



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

Site Location: 375 Famille-Laporte Avenue

File No.: D07-12-22-0006

Date of Application: April 11, 2022

This SITE PLAN CONTROL application submitted by David McKay, MHBC Planning, on behalf of DTOC II Ottawa Facility Inc., is APPROVED as shown on the following plan(s):

1. **PLAN OF SURVEY SHOWING TOPOGRAPHIC DETAIL OF PART OF LOT 28 CONCESSION 1 (OLD SURVEY) GEOGRAPHIC TOWNSHIP OF CUMBERLAND CITY OF OTTAWA**, prepared by McIntosh Perry Surveying Inc, dated July 19, 2022.
2. **GENERAL INFORMATION**, .A0.01, prepared by Montgomery Sisam Architects Inc., revision 17 dated 2023/04/10
3. **FUTURE CONTEXT PLAN**, .A1.01, prepared by Montgomery Sisam Architects Inc., revision 17 dated 2023/04/10
4. **SITE PLAN**, .A1.02, prepared by Montgomery Sisam Architects Inc., revision 17 dated 2023/04/10
5. **SITE DETAILS**, .A1.51, prepared by Montgomery Sisam Architects Inc., revision 17 dated 2023/04/10
6. **SITE DETAILS**, .A1.52, prepared by Montgomery Sisam Architects Inc., revision 17 dated 2023/04/10
7. **ROOF PLAN**, A2.03, prepared by Montgomery Sisam Architects Inc., revision 17 dated 2023/04/10
8. **EXTERIOR ELEVATIONS**, .A4.01, prepared by Montgomery Sisam Architects Inc., revision 17 dated 2023/04/10
9. **COURTYARD ELEVATIONS**, A4.03, prepared by Montgomery Sisam Architects Inc., revision 17 dated 2023/04/10

10. **BUILDING SECTIONS**, A5.01, prepared by Montgomery Sisam Architects Inc., revision 17 dated 2023/04/10
11. **SITE SERVICING PLAN**, CIV-1, prepared by Dillon Consulting, revision 5 dated 24/03/2023
12. **SITE GRADING PLAN**, CIV-2, prepared by Dillon Consulting, revision 5 dated 24/03/2023
13. **SOIL EROSION CONTROL PLAN**, CIV-3, prepared by Dillon Consulting, revision 5 dated 24/03/2023
14. **NOTES, CROSS SECTION AND DETAILS**, CIV-4, prepared by Dillon Consulting, revision 5 dated 24/03/2023
15. **NOTES AND MISCELLANEOUS DETAILS**, CIV-5, prepared by Dillon Consulting, revision 5 dated 24/03/2023
16. **LANDSCAPE PLAN 2of2**, L-2, prepared by Ron Koudys Landscape Architects Inc., revision 12 dated Mar.10.2023
17. **LANDSCAPE DETAILS 1of2**, L-3, prepared by Ron Koudys Landscape Architects Inc., revision 12 dated Mar.10.2023
18. **LANDSCAPE DETAILS 2of2**, L-4, prepared by Ron Koudys Landscape Architects Inc., revision 12 dated Mar.10.2023

And as detailed in the following report(s):

1. **Orleans Long Term Care Facility Functional Servicing Report**, prepared by Dillon Consulting, dated March 2023
2. **Transportation Impact Assessment**, prepared by Dillon Consulting, dated May 2022
3. **Noise Assessment**, prepared by Dillon Consulting, dated July 2022
4. **Environmental Impact Statement**, prepared by Dillon Consulting, dated November 2021
5. **MC-7200 STORMTECH CHAMPER SPECIFICATIONS**, prepared by Advanced Drainage Systems, Inc., certified by Resilient Consulting Corporation, dated 09/07/22
6. **TREE CONSERVATION REPORT FOR SITE PLAN APPROVAL**, prepared by Ron Koudys Landscape Architects Inc., dated November 2021, revised March, 2023
7. **Geotechnical Investigation**, prepared by LRL Associated Ltd., dated October 2021, revised March 2023

8. **REVISED REPORT, Stage 1 and 2 Archaeological Assessment**, prepared by Paterson Group Inc., dated September 2012
9. **REVISED SUPPLEMENTARY DOCUMENTATION, Stage 1 and 2 Archaeological Assessment**, prepared by Paterson Group Inc., dated September 2012
10. **URBAN DESIGN BRIEF**, prepared by MHBC Planning, dated August 2022
11. **PLANNING JUSTIFICATION REPORT**, prepared by MHBC Planning, dated December 2021
12. **PHASE ONE ENVIRONMENTAL SITE ASSESSMENT**, prepared by RiskCheck Environmental Ltd., dated December 1, 2021

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

GENERAL CONDITIONS

1. 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.

