



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

Site Location: 2555 Sheffield Road

File No.: D07-12-22-0131

Date of Application: August 31, 2022

The SITE PLAN CONTROL application submitted by Novatech Engineers, Planners & Landscape Architects, on behalf of American Iron & Metal Company Inc., is APPROVED as shown on the following plan(s):

1. **Proposed Context Plan**, A1.02, prepared by Nicholas Caragianis Architect Inc., dated March 2019, revision 8, dated 2022-08-25.
2. **North Parcel Proposed Site Plan**, A1.03, prepared by Nicholas Caragianis Architect Inc., dated March 2019, revision 16, dated 2022-08-25.
3. **General Plan of Services**, 119007-GP, prepared by Novatech Engineers, Planners & Landscape Architects, dated JUL 18/19, revision 11, dated AUG 24/22.
4. **Grading and Erosion & Sediment Control Plan**, 119007-GR, prepared by Novatech Engineers, Planners & Landscape Architects, dated JUL 18/19, revision 12, dated AUG 24/22.
5. **Landscape Plan and Tree Conservation Report**, 119007-L, prepared by Novatech Engineers, Planners & Landscape Architects, dated JULY 02/19, revision 9, dated AUG 17/22.
6. **Notes, Details & Tables**, 119007-NDT, prepared by Novatech Engineers, Planners & Landscape Architects, dated JUL 18/19, revision 10, dated AUG 24/22.
7. **Overall Property- General Plan of Services**, 119007-OGP, prepared by Novatech Engineers, Planners & Landscape Architects, dated JUL 18/19, revision 7, dated AUG 24/22.
8. **Overall Property- Grading and Erosion & Sediment Control Plan**, 119007-OGR, prepared by Novatech Engineers, Planners & Landscape Architects, dated JUL 18/19, revision 7, dated AUG 24/22.
9. **Code Matrix & Stats, A0.01**, prepared by Nicholas Caragianis Architect Inc., dated March 2019, revision 10, dated 2022-08-25.
10. **Proposed Retaining Wall**, SK-1, prepared by Laurin General Contractor, dated June 29, 2022, revision 0, dated 07/18/2022.

And subject to the following reports:

110 Laurier Avenue West, Ottawa ON K1P 1J1 Mail code: 01-14
110, av. Laurier Ouest, Ottawa (Ontario) K1P 1J1 Courrier interne : 01-14

Visit us: [Ottawa.ca/planning](https://ottawa.ca/planning)
Visitez-nous : [Ottawa.ca/urbanisme](https://ottawa.ca/urbanisme)

1. **Development Servicing Study & Stormwater Management Report**, prepared by Novatech Engineers, Planners and Landscape Architects, revised August 24, 2022

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

General Conditions

1. 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. 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.

Special Conditions

1. **Prior to Site Plan Agreement**

The Owner acknowledges and agrees that all terms and conditions of the Site Plan Agreement with The City of Ottawa, registered as Instrument No. OC2314070 on 2021/02/12, are reconfirmed and are in full force and effect except as otherwise varied or amended in this Agreement. The Owner further acknowledges and agrees that the relevant portion of the Approved Plans referenced in Schedule "E" hereto shall supercede and replace and/or be in addition to, as the case may be, the relevant sections of the corresponding Plans contained in the previous Site Plan Agreement(s).

2. **Bell Canada – Easements**

The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada. The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

3. **Slope Stability**

The Owner shall have a Professional Structural Engineer, licensed in the Province of Ontario to inspect and confirm the constructed retaining walls have been constructed in accordance with the approved Retaining Wall Plan.

4. **Retaining Wall**

The Owner agrees to submit to the General Manager, Planning, Real Estate and Economic Development, prior to issuance of a building permit, details of the retaining walls which are greater than one metre in height, as shown on the approved Grading Plan referenced in Schedule "E" hereto, which shall be designed and prepared by a Professional Structural Engineer, licensed in the Province of Ontario, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development. The Owner shall provide confirmation to the General Manager, Planning, Real Estate and Economic Development that the Professional Structural Engineer has inspected and confirmed that the retaining walls have been constructed in accordance with the approved retaining wall details.

