



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

Site Location: 119 and 109 Willowlea Road, Ottawa

File No.: D07-12-21-0223

Date of Application: December 14, 2021

This SITE PLAN CONTROL application submitted by Corbett Land Strategies Inc. c/o Jonabelle Ceremuga and Liam Morgan, on behalf of Storage Vault Canada Inc., is APPROVED as shown on the following plan(s):

1. Site Plan, Access Storage Willowlea, prepared by Architecture 49, dated October 12, 2021, revised November 16, 2022.
2. Landscape Plan, Access Storage Willowlea, prepared by Architecture 49, dated January 30, 2023.
3. Existing Grading, Access Property Development Willowlea, 119 and 109 Willowlea Road, prepared by EC2E Edilesse Consulting Civil Engineers, dated December 1, 2021, revised October 28, 2022.
4. Site Grading Plan, Access Property Development Willowlea, 119 and 109 Willowlea Road, prepared by EC2E Edilesse Consulting Civil Engineers, dated October 28, 2022, revised October 28, 2022.
5. Site Servicing Plan, Access Property Development Willowlea, 119 and 109 Willowlea Road, prepared by EC2E Edilesse Consulting Civil Engineers, dated December 1, 2021, October 28, 2022.
6. Siltation and Erosion Control Plan, Access Property Development Willowlea, 119 and 109 Willowlea Road, drawing CS-202, prepared by EC2E Edilesse Consulting Civil Engineers, dated December 1, 2021, revised October 28, 2022.
7. Notes and Details, Access Property Development Willowlea, 119 and 109 Willowlea Road, drawing CS-201, prepared by EC2E Edilesse Consulting Civil Engineers, dated December 1, 2021, revised October 28, 2022.
8. Fire and Garbage Truck Routing, Access Property Development Willowlea, 119 and 109 Willowlea Road, drawing CS-202, prepared by EC2E Edilesse Consulting Civil Engineers, dated December 1, 2021, revised October 28, 2022.

AND in the following reports:

1. Geotechnical Investigation – Proposed Commercial Development 109-121 Willowlea Road, prepared by Pinchin, dated December 2, 2022
2. Phase 1 ESA 109-121 Willowlea Road, prepared by Pinchin, dated December 16, 2021.
3. Functional Servicing and Storm Water Management Report, Proposed Buildings at Existing Self-Storage Development 109-121 Willowlea Road, prepared by EC2E Edilesse Consulting Civil Engineers, dated December 6, 2021, revised February 20, 2023.

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

General Conditions

1. The Owner shall enter into a standard site development agreement consisting of the following conditions. In the event the Owner fails to enter into such agreement within one year, this approval shall lapse.

2. 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 drawings of a design professional, such drawings to be approved by the General Manager, Planning, Real Estate and Economic Development.

3. 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.

4. 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.

5. 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, Real Estate and Economic Development.

6. Completion of Works

The Owner acknowledges and agrees that no new building will be occupied on the lands until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the

General Manager, Planning, Real Estate and Economic Development, including the installation of municipal numbering provided in a permanent location visible during both day and night and the installation of any street name sign on relevant streets. Notwithstanding the non-completion of the foregoing Works, occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning, Real Estate and Economic Development, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Real Estate and Economic Development for such occupancy in writing.

Until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Real Estate and Economic Development, the Owner shall give notice to the City of a proposed conveyance of title to any building at least thirty (30) days prior to any such conveyance. No conveyance of title to any building shall be effective unless the Owner has complied with this provision.

Nothing in this clause shall be construed as prohibiting or preventing the approval of a consent for severance and conveyance for the purposes of obtaining financing.

7. Development Charges

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

Special Conditions

8. Prior Site Plan Approval and Letter of Undertaking

The Owner acknowledges and agrees that all terms and conditions of the Site Plan approval for file D07-12-05-0033 and the Letter of Undertaking received by the City April 23, 2006 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 approval.

9. Private Access

The Owner acknowledges and agrees that all private accesses to Roads shall comply with the City's Private Approach By-Law being By-Law No. 2003-447 as amended, or as approved through the Site Plan control process.

10. Geotechnical Investigation

The Owner acknowledges and agrees that it shall retain the services of a geotechnical engineer, licensed in the Province of Ontario, to ensure that the recommendations of the 'Geotechnical Investigation – Proposed Commercial Development' (the "Report"), referenced in Schedule "E" herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Real Estate and Economic Development with confirmation issued by the geotechnical engineer that the Owner has complied with all recommendations and provisions of the Report, prior to construction of the foundation and at the completion of the Works, which confirmation shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

11. Re-Grading and Maintenance of Ditch

The Owner acknowledges and agrees it shall be responsible for various grading and maintenance measures along Willowlea Road, which include the following:

- a. Re-grade the shoulders of the ditch within the road allowance(s) of Willowlea Road abutting the subject lands, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development Department;
- b. Obtain utility clearances prior to the re-grading of any ditch;
- c. Obtain approval from the City's Municipal Drainage Branch of the Parks, Forestry & Stormwater Services Department if the grade of any ditch bottom is to change; and
- d. Maintain a grass cover within the road allowance(s) of Willowlea Road abutting the subject lands, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development Department.