2. 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.

3. 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.

4. 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.

5. Extend Internal Walkway

The Owner shall extend internal walkways beyond the limits of the subject lands to connect to existing or proposed public sidewalks, at the sole expense of the Owner, to the satisfaction of 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. Private Approach Detail

The Owner agrees that all private approaches, including temporary construction access to the subject lands, shall be designed and located in accordance with and shall comply with the City's Private Approach By-Law, being By-law No. 2003-447, as amended, and shall be subject to approval of the General Manager, Planning, Real Estate and Economic Development.

9. Noise Control Attenuation Measures

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved Noise Assessment, referenced in Schedule "E" of this Agreement, as follows:

- (a) each unit is to be fitted with a forced air heating system and ducting, and shall be sized to accommodate central air conditioning;
- (b) further to subsection (b) above, the location and installation of any outdoor air conditioning device(s) shall comply with the noise criteria of the Ministry

of the Environment, Conservation and Parks' Publication NPC-216, dated 1993, and the Environmental Noise Guidelines for Installation of Residential Air Conditioning Devices, dated September 1994, as amended, in order to minimize the noise impacts both on and off the immediate vicinity of the subject lands.

- (c) prior to the issuance of a building permit, a review of building components (windows, walls, doors) is required and must be designed to achieve indoor sound levels within the City's and the Ministry of the Environment, Conservation and Parks' noise criteria;
- (d) notice respecting noise shall be registered against the lands, at no cost to the City, and a warning clause shall be included in all agreements of purchase and sale or lease agreements, as detailed in paragraph 11 below.

10. Notice on Title – Noise Control Attenuation Measures

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

Type C – Forced Air Heating System and Ducting

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that this dwelling unit has been fitted with a forced air heating system and the ducting, etc. was sized to accommodate central air conditioning. Installation of central air conditioning by the Purchaser/Lessee will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of Ottawa's and the Ministry of the Environment, Conservation and Parks' noise criteria.”

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges and agrees it shall identify the location and install any outdoor air conditioning device(s) so as to comply with the noise criteria of the Ministry of the Environment, Conservation and Parks' Publication NPC-216, dated 1993, and the Environmental Noise Guidelines for Installation of Residential Air Conditioning Devices, dated September 1994, as amended, in order to minimize the noise impacts both on and off the immediate vicinity of the subject lands.”

11. Exterior Elevations Drawings

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Elevations Plans, referenced in Schedule “E” herein. The Owner further acknowledges and agrees that any subsequent proposed changes to the approved Elevations Plans shall be filed with the General Manager, Planning, Real Estate and Economic Development and agreed to by both the Owner and the City prior to the implementation of such changes. No amendment to this Agreement shall be required.

12. 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.

13. Cash-in-Lieu of Parkland

The Owner shall pay cash-in-lieu of parkland in accordance with the Parkland Dedication By-law of the City of Ottawa, as well as the fee for appraisal services. The monies are to be paid at the time of execution of the Site Plan Agreement.

14. Temporary or Permanent Construction Tiebacks

The Owner agrees and acknowledges that for the placement of tiebacks in lands other than their own, a utility circulation will be required with the City and Utilities, and should construction tiebacks be left in-place in the Right-of-way (ROW), a City Park, City Block or a Sewer Easement, then they must be de-tensioned tiebacks to the satisfaction of the General Manager, Planning, Real Estate, and Economic Development Department. In addition, if permanent tiebacks are required an Encroachment Agreement will be required with the City prepared at the Owners expense. Furthermore, as constructed drawings shall be provided to the City in an acceptable format showing locations of said tiebacks.

