



**SITE PLAN CONTROL APPLICATION
DELEGATED AUTHORITY REPORT
STAFF, DEVELOPMENT REVIEW, RURAL**

Site Location: 2037 McGee Side Road

File No.: D07-12-19-0112

Date of Application: June 20, 2019

This SITE PLAN CONTROL application submitted by Bryan Bonell, on behalf of Hobin Architecture Incorporated, is APPROVED as shown on the following plan(s):

1. **SITE CONTEXT PLAN**, A1.01, prepared by Hobin Architecture Incorporated, dated 17/12/07, revision 6 dated NOV. 20/19.
2. **SITE PLAN**, A1.02, prepared by Hobin Architecture Incorporated, dated 17/12/07, revision 7 dated NOV. 20/19.
3. **SITE BOUNDARIES AND SETBACKS**, A1.03, prepared by Hobin Architecture Incorporated, dated 19/08/29, revision 2 dated NOV. 20/19.
4. **SITE PLAN LIGHTING AND POWER**, E100, prepared by WSP, dated 2019/06/17, revision D dated 2019/12/11.
5. **OVERALL LANDSCAPE PLAN**, L200, prepared by Catherine H. Kirk Landscape Architect, dated 13 MARCH 2018, revision 7 dated 19 DEC 19.
6. **LANDSCAPE ENLARGEMENTS & PLANT LIST**, L201, prepared by Catherine H. Kirk Landscape Architect, dated 13 MARCH 2018, revision 7 dated 19 DEC 19.
7. **LANDSCAPE NOTES AND DETAILS**, L202, prepared by Catherine H. Kirk Landscape Architect, dated 13 MARCH 2018, revision 6 dated 16 DEC 19.
8. **GRADING AND SERVICING PLAN**, 101063-GR, prepared by Novatech Engineering Consultants Ltd, dated MAY 02/19, revision 5 dated NOV 18/19.
9. **OUTLET PLAN AND PROFILE**, 101063-PP1, prepared by Novatech Engineering Consultants Ltd, dated JUNE 03/19, revision 3 dated NOV 18/19

And as detailed in the following report(s):

1. **HIGHLAND PARK REMEMBRANCE 2037 MCGEE SIDE ROAD SERVICING AND STORMWATER MANAGEMENT REPORT**, prepared by Novatech Engineering Consultants Ltd, dated June 3, 2019, revised November 18, 2019.

And subject to the following General and Special Conditions:

General Conditions

1. Execution of Agreement Within One Year

The Owner shall enter into this Site Plan Control Agreement, including all standard and special conditions, financial and otherwise, as required by the City. In the event that the Owner fails to sign this Agreement and complete the conditions to be satisfied prior to the signing of this Agreement within one (1) year of Site Plan approval, the 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. Barrier Curbs

The Owner acknowledges and agrees that the parking areas and entrances shall have barrier curbs and shall be constructed in accordance with the approved drawings of a design professional, such drawings to be approved by 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. Development Charges

The Owner shall pay development charges to the City in accordance with the by laws of the City.

8. Development Charges – Instalment Option

(a) The Owner acknowledges that for building permits issued after January 15, 2010, payment of non-residential development charges, excluding development charges for institutional developments, may be calculated in two (2) installments at the option of the Owner, such option to be exercised by the Owner at the time of the application for the building permit. The non-discounted portion of the development charge shall be paid at the time of issuance of the building permit and the discounted portion of the

development charge shall be payable a maximum of two (2) years from the date of issuance of the initial building permit subject to the following conditions:

- (i) a written acknowledgement from the Owner of the obligation to pay the discounted portion of the development charges;
 - (ii) no reduction in the Letter of Credit below the amount of the outstanding discounted development charges; and
 - (iii) indexing of the development charges in accordance with the provisions of the City's Development Charges By-law, as amended.
- (b) The Owner further acknowledges and agrees that Council may terminate the eligibility for this two (2) stage payment at any time without notice, including for the lands subject to this Agreement and including for a building permit for which an application has been filed but not yet issued.
- (c) For the purposes of this provision,
- (i) "discounted portion" means the costs of eligible services, except fire, police and engineered services, that are subject to 90% cost recovery of growth-related net capital costs for purposes of funding from development charges. The 10% discounted portion, for applicable services, must be financed from non-development charge revenue sources.
 - (ii) "non-discounted portion" means the costs of eligible services, fire, police and engineered services, that are subject to 100% cost recovery of growth-related net capital costs for purposes of funding from development charges.