5. **Protection of City Sewers**

Upon completion of construction on the lands, the Owner shall, at its expense and to the satisfaction of the General Manager, Planning, Real Estate and Economic Development:

- (i) obtain a video inspection of the existing City Sewer System within Sheffield Road to determine if the City Sewer System sustained any damages as a result of construction on the lands; and
- (ii) assume all liability for any damages caused to the City Sewer System within Sheffield Road and compensate the City for the full amount of any required repairs to the City Sewer System.

6. **Site Dewatering**

The Owner acknowledges and agrees that while the site is under construction, any water discharged to the sanitary sewer due to dewatering shall meet the requirements of the City's Sewer Use By-law No. 2003-514, as amended.

7. **Off-Site Contamination Management Agreement**

The Owner acknowledges and agrees that where contamination emanating from the site and impacting the City's rights-of-way is discovered during the course of the Works, the Owner shall notify the Manager, Realty Services immediately in writing and agrees to enter into an Off-Site Management Agreement with the City to address the contamination in the rights-of-way. The Owner shall be responsible for all associated costs with the Off-Site Management Agreement, which agreement shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

April 04, 2023

Date



Lily Xu
Manager, Development Review – South
Planning, Real Estate and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-22-0131

SITE LOCATION

2555 Sheffield Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

- 2555 Sheffield Road is located on the east side of the intersection of Bantree Street and Sheffield Road. Located in the East Industrial Park, the area is generally bounded by Innes Road to the north, Lancaster Road to the west, Walkley Road to the south, and the Alexandria rail corridor to the east.
- The applicant submitted a Site Plan Control application for the property in 2019 for the development of two new industrial buildings to use for metal and brick production which included a grading/erosion plan. This application was approved and subsequently registered as OC2314070. In February 2, 2021. The industrial Building A, directly fronting onto Sheffield Road, received a building permit in April 2021 (permit no. 2102568). However, no building permit has been issued for Building B.
- With this application, the applicant is proposing to alter the grading plan and the orientation of Building B from the previously approved site plan control. The overall location generally remains the same as in the previous plan; however, is rotated 90-degrees.

DECISION AND RATIONALE

This application is approved for the following reasons:

Official Plan

In the Official Plan, the subject property is in the Outer Urban Transect and is designated Industrial and Logistics. Several policies in this designation ensure adverse impacts on sensitive uses nearby are minimized, and to preserve land in strategic locations for goods movement and logistics uses (outdoor storage and heavy equipment).

It should also be noted that small sections of the eastern boundary of the property have been identified as Unstable Slopes under Schedule C – Environmental Constraints in the Official Plan. The policies pertaining to the Unstable Slopes zone do not encourage development in these areas unless there is sufficient soil and engineering information to confirm the site is suitable for the development and the development does not cause adverse environmental effects or aggravate an existing hazard elsewhere. The new site

plan and engineered plans have been reviewed by City staff and the Conservation Authority, who did not express any comments or objections to the changed grading.

Zoning By-law

The proposed development complies with the Zoning By-law and its Heavy Industrial (IH) zone.

Conditions

The conditions of approval ensure that infrastructure, environmental protection, grading and erosion and other site-specific issues have been addressed and the responsibilities of the owner have been outlined.

Summary

A site plan control application was approved in 2021 and the applicant is only looking to alter the previously approved grading and change the orientation of the second building. The proposed changes for the subject property is in keeping with the Official Plan policies, complies with the Zoning By-law and is consistent with the built context of the surrounding area. The use is appropriate and complementary to other industrial uses along Sheffield Road.

CONSULTATION DETAILS

Councillor's Comments

A 'standard-revision' site plan control application is not subject to a concurrence from the councillor.

Public Comments

A 'standard-revision' site plan control application is not subject to public notice.

