



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

Site Location: 3440 Frank Kenny Road

File No.: D07-12-22-0057

Date of Application: March 24, 2022

This SITE PLAN CONTROL application submitted by Marc Rivet, J.L. Richards & Associates Limited, on behalf of Hydro One Networks Inc., is APPROVED as shown on the following plan(s):

1. **Tree Conservation Report & Landscape Plan**, L.1, prepared by James B. Lennox & Associates Inc. Landscape Architects, revision number 8 dated 06/29/2023
2. **Site Plan**, C-001, prepared by J.L. Richards, revision number 6 dated 08/06/23
3. **Existing Conditions & Removals Plan**, C-002, prepared by J.L. Richards, revision number 6 dated 08/06/23
4. **Servicing Plan**, C-003, prepared by J.L. Richards, revision number 6 dated 08/06/23
5. **Grading Plan**, C-004, prepared by J.L. Richards, revision number 6 dated 08/06/23
6. **Post Development Drainage and Erosion and Sediment Control Plan**, C-005, prepared by J.L. Richards, revision number 6 dated 08/06/23
7. **Details 1**, C-006, prepared by J.L. Richards, revision number 6 dated 08/06/23
8. **Details 2**, C-007, prepared by J.L. Richards, revision number 6 dated 08/06/23
9. **Details 3**, C-008, prepared by J.L. Richards, revision number 6 dated 08/06/23
10. **Tank Details**, C-009, prepared by J.L. Richards, revision number 6 dated 08/06/23

11. **Loading Dock Details**, C-010, prepared by J.L. Richards, revision number 6 dated 08/06/23
12. **Architectural Ground Floor Plan**, A201, prepared by J.L. Richards, revision number 2 dated 05/05/23
13. **Architectural Roof Plan**, A202, prepared by J.L. Richards, revision number 1 dated 05/05/23
14. **Exterior Elevations**, A401, prepared by J.L. Richards, revision number 4 dated 05/05/23

And as detailed in the following report(s):

1. **Fisheries Impact Assessment**, prepared by Bowfin Environmental Consulting Inc., dated October 2016, revised March 27, 2022
2. **Geotechnical Investigation**, prepared by WSP Canada Inc., dated May 4, 2023
3. **Technical Memorandum, Resampling Results, Well PW11-1, and Updated Terrain Analysis**, prepared by WSP Canada Inc., dated May 2, 2023
4. **Site Servicing Report**, prepared by J.L. Richards, revision 3 dated May 12, 2023
5. **Species at Risk Screening**, prepared by Bowfin Environmental Consulting Inc./CIMA+, dated September 2, 2022
6. **Stormwater Management Report**, prepared by J.L. Richards, revision 3 dated May 12, 2023
7. **Phase 2 Environmental Site Assessment**, prepared by WSP Canada Inc., dated March 16, 2023

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

General Conditions

1. **Prior Site Plan Agreements**

The Owner acknowledges and agrees that all terms and conditions of the Site Plan Agreement, registered as Instrument No. RR132690 on December 17, 1990, and the Amending Site Plan Agreement registered as Instrument No. OC1436157 on December 5, 2012 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. **Execution of Agreement Within One Year**

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.

3. **Water Supply for Fire Fighting**

The Owner shall provide adequate water supply for firefighting for the building. The required fire flow will be provided solely from underground storage tanks and a dry hydrant. A mechanical engineer calculated the required fire flow rate to be 5,400 l/min (90 l/s). A total capacity of 183,110 L is required on site. A total of three (3) fire storage tanks will be installed on site with a total working capacity of 183,110 L. Stated OBC requirements apply at this time, however if any future reconstruction or modifications are proposed under the Planning Act, full FUS compliance, instead of the OBC approach, will be required.

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.