Special Conditions

9. Private Approach Detail

The Owner agrees that all private approaches, including temporary construction access to the subject lands, shall be designed and located in accordance with and shall comply with the City's Private Approach By-Law, being By-law No. 2003-447, as amended, and shall be subject to approval of the General Manager, Planning, Infrastructure and Economic Development Department.

10. 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.

11. 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.

12. Installation of Signs on Private Property

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

13. Snow Storage

Any portion of the lands which is intended to be used for snow storage shall be shown on the approved Site Plan or as otherwise approved by the General Manager, Planning, Infrastructure and Economic Development Department. The grading and drainage patterns and/or servicing of the site shall not be compromised by the storage of snow. Snow storage areas shall be setback from property lines, foundations, fencing or landscaping a minimum of 1.5 metres. Snow storage areas shall not occupy driveways, aisles, required parking spaces or any portion of a road allowance.

14. Cash-in-Lieu of Parkland

The Owner shall pay cash-in-lieu of parkland in accordance with the Parkland Dedication By-law of the City of Ottawa, as well as the fee for appraisal services. The monies are to be paid at the time of execution of the Site Plan Agreement.

December 31, 2019
Date



Krishon Walker
Planner, Development Review, Rural
Planning, Infrastructure and Economic
Development Department



SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-19-0112

SITE LOCATION

The site, 2037 McGee Side Road, (*PART OF LOT 11, CONCESSION 2, AS DESCRIBED IN INSTRUMENT NUMBER NS13296, GEOGRAPHIC TOWNSHIP OF HUNTLEY, CITY OF OTTAWA, PIN 04537-0291*), is located north of McGee Side Road, as shown on Document 1.

SYNOPSIS OF APPLICATION

The property is approximately 48.4 hectares in area with over 1,000 metres frontage on McGee Side road. The subject property is located on north side of McGee Side Road between Oak Creek Road and Carp Road. The open and maintained portion of McGee Side Road terminates east of Oak Creek Road and the paved portion of the Oak Creek Road terminates at the southeast corner of the subject property.

The proposal is to permit the construction of a one storey funeral home on the property, north of existing cemetery. The proposal also consists of a parking area with approximately 79 standard and 6 accessible parking stalls. No further changes to the property are anticipated at part of this application.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal complies with the policies of the City of Ottawa's Official Plan for development in the Carp Road Corridor Rural Employment Area.
- The proposal complies with the applicable standards of the Rural Institutional Zone Subzone 5 with Rural Exception 173 - RI5[173r] of the City of Ottawa Zoning By-law that the proposed use is among the list of the permitted uses.
- The Owner is required to enter into a Site Plan Agreement with the City in order to ensure that conditions of the development have been met in accordance with City standards.
- All technical issues have been resolved to the satisfaction of the City, either through approved drawings or as conditions.

CONSULTATION DETAILS

Councillor's Concurrence

Councillor Eli El-Chantiry was aware of Staff's recommendation. Councillor has concurred with the proposed conditions of approval.

Public Comments

This application was not subject to public circulation under the Public Notification and Consultation Policy.

Technical Agency/Public Body Comments

Technical agencies do not have any concerns regarding this application.

