

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

---

Site Location: 4041 Moodie Drive

File No.: D07-12-19-0204

Date of Application: December 16, 2020

---

This SITE PLAN CONTROL application submitted by Eric Bays of Stantec Consulting Ltd., on behalf of The Ottawa Fire Services (OFS), is APPROVED as shown on the following plan(s):

1. Site Plan, Drawing SP-1 prepared by Stantec Consulting Ltd, dated 19.06.03, revision 4 dated 20.07.07.

And as detailed in the following report(s):

1. Hydrogeological and Groundwater Impact Assessment, Proposed City of Ottawa Fire Services Site, 4041 Moodie Drive, Ottawa, On, prepared by Stantec Consulting Ltd, dated August 23, 2018.
2. 4041 Moodie Drive – Servicing and Stormwater Management Brief, prepared by Stantec Consulting Ltd, dated May 14, 2020.
3. Environmental Impact Statement for 4025 Barnsdale Road (formerly 4041 Moodie Drive), Ottawa, Ontario, prepared by Stantec, dated 2018-7-17, revised 2020-07-03.
4. City of Ottawa Phase One Environmental Site Assessment 4041, Moodie Drive, Ottawa, ON, prepared by Dillon Consulting, dated April 2020.

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

**General Conditions**

1. The Owner shall execute the City's standard Letter of Undertaking and satisfy the conditions contained within this Delegated Authority Report. In the event the Owner fails to execute the required Letter of Undertaking and submit any required fees and/or securities within six months, this approval shall lapse.

2. 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.
3. 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.
4. All exterior lighting proposed for the subject lands shall be installed only in the locations and in accordance with specifications shown on the approved plans referenced herein unless otherwise approved in writing by the General Manager, Planning, Infrastructure and Economic Development Department. Sharp cut-off fixtures or in exceptional circumstances only, an alternative fixture design approved by the General Manager, Planning, Infrastructure and Economic Development Department, shall be used to minimize possible lighting glare onto adjacent properties. It is noted that exterior lighting includes exterior building lighting.

### **Special Conditions**

5. The Owner acknowledges and agrees that no structure, existing or proposed, will be constructed to be permanent or non-movable.
6. All wells on site are to be preserved for ongoing monitoring programs with the exception of monitoring well BH06-4, which was observed to be damaged. BH06-4 is to be repaired or decommissioned in accordance with O. Reg. 903 if the well will no longer be in use.
7. The Owner will never use per- and polyfluoroalkyl substances (PFAS) containing materials and will be limited to the use of water and particle boards in fire training activities.
8. The Owner acknowledges that the site has shallow overburden (sand) aquifer and a lack of natural protection and risk that this aquifer has from potential surface sources of contamination. There is potential for accidental spills to occur as a result of the development/operation of the Site as an active live fire training facility. Appropriate mitigation measures should be implemented to minimize potential to impact the local shallow groundwater quality including but not limited to:
  - secondary containment of any fuel storage;
  - storage of all oils, lubricants and other chemicals in suitable containers and handling in accordance with applicable regulations;
  - management of wastewater used in fire suppression activities and implementation of practices to minimize surface run-off and/or infiltration of this wastewater; and,

- development and implementation of emergency spill response protocols.

The following recommendations from the Hydrogeology Report shall also be implemented:

- Gasoline fuel for electrical generators will be stored on-site in 22 L metal cans within a 270 L fluid containment drum platform. The maximum fuel storage at any single time is 220 L (10 cans) and within the capacity of the containment drum.
  - Engine oil for electrical generators and fuel handling will be contained by a large utility tray equipped with universal sorbent pads.
  - Wastewater from fire suppression activities and post fire decontamination will be collected in trays at each burn box and in buckets at the hygiene area. Both sources of wastewater will be transferred to totes for off-site disposal in accordance with O. Reg. 347 (as amended).
  - OFS is the primary response agency for emergency spill response within the region and has the resources of a full hazardous materials response team should any event arise. All response personnel are trained to National Fire Protection Association (NFPA) 472 - Hazardous Materials /Dangerous Goods Awareness Level.
9. No vegetation shall be removed from the within the 30-meter Natural Features Buffer, as identified on the Site Plan.
  10. The loss of migratory bird nests, eggs and or nestlings due to tree cutting or other vegetation clearing can be avoided by limiting clearing of vegetation to outside of the general nesting period for migratory birds in this region as identified by Environment Canada (i.e., between April 15 and August 13) (Environment Canada, 2015). If work must be performed within this window, a survey for active nests or breeding should be conducted by a qualified biologist before work commences and additional mitigation measures.

