



**SITE PLAN CONTROL APPROVAL APPLICATION
DELEGATED AUTHORITY REPORT
MANAGER, DEVELOPMENT REVIEW, RURAL SERVICES**

Site Location: 8015 Russell Road

File No.: D07-12-18-0049

Date of Application: April 10, 2018

This SITE PLAN CONTROL application submitted by Guillaume Brunet, LRL Associates Ltd., on behalf of Bob Cousins, is APPROVED as shown on the following plan(s):

1. **Erosion and Sediment Control Plan**; drawing no: C101; project: New Garage and Office, 8015 Russell Road, Ottawa (ON); prepared by: LRL Engineering; project no: 170254; dated: 26 June, 2017; rev no: 4; dated: 01-Apr-2019.
2. **Site Development Plan**; drawing no: C201; project: New Garage and Office, 8015 Russell Road, Ottawa (ON); prepared by: LRL Engineering; project no: 170254; dated: 26 June, 2017; rev no: 4; dated: 01-Apr-2019.
3. **Landscaping Plan**; drawing no: C202; project: New Garage and Office, 8015 Russell Road, Ottawa (ON); prepared by: LRL Engineering; project no: 170254; dated: 26 June, 2017; rev no: 4; dated: 01-Apr-2019.
4. **Grading and Drainage Plan**; drawing no: C301; project: New Garage and Office, 8015 Russell Road, Ottawa (ON); prepared by: LRL Engineering; project no: 170254; dated: 26 June, 2017; rev no: 4; dated: 01-Apr-2019.
5. **Servicing Plan & Stormwater Management Plan**; drawing no: C401; project: New Garage and Office, 8015 Russell Road, Ottawa (ON); prepared by: LRL Engineering; project no: 170254; dated: 26 June, 2017; rev no: 4; dated: 01-Apr-2019.
6. **Construction Details Plan**; drawing no: C901; project: New Garage and Office, 8015 Russell Road, Ottawa (ON); prepared by: LRL Engineering; project no: 170254; dated: 26 June, 2017; rev no: 4; dated: 01-Apr-2019.

And as detailed in the following reports:

1. **Geotechnical Investigation, Commercial Development, 8015 Russell Road, Ottawa, Ontario**; prepared by: LRL Engineering; project no: 150570.02; dated: December, 2015, revised: July 2018.
2. **Hydrogeological Assessment & Terrain Analysis – Proposed Land Development, 8015 Russell Road, Ottawa (Vars), Ontario**; prepared by: LRL Engineering; project no: 170254; dated: March 01, 2018; revised: August 24, 2018.
3. **Site Servicing and Stormwater Management Report for Site Plan Control Application, C&C Transportation, 8015 Russel Road, Ottawa, Ontario**; prepared by: LRL Engineering; project no: 170254; dated: February 5, 2018; rev 1: August 31, 2018; rev 2, November 02, 2018.
4. **Phase I, Environmental Site Assessment, 8015 Russell Road, Ottawa, Ontario, K0A 3H0**; prepared by: LRL Engineering; project no: 150570; dated: September 24, 2015.
5. **Phase II, Environmental Site Assessment, 8015 Russell Road, Ottawa (Vars), Ontario**; prepared by: LRL Engineering; project no: 150254; dated: August 24, 2018, revised: November 9, 2018.
6. **Tree Conservation Report and Environmental Impact Statement - Revised, 8015 Russell Road**; prepared by: Muncaster Environmental Planning Inc.; dated: August 29, 2018.

And subject to the following Requirements, Standard and Special Conditions:

Standard Conditions

1. The Owner shall enter into a standard site development agreement consisting of the following conditions. In the event the Owner fails to enter into such agreement within one year, this approval shall lapse.
2. **Permits**
The Owner shall obtain such permits as may be required from Municipal or Provincial authorities and shall file copies thereof with the General Manager, Planning, Infrastructure and Economic Development Department.
3. **Waste Reduction Workplan Summary**
The Owner acknowledges and agrees, prior to the issuance of a building permit to prepare a waste reduction workplan summary for the construction project, as required by O.Reg 102/94, being "Waste Audits and Waste Reduction Work Plans" made under the Environmental Protection Act, RSO 1990, c E.19, as

amended and provide a copy of said summary to the General Manager, Planning, Infrastructure and Economic Development Department.

4. **Water Supply for Fire Fighting**

The Owner shall provide adequate water supply for fire fighting for every building. Water supplies may be provided from a public water works system, automatic fire pumps, pressure tanks or gravity tanks.

5. **Reinstatement of City Property**

The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department, any property of the City, including, but not limited to, sidewalks, curbs and boulevards, which is damaged as a result of the subject development.

6. **Construction Fencing**

The Owner acknowledges and agrees to install construction fencing, at its expense, in such a location as may be determined by the General Manager, Planning, Infrastructure and Economic Development Department.