15. Slope Stability

The Owner shall have a Professional Structural Engineer and a Soils Engineer, licensed in the Province of Ontario to inspect and confirm the constructed Slope protection has been constructed in accordance with the approved Geotechnical Report and the Approved Grading Plan and Details Plan.

16. Shop Drawings

The Owner agrees and acknowledges that their Contractor is required to provide Shop Drawings for any special structures typically not available as per the City detail standard's and product listing to the City to the satisfaction of the General Manager, Planning, Infrastructure & Economic Development Department prior to installations of those works. Shop drawings shall be stamped and signed by a professional Engineer licensed in the Province of Ontario. All costs for Shop Drawings shall be born by the Owner or his contractors.

17. Spill Contingency and Pollution Prevention Plan

The Owner shall, within six (6) months of signing this Agreement, develop and implement a spill contingency and pollution prevention plan, which plan, at a minimum, will include a set of written procedures describing how to prevent and/or mitigate the impacts of a spill within the area serviced by the Works:

- (a) the name, job title and location (address) of the Owner, person in charge, management or person(s) in control of the buildings;
- (b) the name, job title and 24-hour telephone number of the person(s) responsible for activating the spill contingency and pollution prevention plan;
- (c) a site plan drawn to scale showing the facility, nearby buildings, streets, catch basins and manholes, drainage patterns (including direction of flow in storm sewers), and receiving water course that could potentially be significantly impacted by a spill and any features which need to be taken into account in terms of potential impacts on access and response (including physical obstructions and location of response and clean-up equipment);
- (d) steps to be taken to report, contain, clean up and dispose of contaminants following a spill;
- (e) a listing of telephone numbers for local clean-up companies who may be called upon to assist in responding to spills, local emergency responders including health institution(s), and the Ministry of the Environment, Conservation and Parks Spills Action Centre;
- (f) Materials Safety Data Sheets (MSDS) for each hazardous material which may be transported or stored in the said building;
- (g) the means (internal corporate procedures) by which the spill contingency and pollution prevention plan is activated;
- (h) a description of the spill response training provided to employees assigned to work in the said building, the date(s) on which the training was provided and by whom;
- (i) an inventory of response and clean-up equipment available to implement the spill contingency and pollution prevention plan, location and date of maintenance/replacement if warranted; and
- (j) the dates on which the spill contingency and pollution prevention plan was prepared and subsequently, amended.

The Owner covenants and agrees to maintain the spill contingency and pollution prevention plan up to date through revisions undertaken from time to time as required by changes to the general operations of the site. The Owner further covenants and agrees to retain a copy of the spill contingency and pollution prevention plan in a conspicuous, readily accessible location on-site such that it can be used as a reference by employees assigned to work in the said building. The Owner further covenants and agrees that it will make available, for inspection and copying by City personnel, the spill contingency and pollution prevention plan.

18. Groundwater Management

The Owner acknowledges and agrees to retain an environmental consultant to test groundwater to be removed from the site during and after redevelopment. If through further testing the groundwater samples are found to be contaminated, all

contaminated groundwater must be removed, managed or treated in accordance with appropriate Ontario regulations and/or discharged in accordance with the City's Sewer Use By-Law, being By-law No. 2003-514, as amended.

19. Use of Explosives and Pre-Blast Survey

The Owner acknowledges and agrees that all blasting activities will conform to the City's Standard S.P. No. F-1201 entitled Use of Explosives, as amended. Prior to any blasting activities, a pre-blast survey shall be prepared as per S.P. No. F-1201, at the Owner's expense, for all buildings, utilities, structures, water wells and facilities likely to be affected by the blast based on the location where explosives are to be used. In particular, a pre-blast survey shall be completed in accordance with Table 1 of S.P. No. F-1201. The standard inspection procedure shall include the provision of an explanatory letter to the owner or occupant and owner with a formal request for permission to carry out an inspection.

20. Protection of City Sewers

- a. Prior to the issuance of a building permit, the Owner shall, at its expense:
 - i. obtain a video inspection of the City Sewer System within Famille Laporte Avenue prior to any construction for the City to determine the condition of the existing City Sewer System prior to construction on the lands and to provide said video inspection to the General Manager, Real Estate, Economic Development.
- b. Upon completion of construction on the lands, the Owner shall, at its expense and to the satisfaction of the General Manager, Real Estate, Economic Development:
 - i. obtain a video inspection of the existing City Sewer System within Famille Laporte Avenue for the City 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 the Storm Sewer Easement and compensate the City for the full amount of any required repairs to the City Sewer System.