12. Stormwater Works Certification

Upon completion of all stormwater management Works, the Owner acknowledges and agrees to retain the services of a Professional Engineer, licensed in the Province of Ontario, to ensure that all measures have been implemented in conformity with the approved Plans and Reports, referenced in Schedule "E" herein. The Owner further acknowledges and agrees to provide the General Manager, Planning, Real Estate and Economic Development with certificates of compliance issued by a Professional Engineer, licensed in the Province of Ontario, confirming that all recommendations and provisions have been implemented in accordance with the approved Plans and Reports referenced in herein.

13. Waste Collection

The Owner acknowledges and agrees that garbage, recycling, and organic waste collection will not be provided by the City and it shall make appropriate arrangements with a private contractor for garbage, recycling, and organic waste collection at the Owner's sole expense. The Owner shall consult a private contractor regarding any access requirements for garbage and/or recycling and organic waste collection.

14. Site Lighting Certificate

In addition to the requirements contained in Clause 19 of Schedule "C" hereto, the Owner acknowledges and agrees, prior to the issuance of a building permit, to provide the City with a certificate from an acceptable professional engineer, licensed in the Province of Ontario, which certificate shall state that the exterior site lighting has been designed to meet the following criteria:

- i. it must be designed using only fixtures that meet the criteria for full cut-off (sharp cut-off) classification, as recognized by the Illuminating Engineering Society of North America (IESNA or IES); and
- ii. it must result in minimal light spillage onto adjacent properties. As a guideline, 0.5 fc is normally the maximum allowable spillage.

The Owner acknowledges and agrees that, upon completion of the lighting Works and prior to the City releasing any associated securities, the Owner shall provide certification satisfactory to the General Manager, Planning, Real Estate and Economic Development, from a Professional Engineer, licensed in the Province of Ontario, that the site lighting has been constructed in accordance with the Owner's approved design plan.

15. No Servicing

The Owner acknowledges that this site plan approval is limited to buildings with no services for sanitary or water and as no Hydrogeological Assessment and Terrain Analysis Report was filed nor approved. As such the Owner agrees not to apply for any septic permits nor drill a well to service this site. Should washroom or other facilities be required the applicant must reapply for site plan approval, providing the required Hydrogeological Assessment and Terrain Analysis Report.

16. Future Development

The Owner acknowledges that the site lies within the Schedule C17 – Urban Expansion Area, Industrial and Logistics designation in the City's Official plan.

17. Fire Suppression Approval

The Owner acknowledges and agree that securities will not be released until such time as the owner has demonstrated that there is capacity for water supply for fire fighting within the existing and proposed fire suppression system to a cumulative sizing for the tanks at 140,000 cubic litres. This shall be to the satisfaction of Ottawa Fire Services.

July 10, 2023



Date

Cheryl McWilliams
Planner III, 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: D07-12-21-0223

SITE LOCATION

119 and 109 Willowlea Road, Ottawa

SYNOPSIS OF APPLICATION

The Subject Lands are generally located south of Queensway Highway 417, east of Moonstone Road, and on the south side of Willowlea Road. The lot has an approximate lot area of 16,456 m² with frontage of approximately 69 metres onto Willowlea Road and a lot depth of approximately 133 metres. The property is currently zoned RG4 and currently hosts an existing self-storage operation. The Subject Lands are surrounded by uses that are characterized by industrial lands comprised of storage facilities, auto repair shop, electric motor store, tractor dealership, and some vacant lands.

The intent of this proposal is to permit the construction of self-storage facility buildings. The proposed development will comprise of an additional two (2) one (1) storey self-storage facility buildings with a gross floor area of approximately 2,462 square meters (Building B) and 1,409 square meters (Building C). The self-storage facilities will be accessed via private driveway off Willowlea Rd. The proposed self-storage buildings will include a total of 50 parking spaces. No water nor sanitary servicing is proposed. An existing fire suppression tank and hydrant will be expanded and the entire system needs to be accepted by Ottawa Fire Services once built.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The subject property is designated Rural Industrial and Logistics on Schedule B9 of the City of Ottawa's Official Plan. The proposal conforms with this designation as light industrial is a permitted use.
- The property is zoned Rural General Industrial Zone (RG4), and the proposal is in conformity with Zoning By-law 2008-250.
- The proposed site design represents good planning.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2009-95, is not applicable to this development.