7. **Completion of Works**

The Owner acknowledges and agrees that no building (or no new building if existing building on site) shall be occupied on the lands, nor will the Owner convey title to any building until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Infrastructure and Economic Development Department, including the installation of municipal numbering provided in a permanent location visible during both day and night and the installation of any street name sign on relevant streets. Notwithstanding the non-completion of the foregoing Works, conveyance and/or occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning, Infrastructure and Economic Development Department, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Infrastructure and Economic Development Department for such conveyance and/or occupancy in writing.

Special Conditions

1. **Permanent Features**

The Owner acknowledges and agrees that no permanent features shall be permitted above and below grade within the City's widened right-of-way or corner sight triangle, including commercial signage, except as otherwise shown on the approved Site Plan referenced in "Schedule E" herein.

2. Re-Grading and Maintenance of Ditch

The Owner acknowledges and agrees it shall be responsible for various grading and maintenance measures along Russell Road, which include the following:

- a. Re-grade the shoulders of the ditch within the road allowance of Russell Road abutting the subject lands, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department;
- b. Obtain utility clearances prior to the re-grading of any ditch;
- c. Obtain approval from the City's Surface Water Management Services Branch, Municipal Drainage Unit if the grade of any ditch bottom is to change; and
- d. Maintain a grass cover within the road allowance(s) of Russell Road abutting the subject lands, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

3. Geotechnical Investigation

The Owner acknowledges and agrees that it shall retain the services of a geotechnical engineer, licensed in the Province of Ontario, to ensure that the recommendations of the Russell Road Geotechnical Investigation (the "Report"), referenced in Schedule "E" herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Infrastructure and Economic Development Department with confirmation issued by the geotechnical engineer that the Owner has complied with all recommendations and provisions of the Report, prior to construction of the foundation and at the completion of the Works, which confirmation shall be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

4. Quality and Quantity of Groundwater

The Owner acknowledges and agrees that the City does not guarantee the quality or quantity of the groundwater used to service the subject lands. If, at some future date, the quality or the quantity of the groundwater becomes deficient, the City shall bear no responsibility, financial or otherwise, to provide solutions to the deficiency. All efforts and costs to remedy such deficiencies in the groundwater shall be the sole responsibility of the Owner.

The Owner acknowledges and agrees that a notice-on-title respecting the quality or quantity of the groundwater used to service this development, as contained in Clause ___ hereinafter, shall be registered on title to the subject lands, at the Owner's expense, and a warning clause shall be included in all agreements of purchase and sale and lease agreements.

Notice on Title - Quality and Quantity of Groundwater:

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or

lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

"The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that the City of Ottawa does not guarantee the quality or the quantity of the groundwater. The Purchaser/Lessee further acknowledges being advised that if, at some future date, the quality or the quantity of the groundwater becomes deficient, the City of Ottawa shall bear no responsibility, financial or otherwise, to provide solutions to the deficiency. All efforts and costs to remedy such deficiencies in the groundwater shall be the sole responsibility of the owner.

"The Purchaser/Lessee covenants with the Vendor/Lessor that the above clauses, verbatim, shall be included in all subsequent agreements of purchase and sale, and lease agreements for the lands described herein, which covenant shall run with the said lands."

5. **Exterior Elevations Drawings**

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Elevations Plans, referenced in Schedule "E" herein. The Owner further acknowledges and agrees that any subsequent proposed changes to the approved Elevations Plans shall be filed with the General Manager, Planning, Infrastructure and Economic Development Department and agreed to by both the Owner and the City prior to the implementation of such changes. No amendment to this Agreement shall be required.

6. **Private Approach Detail**

The Owner acknowledges and agrees that all private accesses to Roads shall comply with the City's Private Approach By-Law being By-Law No. 2003-447 as amended, or as approved through the Site Plan control process.

7. **Installation of Signs on Private Property**

The Owner acknowledges and agrees that, prior to installation of any signage on the lands, it shall obtain approval from the Chief Building Official, Building Code Services, and the General Manager, Planning, Infrastructure and Economic Development Department, which signage shall be in accordance with the City's Permanent Signs on Private Property By-law No. 2005-439, as amended.

8. **Inlet Control Devices (ICDs)**

The Owner acknowledges and agrees to install and maintain in good working order the required roof-top and in-ground stormwater inlet control devices, as recommended in the approved Site Servicing and Stormwater Management Report, referenced in Schedule "E" herein. The Owner further acknowledges and agrees it shall assume all maintenance and replacement responsibilities in

perpetuity. The Owner shall keep all records of inspection and maintenance in perpetuity, and shall provide said records to the City upon its request.

