong and competitive economy”. The policy statement directs development to settlement areas and protects the resources throughout the province.

Section 1.0 of the PPS, Building Strong Healthy Communities, stresses the utilization of existing infrastructure and the promotion of efficient development patterns that support sustainable, livable, healthy and resilient communities while facilitating economic growth.

Section 2.0 of the PPS speaks to the protection and management of resources.

Section 3.0 of the PPS outlines policies to direct development away from areas of potential hazards.

This proposed application is consistent with the Provincial Policy Statement as it will make use of existing municipal infrastructure and provides employment opportunities within an urban settlement area.

County of Lanark Sustainable Communities Official Plan

The County Official Plan delineates the Town of Carleton Place as a Settlement Area. Section 2.3, Settlement Area Policies, encourages efficient development patterns in Settlement Areas to optimize the use of land, resources, infrastructure and public service facilities. Further, it states that local land use policies shall be further elaborated in local Official Plans (Town of Carleton Place Official Plan).

Local land use policies shall provide for mixed use development including residential, commercial, employment lands, parks and open space and institutional uses in areas designated as a settlement area in local Official Plans.

This proposal conforms to the Lanark County Sustainable Community Official Plan.

Town of Carleton Place Official Plan

Section 3.4 of the Town of Carleton Place Official Plan sets out the intent and objectives of the *Employment District*. The objectives of the *Employment District* include:

- To support the expansion of the Town’s employment;
- To provide for commercial uses which require larger land areas; and
- To enhance economic development opportunities.

The *Employment District* is further divided into specific designations including the *Business Campus* designation. The *Business Campus* is intended to accommodate various types of business employment uses. The existing distribution centre/warehousing and wholesaling outlet is listed as a permitted uses for the *Employment District*.

The proposed addition to the existing building is appropriate and will not have any negative impacts on adjacent land uses.

This proposal conforms to the Town of Carleton Place Official Plan.

Town of Carleton Place Development Permit By-law

This property is designated *Employment District – Business Campus* in the Development Permit By-law. The existing automotive parts distribution outlet is listed as a permitted use in the *Business Campus* (defined as a *Class I - Light Industrial Use*).

The application proposes to provide 26 parking spaces whereas the minimum requirement for a use of this scale is 24 parking spaces.

The application meets or exceeds all required landscaping and open space development standards. The proposed development will not require any variations to the Development Permit By-law.

The proposed Site Plan is appended at the end of this report.

COMMITTEE OPTIONS

As with any Development Permit application, the Committee has the following options:

- a) Refuse the application;
- b) Approve the application and issue a Development Permit with no conditions attached;
- c) Approve the application and require that conditions be met before issuing a Development Permit;
- d) Approve the application and issue a Development Permit with conditions attached; or
- e) Approve the application, require that conditions be met before issuing a Development Permit and, when the conditions have been met, issue a Development Permit with further conditions attached

STAFF RECOMMENDATION

THAT the Committee hereby authorizes application DP3-11-2019 to construct a 708.2m² pre-engineered, metal-clad addition to the Benson Auto Parts building at 10 Bennett

Street and directs Staff to move forward with the drafting of the Development Permit Agreement with conditions attached; and

THAT the Committee authorizes staff to issue a Development Permit upon receipt of all required information, fees and securities.

APPENDIX 1



Above: View from Bennett Street



Above: View from Findlay Avenue

APPENDIX 2