Advisory Committee Comments

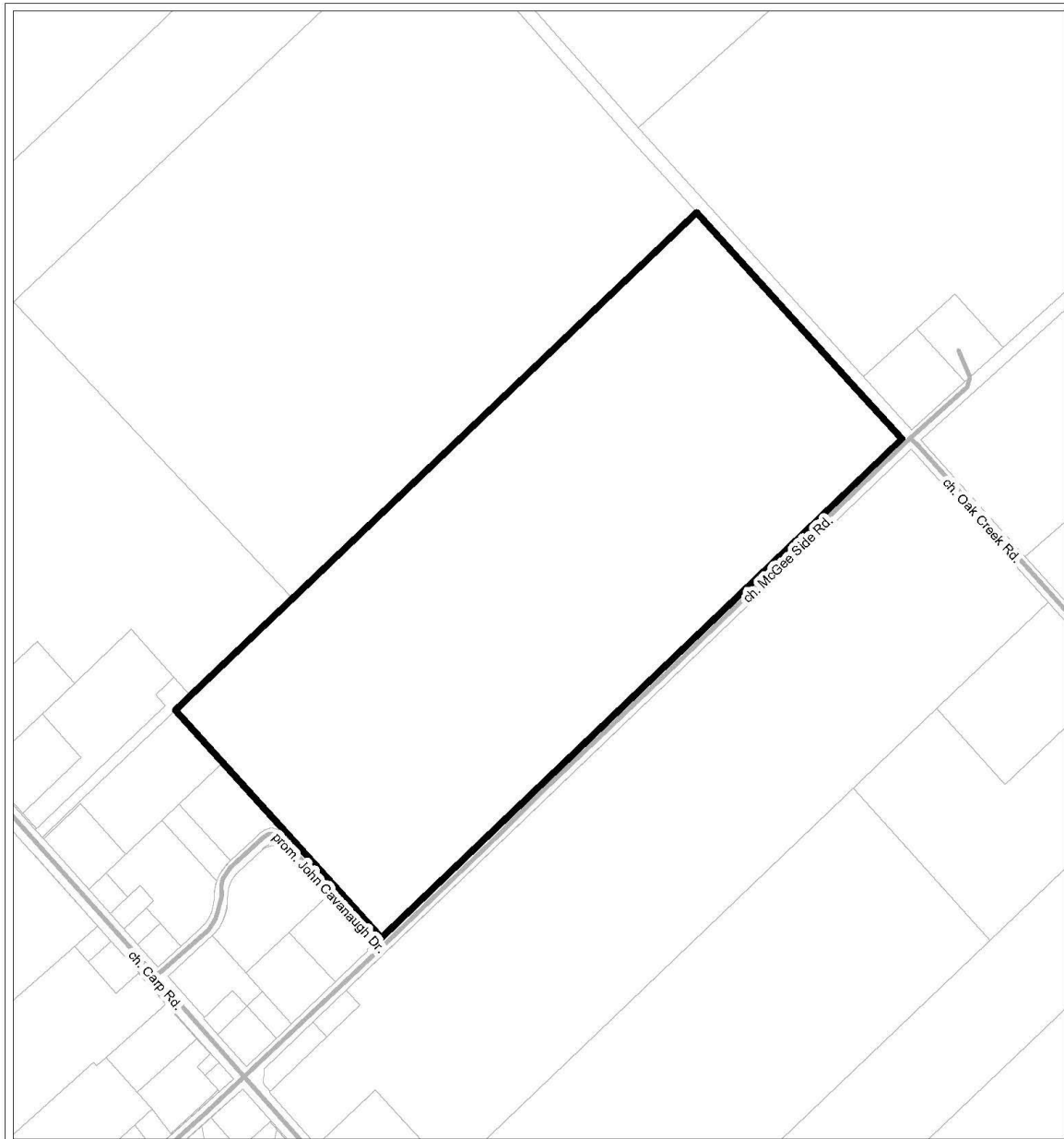
Advisory committees do not have any concerns regarding this application.

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 Staff Delegated Authority due to technical issues needing to be resolved.

Contact: Krishon Walker Tel: 613-580-2424, ext. 24161, fax 613-580-2576 or e mail: Krishon.Walker@ottawa.ca

Document 1 – Location Map



D07-12-19-0112

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REVISION / RÉVISION - 2019 / 07 / 04

LOCATION MAP / PLAN DE LOCALISATION
SITE PLAN / PLAN D'EMPLACEMENT



2037 ch. McGee Side Rd.