9. **Professional Engineering Inspection**

The Owner shall have competent Professional Engineering inspection personnel on-site during the period of construction, to supervise the Works, and the General Manager, Planning, Infrastructure and Economic Development Department, shall have the right at all times to inspect the installation of the Works. The Owner acknowledges and agrees that should it be found in the sole opinion of the General Manager, Planning, Infrastructure and Economic Development Department, that such personnel are not on-site or are incompetent in the performance of their duties, or that the said Works are not being carried out in accordance with the approved plans or specifications and in accordance with good engineering practice, then the General Manager, Planning, Infrastructure and Economic Development Department, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

Tree Protection

The Owner acknowledges and agrees that all trees to be retained, as shown on the approved Landscape Plan and identified in the Tree Conservation Report, referenced in Schedule "E" herein, shall be protected in accordance with the City's required tree protection measures. At a minimum, the following tree protection measures shall be applied during all on-site works:

- (a) Erect a fence at the critical root zone (CRZ) of trees, defined as ten (10 cm) centimetres from the trunk for every centimetre of trunk DBH (i.e., $CRZ = DBH \times 10cm$);
- (b) Do not place any material or equipment within the CRZ of the tree;
- (c) Do not attach any signs, notices or posters to any tree;
- (d) Do not raise or lower the existing grade within the CRZ without the approval of the General Manager, Planning, Infrastructure and Economic Development Department;
- (e) Do not tunnel or bore when digging within the CRZ of a tree;
- (f) Do not damage the root system, trunk or branches of any tree; and
- (g) Ensure that exhaust fumes from all equipment are not directed towards any tree's canopy.

10. **Cash in Lieu of Parkland**

Upon execution of this Agreement, the Owner shall pay cash-in-lieu of parkland in the amount of \$9,328.20 as referenced in Schedule "B" herein. The Owner shall also pay the parkland appraisal fee of \$500.00 plus H.S.T. of \$65.00, as referenced in Schedule "B" herein. Pursuant to the City's Parkland Dedication By-law, being By-law No. 2009-95, as amended, 40% of said funds collected shall be directed to City wide funds, and 60% shall be directed to Ward 19 funds.

29 Apr 2019

Date

A handwritten signature in black ink, appearing to read 'AB', with a long horizontal line extending to the right.

Adam Brown
Manager, Development Review
Development Review, Rural
Planning, Infrastructure and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-18-0049

SITE LOCATION

8015 Russell Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject property consists of 8.99 hectares of vacant land at the northwest corner of Russell Road and Frank Kenny Road, outside the village of Vars. Adjacent land uses include a mix of detached dwellings, industrial uses and agricultural lands and associated farm buildings.

The Applicant proposes to develop approximately 3.5 hectares of the subject property, and access to the site will be provided from Russell Road. The proposed development will consist of a new pre-engineered, metal-clad building with a footprint of approximately 1,895 m², and will contain a tow truck bay and garage with multiple drive-in doors, a parts room, and office space. A paved parking area with 40 spaces will be located in front of the building and a paved trucking court will be located around the majority of the building.

A future phase of development contemplates a building with a footprint of 1,675 m² on the east side of the subject property, but is not under review as part of this application.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The site is designated 'Rural Natural Features' within the City of Ottawa Official Plan. Development within or adjacent to an area designated Rural Natural Features must be assessed in terms of its impact on the area's natural features and functions. An Environmental Impact Assessment was submitted as part of the Site Plan Control application and determined that the proposed development will not result in any negative impacts on the natural features in the area.
- The proposal is in compliance with Zoning By-law 2008-250 and the applicable RH (Rural Heavy Industrial) zone.

- Site issues such as landscaping, servicing and stormwater management, and environmental issues have been satisfactorily addressed through the Site Plan Control process.
- Overall, the proposal represents good planning.

CONSULTATION DETAILS

Councillor Stephen Blais has concurred with the proposed conditions of approval.

Public Comments

Summary of Comments - Public

No public comments were received from the circulation of this application.

Technical Agency/Public Body Comments

Summary of Comments –Technical

South Nation Conservation Authority Comments:

Storm Water Management

The intent of the CA's review is to confirm that the design objectives for the development's stormwater management practices as stated in the consultant's report are appropriate, considering the characteristics and sensitivity of the receiving water body, and are consistent with any policies or plans that are supported by the CA for the watershed or subwatershed in question. In this context, SNC found that the Stormwater Management design met our expectations.

Erosion and Sediment Control

The Erosion and Sediment Control Measures should be implemented prior to construction and remain in place until vegetation is established. Regular inspection and maintenance of these measures should be under taken. The implementation of adjustment or corrective maintenance of the erosion and sediment measures is an integral part of the stormwater management plan and should be implemented.

Grading and Drainage Plan

The intent of the CA's review is to confirm that the design objectives for the development, as stated in the consultant's report, are appropriate with respect to the Grading and Drainage Plan and is adequate with respect to the Storm Water Management design.