21. Inspection

The Owner shall have competent professional engineering inspection personnel on-site during the period of construction and the General Manager, Planning, Infrastructure & Economic Development Department shall have the right at all times to inspect the installation of the Works. Should it be found in the sole opinion of the General Manager, Planning, Infrastructure & Economic Development Department that such personnel are not on site or are incompetent in the performance of their duties, or that the said Works are not being carried out in accordance with approved plans or specifications and in accordance with good engineering practice, then the General Manager, Real Estate and Economic Development Department may order all work in the project to be stopped.

22. 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 Report (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 Es Development.

- 23.** The Owner shall be required to enter into a maintenance and liability agreement for all plant and landscaping material placed in the City right-of-way and the Owner shall assume all maintenance and replacement responsibilities in perpetuity.

24. Water Plant

The Owner acknowledges and agrees that the water plant within the lands is a private watermain. The Owner further acknowledges and agrees that the private watermain and appurtenances thereto are to be maintained by the Owner at its own expense, in perpetuity. The Owner performing maintenance on critical infrastructure, such as private watermains and private fire hydrants, shall maintain adequate records as proof of having done so in accordance with applicable regulations, and that the records shall be retained for review by the City and or the Ottawa Fire Services when requested.

25. 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 Schedule "E" herein.

26. Inlet Control Devices (ICDs)

The Owner acknowledges and agrees to install and maintain in good working order the required in-ground stormwater inlet control devices, as recommended in the approved 1. Orleans Long Term Care Facility Functional Servicing Report, referenced in Schedule "E" herein. The Owner further acknowledges and agrees it shall assume all maintenance and replacement responsibilities in perpetuity.

27. Private Storm Sewer Connection to City Sewer System

The Owner acknowledges and agrees that any new storm sewers to be installed as part of this development shall not be connected to the City's existing storm sewer system until such time as either:

- (k) a certificate of conformance and As-built Drawings have been received from a Professional Engineer, licensed in the Province of Ontario, certifying that all required inlet control devices have been properly installed to City Standards or Specifications, and that the storm sewer system has been installed in accordance with the approved engineering drawings for site development and City Sewer Design Guidelines. The inlet control devices shall be free of any debris; or
- (l) a flow limiting orifice plate, designed by a Professional Engineer licensed in the Province of Ontario and to the satisfaction of the City, has been installed at the storm water outlet prior to connecting any upstream storm sewers. Such orifice plate shall not be removed until subsection (a) above has been satisfied and approved by the General Manager, Planning, Real Estate and Economic Development.

28. Leak Survey

The Owner acknowledges and agrees that the Water Plant and sewer service within the lands is a private system, including Private Services and sewer services and appurtenances, and the Owner acknowledges and agrees that it is responsible for the operation, maintenance and/or replacement, in perpetuity, of the Private Services and sewer system, including the Private Watermains, private hydrants, private sanitary and storm sewer infrastructure (collectively the "private system") which are located on the lands and that the Owner will retain copies of all the associated Work and maintenance contracts, and make said contracts available for inspection upon demand by the City.

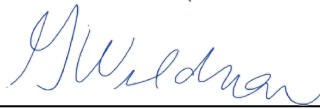
Further, the Owner acknowledges and agrees to have a Professional Engineer, licensed in the Province of Ontario, conduct regular inspections of the water system and sewer system, which includes a leak detection survey at least every five (5) years and a video of the sanitary sewer system to check for major water infiltration into the private system. Copies of the inspection reports and videos shall be provided to the General Manager, Infrastructure and Water Services and Fire Services. The Owner further acknowledges and agrees that as part of the Owner's ongoing maintenance responsibility for the private system, repairs to the system must be completed immediately to correct any deficiencies which contribute to water loss or leakage of infiltration within the private system. Any deficiencies shall be immediately reported to the City. The Owner acknowledges and agrees to notify the General Manager, Infrastructure and Water Services when such repairs have been completed.

