



**SITE PLAN CONTROL APPLICATION
DELEGATED AUTHORITY REPORT
PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT**

Site Location: 3674 York's Corners

File No.: D07-12-22-0117

Date of Application: July 29, 2022

This SITE PLAN CONTROL application submitted by Ryan McCarlie is APPROVED as shown on the following report(s):

1. Hydrogeological Study, Proposed Coach House, 3674 York's Corners Road, Osgood Ward, City of Ottawa, Ontario, prepared by Kollaard Associates, dated July 8, 2022, and received July 29, 2022

And subject to the following Scoped Site Plan Agreement Conditions:

Scoped Site Plan Agreement Conditions

1. **Execution of Agreement Within One Year**

The Owner shall enter into a Scoped Site Plan Control Agreement, limited to the following conditions, list of approved plans and reports, 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.

And subject to the following General and Special Conditions:

General Conditions

1. **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, Real Estate and Economic Development.

2. **Reinstatement of City Property**

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

Specific Conditions

3. Approval Limitation

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. Notice-on-Title: Strontium

The Owner shall register a notice-on-title at the owner's expense warning all current and future about the excess strontium levels and which includes the following information:

"The Owner/lessee and/or prospective purchaser for himself, his heirs, executors, administrators, successors and assigns, acknowledges being advised that the ground water strontium concentrations were measured at a level of 14.8 mg/L as tested on site in 2022. This is more than double the Canadian Federal Government's limit (Health Canada) of 7 mg/L for strontium. To address the excess strontium levels, the Owner should:

- Test their untreated water annually to review for changes in the strontium concentration.
- Retain a drinking water consultant to remove strontium to a lower level and maintain all strontium reduction mechanisms in accord with the manufacturer's instruction.
- Test their treated water annually to confirm that water treatment has reduced strontium concentrations.
- Review provincial limits and legislation on occasion for any future provincial limits on strontium."

November 4, 2022

Date



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: D07-12-22-0117

SITE LOCATION

3674 York's Corners, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject property is located on the west side of York's Corners Road, between Springball Road and Marvelville Road, in Osgoode Ward.

The property currently contains a detached dwelling serviced by private septic system and well, secondary structures, outdoor private recreational space, and approximately 20 acres of forest that is currently registered in the Ontario Managed Forestry Incentive Program.

The application has been submitted in order to facilitate the conversion of a 75 square metre barn into a coach house. The proposed coach house will be serviced by the existing well and a new septic system. No further development is proposed for the subject site.

The Hydrogeological Study identified the groundwater strontium levels at 14.8 mg/L which is more than double Health Canada's guideline limit of 7 mg/L and a potential risk to public health and safety. To address the strontium concern, a notice on title will be registered which warns all current and future homeowners about the potential risk and recommendations regarding obtaining a drinking water expert and continued monitoring.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The subject site is designated Agricultural Resource Area in Schedule B9 of the Official Plan. The proposed development is consistent with the Official Plan policies for the Agricultural Resource Area, which permits a coach house on a property where a dwelling is permitted as a principal use.
- The requested notice on title regarding strontium will help ensure current and future development maintains proper considerations for potential public health and safety concerns.

- The property is current zoned AG3 – Agricultural Zone, Subzone 3 and a coach house is a permitted use.
- The site design and proposed conversion of a barn into a coach house represents good planning.

CONSULTATION DETAILS

Councillor's Comments

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

Public Comments

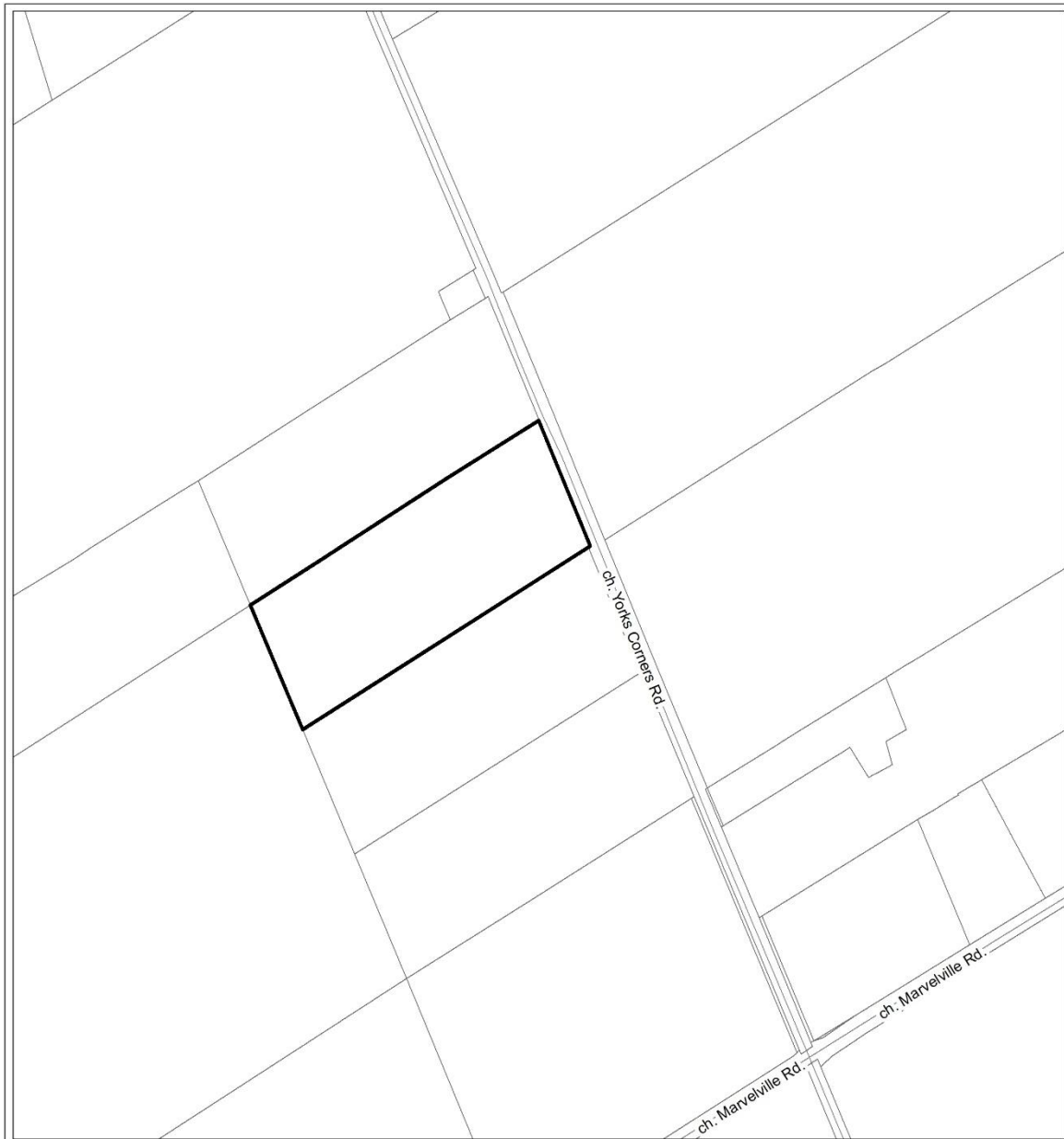
This application was not subject to public circulation under the Public Notification and Consultation Policy.


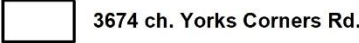

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date due to complexity with the Hydrogeological Report and groundwater strontium levels.

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

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
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REVISION / RÉVISION - 2022 / 10 / 20		 <small>NOT TO SCALE</small>	