#### Hydro Ottawa conditions

11. The Owner is advised that there is limited capacity to service the proposed development at this time. The Owner may be responsible for a Capital Contribution payment(s) towards a distribution system expansion if the proposed development requires electrical servicing greater than can be provided by the existing distribution system in the vicinity, either in capacity or in extension limit. This amount shall be in accordance with Hydro Ottawa's Contributed Capital Policy and Conditions of Service.
12. The Owner shall convey, at their cost, all required easements as determined by Hydro Ottawa.
13. The Owner shall comply with Hydro Ottawa's Conditions of Service and thus should be consulted for the servicing terms. The document, including referenced standards, guidelines and drawings, may be found at <http://www.hydroottawa.com/residential/rates-and-conditions/conditions-of-service/>. The Owner should consult Hydro Ottawa prior to commencing engineering designs to ensure compliance with these documents.

14. Hydro Ottawa reserves the right to raise conditions throughout the development of this proposal should the revisions contain non-conformances with, for example, Hydro Ottawa's Conditions of Service or Standards. To ensure the best outcome, Hydro Ottawa welcomes an early discussion on the proposal.

September 14, 2020

---

Date



---

Anissa McAlpine  
Planner, 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:** D07-12-19-0204

### **SITE LOCATION**

The subject site municipally known as 4041 Moodie Drive, is located on the south side of Barnsdale Road, on the west side of Cedarview Road, and the east side of Moodie Drive. The site comprises land in Lot 5, Concession 4, former Township of Nepean, now in the City of Ottawa. The site is accessed from Barnsdale Road, and as shown on Document 1.

### **SYNOPSIS OF APPLICATION**

- 4041 Moodie is a parcel approximately 24 hectares in size and surrounded by mineral extraction operations, a commercial storage business and agricultural uses. Portable structures are present on the west side of the site as part of exiting fire training operations on site. The property is owned by the City of Ottawa and the City's leaf and yard waste composting operations occur in a central portion of the property. The south and far east portions of the property are wooded. The proposed site plan will only apply to a four-hectare sized portion of the property that has recently been the subject of a zoning by-law amendment to provide an additional permitted use on the subject property described as an emergency service and training facility. The recently approved zoning by-law amendment and this site plan would formalize City of Ottawa planning permissions for a fire training facility on an ongoing basis.
- The existing operation has a secondary municipal address known as 4525 Barnsdale Road. The operation makes use of portable classrooms, shipping containers and portable storage containers for its operations. The site is clear of vegetation and has an existing gravel surface. Parking for 38 vehicles, portable toilets and water cistern(s) are also on site. The site plan identifies the current configuration of portable structures. It is recognized that site may be reconfigured within the existing graveled area to meet the needs of the operators.
- Portable and temporary structures are permitted on the site in keeping with the Official Plan and zoning on the site which permit only interim uses that will not sterilize the potential of future mineral extraction operation on site.
- The site is surrounded by Significant Woodland. There is no intent to clear any vegetation within the Natural Heritage System Feature or the 30-meter buffer and therefore there are no anticipated impacts to the associated Significant Woodland.

- The site has no private or public services. Portable washrooms, wash stations and bottled water is supplied for site users.
- Fire suppression is provided on-site via tanker trucks supplied directly from Ottawa Fire Services, and is to be stored within a proposed 45,000L above ground cistern adjacent to the live fire training area. Fire suppression water used during testing operations is captured at the source and a service contract is in place to transport the used water off-site to prevent contamination of downstream watercourses /groundwater.

## **DECISION AND RATIONALE**

This application is approved for the following reasons:

- The site is designated as Sand and Gravel Resource Area in the Official Plan. The proposed is in keeping with the policies of this designation which permit interim uses which do not to preclude or otherwise hinder the site for future mineral aggregate extraction.
- The site is zoned ME[301r] S413, provides the permitted use described as an emergency service and training facility fire. Zoning By-law amendment 2020 - 228 went into effect on the 15<sup>th</sup> of July, 2020.
- The above noted zoning amendment was accompanied by technical studies including an Environmental Impact Statement, a Servicing Brief, a Hydrogeological Study and an Environmental Impact Assessment. Conditions of approval stem from the recommendations of these reports.
- The site layout and operation represent good planning.

## **CONSULTATION DETAILS**

### **Councillor's Concurrence**

Councillor Scott Moffatt is aware of the application and has been notified of the recommendation.

## **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 delays caused by the complexity of matters associated with the site's Zoning By-law Amendment, which preceded this site plan decision.

**Contact:** Anissa McAlpine Tel: 613-580-2424, ext. 26282, fax 613-580-2576 or e-mail: Anissa.Mcalpine@ottawa.ca

## Document 1 – Location Map