29. Vibration Monitoring

The Owner agrees and acknowledges that prior to commencing site alteration or construction that vibration monitoring shall be undertaken by a Professional Engineer licensed in the province of Ontario. Vibration levels shall not exceed those determined by the City and Province to cause damage to adjacent buildings and structures. The Owner may consider offering pre-construction surveys to adjacent/abutting properties, to validate damage claims or indemnify and save harmless. The Owner agrees to maintain vibration monitoring records during construction, which shall be made available to the General Manager, Planning, Real Estate and Economic Development upon request. The Owner agrees and acknowledges that the City shall be indemnified from any damage claims resulting from construction activities.

July 21, 2023

Date



Geraldine Wildman
Manager, Development Review, East
Planning, Real Estate and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-22-0006

SITE LOCATION

375 Famille-Laporte Avenue (1161 Old Montréal Road when the application was submitted) and as shown on Document 1.

SYNOPSIS OF APPLICATION

- The subject lands are located on the east side of Famille-Laporte Avenue, just north of Old Montréal Road, within the developing community Cardinal Creek Village.
- The site is vacant, with some boundary trees. The site is about 2 hectares in size, and has 250 metres of frontage to Famille-Laporte Avenue, and a lot depth of approximately 90 metres.
- Surrounding lands are primarily residential. Immediately adjacent to the north and east are residential townhouses fronting to Mishawashkode Street and Cartographe Street, to the south are detached dwellings on large lots, and to the west is a mix of residential lands and the Capital City Church.
- The Site Plan establishes a four-storey, 15.5m tall, long-term care building that is generally rectangular in shape, with frontage to Famille-Laporte Avenue. The facility will have 12600 square metres of gross floor area, 224 total beds, and about 1700 sq.m. of amenity area. Two vehicular accesses to Famille-Laporte are provided, with drive-aisles surrounding the building. There is a lay-by drop-off area at the main entrance to the building nearest to the southern vehicular access, and a wide pedestrian connection to the existing municipal sidewalk.
- 117 vehicular parking spaces are provided in surface parking and 56 bicycle parking spaces are provided near main entrances to the building. Landscape buffers surround the site, and trees will be planted in each area, with greater landscaping provided near the main entrance and along the Famille-Laporte frontage.
- City Engineering staff have reviewed the plan and have confirmed that the sanitary, water, and storm servicing design is acceptable, and there is capacity to support the proposed development.

Residential Units and Types

Dwelling Type	Number of Beds
Long Term Care – Private Bed	134
Long Term Care – Basic Bed	90

Related Applications

The following application is related to this proposed development:

- Zoning By-law Amendment – D02-02-22-0004

DECISION AND RATIONALE

This application is approved for the following reasons:

- The Site Plan application is consistent with the Official Plan. The development will integrate into the existing community and provide additional housing options for Cardinal Creek Village. It will support aging in place by providing non-traditional dwelling units for older individuals and those who need supervised or supportive in-house care.
- The Site Plan application is consistent with the Cardinal Creek Village Concept Plan (CDP). The residential care facility is a permitted use in the CDP and supports policy that aims to achieve a variety of housing options.
- The proposal conforms to the zoning established by related application D02-02-22-0004, which was passed on April 12, 2023 with By-law 2023-163. By-law 2023-163 designates the property as I1B H(15.5), Minor Institutional Subzone B, and a full zoning review was completed.
- The proposal has regard for Urban Design policies in both the Official Plan and CDP. Urban Design staff have reviewed the file and given their approval of the site and building design and layout.
- Planning staff believe the proposal to represent good planning.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, is being satisfied within this approval through the taking of cash-in-lieu of parkland as detailed in the above conditions.

CONSULTATION DETAILS

Councillor's Comments

Councillor Matthew Luloff was aware of the application related to this report. Councillor Luloff has concurred with the proposed conditions of approval.