CONSULTATION DETAILS

Councillor's Concurrence

Councillor Kelly 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

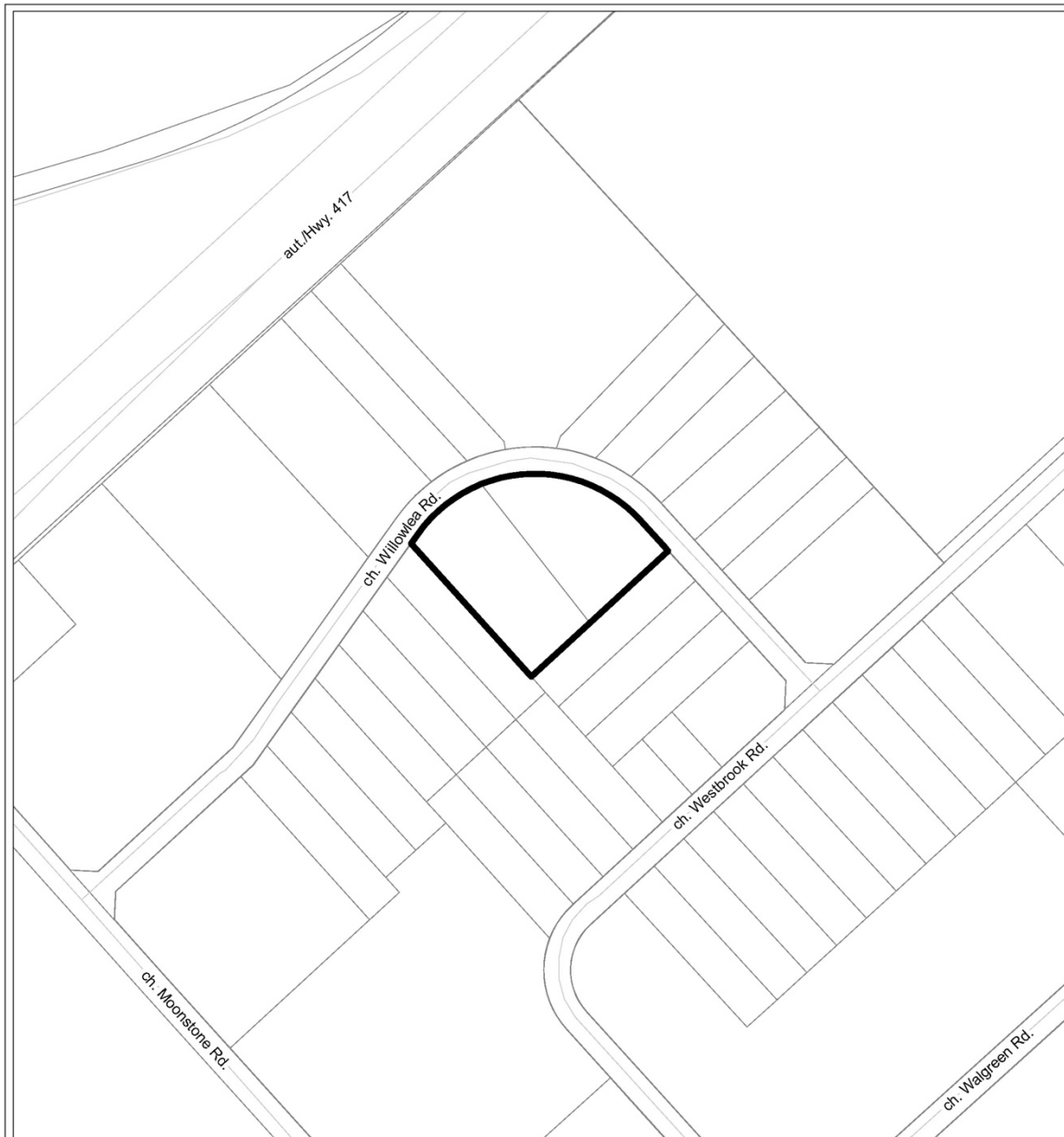
Advisory committees do not have any concerns regarding this application.




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 Manager Delegated Authority, due to issues with staffing.

Contact: Cheryl McWilliams Tel: 613-580-2424, ext. 30234 or e-mail: Cheryl.mcwilliams@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-21-0223	22-0329-L		109, 119 ch. Willowlea Rd.
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REVISION / RÉVISION - 2022 / 04 / 13		 <small>NOT TO SCALE</small>	