Technical Agency/Public Body Comments

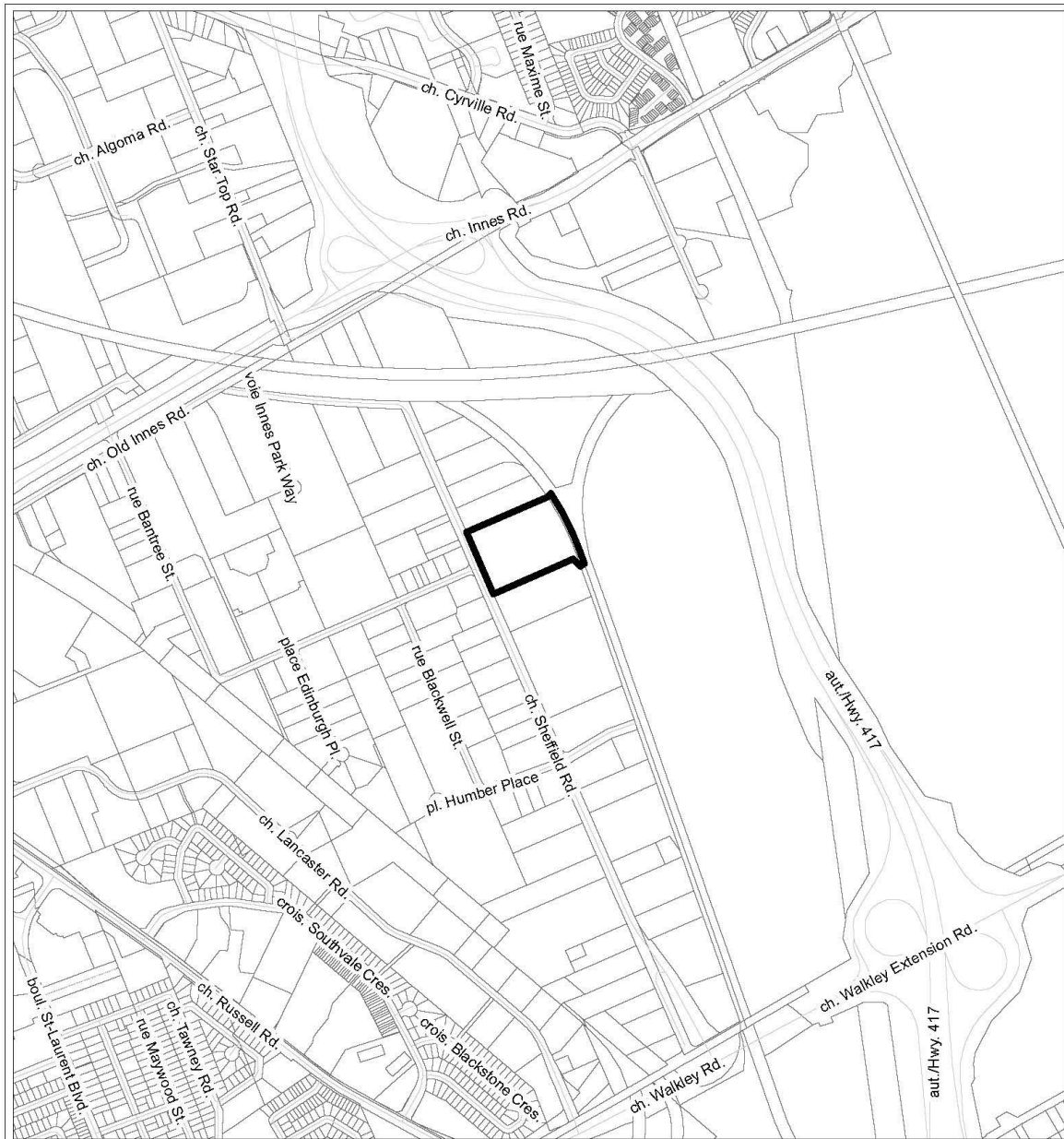
Comments received from the technical agencies have been addressed, as necessary, with appropriate conditions.



APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was processed by the On Time Decision Date.

Contact: Justin Grift Tel: 613-580-2424, ext. 25825 or e-mail: justin.grift@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-22-0131	22-1034-D		
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REVISION / RÉVISION - 2022 / 10 / 24		