



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

Site Location: 5812 Red Castle Ridge

File No.: D07-12-22-0116

Date of Application: July 26, 2022

This SITE PLAN CONTROL application submitted by Peter Caron, is APPROVED as described in the following reports:

1. **Hydrogeological Study, Proposed Coach House, 5812 Red Castle Ridge, Osgoode Ward, City of Ottawa, Ontario**, prepared by Kollaard Associates Inc., dated July 20, 2022 and revised September 7, 2022

And subject to the following 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.

Special Conditions

2. The development of the site known municipally as 5812 Red Castle Ridge shall, at a minimum, follow all of the recommendations and conclusions presented in the hydrogeological investigation, though the owner can provide better treatment.
3. The Owner acknowledges that this site plan approval is limited to the Hydrogeological Assessment and that prior to the issuance of a building permit, the Owner must meet any requirements for grading, zoning, as well as the Ontario Building Code.
4. The Owner acknowledges the following information and agrees to provide a copy of the Delegated Authority Report, Letter of Undertaking, and the approved Hydrogeological Report to future homeowners:

As per the hydrogeological report, the groundwater is considered very hard with a hardness of 530 milligrams per litre; this level of hardness is considered to be unacceptable for most domestic purposes. One of the treatments to reduce hardness is the use of ion exchange water softeners. Water softeners normally result in a significant increase in sodium levels. Where water hardness is excessive, a water softener can introduce even higher water sodium concentrations compared to water that is not excessively hard (i.e. hardness of less than 200 mg/L). Of concern, is that the water softener may result in sodium levels that exceed the aesthetic objective for sodium, and which may contribute a significant percentage to the daily sodium intake; which is concerning for people on a sodium restricted diet. Sodium treated water may also be more corrosive to plumbing fixtures and water pipes. If a water softening system is installed, a separate drinking tap which bypasses the water softener should be installed for cooking and drinking purposes.

October 21, 2022
Date


Sean Harrigan
Sean Harrigan
Planner, Development Review, Rural
Planning, Real Estate and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-21-0072

SITE LOCATION

The subject site is known municipally as 5812 Red Castle Ridge and is located on the south side of Red Castle Ridge, part of Lot 3, Concession 2.

SYNOPSIS OF APPLICATION

The subject site currently contains a detached dwelling serviced by private well and septic system on 0.67 hectares of land. The property has 55 metres of frontage on the south side of Red Castle Ridge. The property is currently zoned RR2[620r] – Rural Residential Zone, Subzone 2, exception 620 and a coach house is a permitted use.

The intent of the proposal is to permit the construction of a 94.88 square metre one storey coach located along the northeastern interior lot line and directly behind the existing dwelling. The proposed coach house will be serviced by the existing drilled well which is shared with the principal dwelling and a new septic system. No further changes to the property are anticipated as part of this application.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The subject site is designated Rural Countryside by Schedule B9 of the Official Plan. The proposal conforms to this designation.
- The property is currently zoned RR2[620r] – Rural Residential Zone, Subzone 2, exception 620 and a coach house is a permitted use.
- The proposed site design represents good planning.

CONSULTATION DETAILS

Councillor's Concurrence

Councillor George Darouze was aware of the application related to this report.

Public Comments

This application was not subject to public circulation under the Public Notification and Consultation Policy. There was no public comment received online.

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 complexity with the Hydrogeological Report.

Contact: Sean Harrigan Tel: 613-580-2424, ext. 23489, fax 613-580-2576 or e-mail: Sean.Harrigan@ottawa.ca.

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-22-0116	22-1017-K		
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REVISION / RÉVISION - 2022 / 10 / 19			