8. **Designated Substances Survey**

Prior to demolition of any existing buildings located on the lands described in Schedule "A" herein, the Owner acknowledges and agrees to complete a designated substances survey and submit the findings and recommendations for the proper handling and disposal of waste as identified in said survey, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development, and in accordance with Best Management Practices. The survey shall address, but not be limited to:

- (a) O.Reg. 278/05: Designated Substance - Asbestos on Construction Projects and in Buildings and Repair Operations under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended (O.Reg. 278/05);
- (b) Guideline - Lead on Construction Projects, prepared by the Ontario Ministry of Labour - Occupational Health and Safety Branch, published September 2004 and revised April 2011, as amended;
- (c) O.Reg. 213/91: Construction Projects under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended (O.Reg. 213/91);
- (d) Registration Guidance Manual for Generators of Liquid Industrial and Hazardous Waste, prepared by the Ontario Ministry of the Environment, Conservation and Parks, published April 1995 and revised January 2016, as amended, to be used in conjunction with R.R.O. 1990, Reg. 347: General-Waste Management under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended (R.R.O. 1990, Reg. 347);
- (e) R.R.O. 1990, Reg. 362: Waste Management – PCB's under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended (R.R.O. 1990, Reg. 362).

Special Conditions

9. **Cash-in-Lieu of Parkland**

- (a) The Owner acknowledges and agrees that the required parkland conveyance to the City is to be 529.6 square metres.

- (b) The Owner covenants and agrees that the park conveyance requirement has been calculated at the rate set out below in accordance with the Parkland Dedication By-law, being By-law No. 2022-280, as amended:
 - (i) For land conveyance, cash-in-lieu of parkland, or combination thereof:
 - i. 2% of the gross land area (commercial & industrial uses) (2.648 ha * 2% = 529.6 square metres).
- (c) Prior to registration of the Site Plan Agreement, the Owner acknowledges and agrees to pay cash-in-lieu of parkland as referenced in Schedule “B” herein. Pursuant to the City’s Parkland Dedication By-law, being By-law No. 2022-280, as amended, 40% of said funds collected shall be directed to City wide funds, and 60% shall be directed to Ward 19 funds. The Owner shall also pay the parkland appraisal fee of \$800.00 plus H.S.T. of \$104.00, as referenced in Schedule “B” herein.

Access

10. 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.

11. 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.

Geotechnical Engineering and Soils

12. 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 retaining walls have been constructed in accordance with the approved Slope Stability Analysis Report (“Geotechnical Investigation, prepared by WSP Canada Inc., dated May 4, 2023”), and the Approved Retaining Wall Plan (“Loading Dock Details, C-010, prepared by J.L. Richards, revision number 5 dated 11/05/23”).

13. 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, prepared by WSP Canada Inc., dated May 4, 2023” (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.

14. 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 "Loading Dock Details, C-010, prepared by J.L. Richards, revision number 5 dated 11/05/23", 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.

15. Retaining Wall - Stability

The Owner acknowledges and agrees to install the proposed retaining walls in accordance with the approved Retaining Wall Design for 3440 Frank Kenny Road – Hydro One Operations Centre – Phase 2 and as shown on the approved "Loading Dock Details, C-010, prepared by J.L. Richards, revision number 5 dated 11/05/23", both referenced in Schedule "E" hereto. The Owner shall provide written confirmation, satisfactory to the General Manager, Planning, Real Estate and Economic Development, that a Geotechnical Engineer/Professional Structural Engineer, licensed in the Province of Ontario, has inspected and confirmed that the retaining walls have been constructed in accordance with the said approved Retaining Wall Design for 3440 Frank Kenny Road – Hydro One Operations Centre – Phase 2. The Owner further acknowledges and agrees to provide an Internal Compound Stability (ICS) analysis from a Geotechnical Engineer / Professional Structural Engineer, licensed in the Province of Ontario, that all retaining walls, which are greater than one metre in height have been checked for global stability, have a factor of safety of at least 1.5 for static conditions (as calculated through SLIDE) and 1.1 for seismic conditions is achieved, which shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development. The report shall provide structural details of the retaining wall(s).

The Owner further acknowledges and agrees to retain the services of a Professional Structural Engineer and a Soils Engineer, licensed in the Province of Ontario, to inspect any retaining walls on the subject lands and confirm that the retaining walls have been constructed in accordance with the approved retaining wall details.

Groundwater

16. Notice on Title - Quality and Quantity of Groundwater

The following statements need to be registered on Title:

“Technical Memorandum, Resampling Results, Well PW11-1, and Updated Terrain Analysis, prepared by WSP Canada Inc., dated May 2, 2023, prepared for the subject site and included in the “Site Servicing Report, prepared by J.L. Richards, revision 3 dated May 12, 2023”, noted exceedances of water quality parameters such as: calcium carbonate (hardness), hydrogen sulphide, turbidity, iron, and manganese. In order to improve the mentioned water quality parameters, JL Richards & Associates Limited designed a treatment system, with several components intended to work together, which is to be implemented on site and regularly maintained, as required, to provide safe drinking water for consumption as per Ontario Drinking Water Quality Standards O.Reg 169/03) and the Guidelines for Canadian Drinking Water Quality.”