Services

As stated in our initial review, it is understood that the development will be serviced by a private septic system. A permit for the proposed septic system should be

obtained from the Ottawa Septic Systems Office (OSSO) prior to final site plan approval.

Advisory Committee Comments

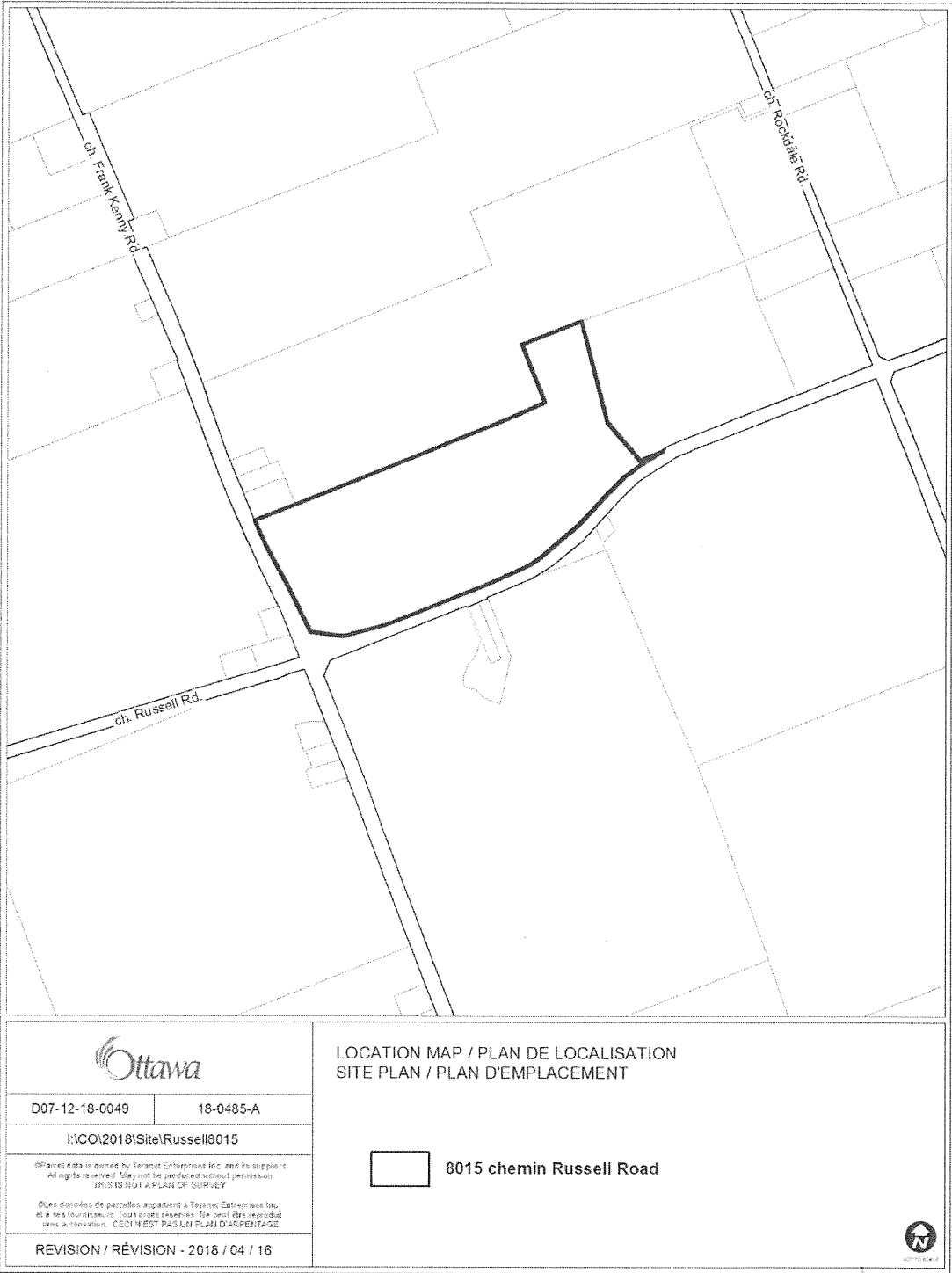
N/A


APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority due to the complexity of the issues associated with servicing and engineering related matters.

Contact: Jenny Kluge Tel: 613-580-2424, ext. 27184, fax 613-580-2576 or e-mail: Jenny.Kluge@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-18-0049	18-0485-A		
I:\CO\2018\Site\Russell\8015			
<small> © Parcélair Inc. is owned by Terence Enterprises Inc. and its suppliers. All rights reserved. May not be printed without permission. THIS IS NOT A PLAN OF SURVEY. </small>			
<small> Tous droits de parcelles appartenant à Terence Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARRENTAGE. </small>			
REVISION / RÉVISION - 2018 / 04 / 16		