Public Comments

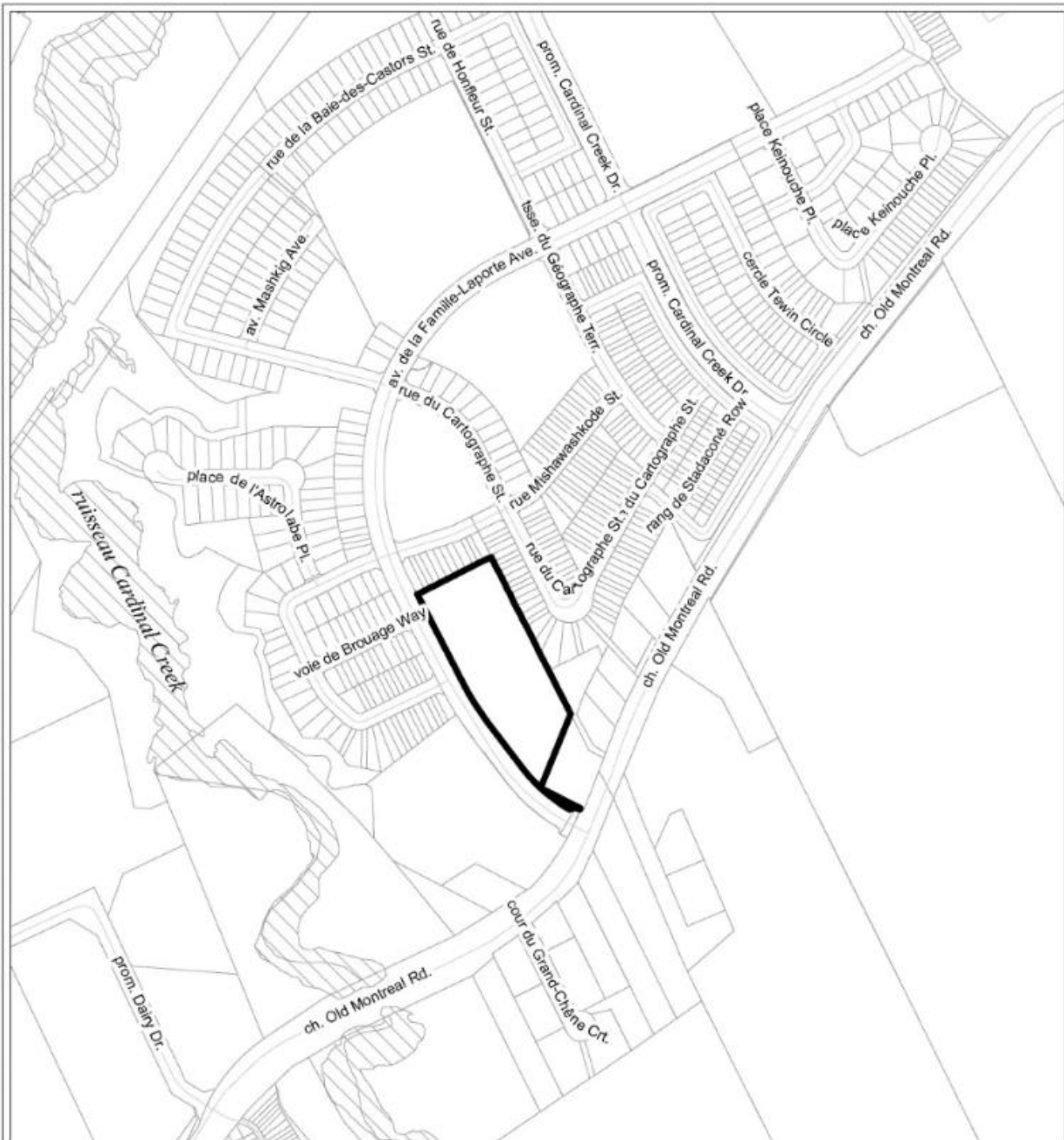
This application was subject to public circulation under the Public Notification and Consultation Policy. There were public comments received online and staff considered these comments. Responses to specific comments were provided in Document 3 of the report to Planning and Housing Committee on April 5, 2023.




APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date due to its complexity and combination with a Zoning By-law Amendment.

Contact: Kelly Livingstone, e-mail: kelly.livingstone@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE SITE PLAN / PLAN DE EMPLACEMENT	
D02-02-22-0004	22-0063-X	 1161 chemin Old Montreal Road	
D07-12-22-0006			
I:\CO\2022\Zoning\Old_Montreal_1161		 Existing Flood Plain (Section 58) / Plaine inondable (Article 58)	
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