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that the City of Ottawa does not guarantee the quality or the quantity of the groundwater provided as a result of the implementation of the above stated treatment system or due to other causes. The Purchaser/Lessee further acknowledges being advised that if, at some future date, the quality or the quantity of the groundwater becomes deficient, the City of Ottawa shall bear no responsibility, financial or otherwise, to provide solutions to the deficiency. All efforts and costs to remedy such deficiencies in the groundwater shall be the sole responsibility of the owner.”

“The Purchaser/Lessee covenants with the Vendor/Lessor that the above clauses, verbatim, shall be included in all subsequent agreements of purchase and sale, and lease agreements for the lands described herein, which covenant shall run with the said lands.”

Civil Engineering

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. Re-Grading and Maintenance of Ditch

The Owner acknowledges and agrees it shall be responsible for various grading and maintenance measures along 3440 Frank Kenny Road (along the entire length of the east property limit), which include the following:

- (a) Re-grade the shoulders of the ditch within the road allowance(s) of 3440 Frank Kenny 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 3440 Frank Kenny Road abutting the subject lands, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development Department.
- (e) Grading of the ditch and installation of the 600 mm DIA CSP culvert with Rip-Rap at the ends, as required, for the proposed driveway entrance and any other proposed works within the road allowance of 3440 Frank Kenny Road needs to be in accordance with the approved Plans and to the satisfaction of the General Manager, Planning, Real Estate and Economic Development Department.

19. 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.

20. 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 "Stormwater Management Report, prepared by J.L. Richards, revision 3 dated May 12, 2023", referenced in Schedule "E" herein. The Owner further acknowledges and agrees it shall assume all maintenance and replacement responsibilities in perpetuity. The Owner shall keep all records of inspection and maintenance in perpetuity and shall provide said records to the City upon its request.

21. Private Drainage Agreement

The Owner acknowledges and agrees that all terms and conditions of the Private Drainage Agreement, registered as OC1430569 dated November 20, 2012 is reconfirmed and in full force and effect.

Private Systems

22. 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.

Site Lighting

23. Site Lighting Certificate

(a) 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);
- ii. and it must result in minimal light spillage onto adjacent properties. As a guideline, 0.5 fc is normally the maximum allowable spillage.

(b) 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.

Other Conditions

24. The Owner shall enter into a maintenance contract for the required on-going maintenance of the oil/grit separator (water quality treatment unit), as per the "Stormwater Management Report, prepared by J.L. Richards, revision 3 dated May 12, 2023", and shall file proof thereof with the General Manager, Planning, Real Estate and Economic Development

25. The Owner shall enter a maintenance contract for the required SWM, as per the "Stormwater Management Report, prepared by J.L. Richards, revision 3 dated May 12, 2023", and shall file proof thereof with the General Manager, Planning, Real Estate and Economic Development.

26. The water supply well formerly used for residential water supply at the now-demolished residence and the onsite two Monitoring Wells (MW-2 and MW-3 listed on the "Existing Conditions & Removals Plan, C-002, prepared by J.L. Richards, revision number 5 dated 11/05/23") should be decommissioned in accordance with Ontario Regulation 903 and the Owner shall file proof thereof with the General Manager, Planning, Real Estate and Economic Development.
27. The existing septic bed needs to be removed to the satisfaction of the OSSO and in accordance with applicable regulations and the Owner shall file proof thereof with the General Manager, Planning, Real Estate and Economic Development.
28. The water treatment system, as designed by JL Richards & Associates Limited and stated in "Technical Memorandum, Resampling Results, Well PW11-1, and Updated Terrain Analysis, prepared by WSP Canada Inc., dated May 2, 2023", due to found well water deficiencies, will need to be installed and the Owner shall file proof thereof with the General Manager, Planning, Real Estate and Economic Development.

A Notice on title will need to be registered, stating the required treatment system installation and its on-going maintenance requirements.

29. For the purpose of establishing the onsite firefighting water storage volume, the proposed building materials were specified as noncombustible, with fire separations and fire resistance ratings provided in accordance with Subsection 3.2.2., including loadbearing walls, columns, and arches (K=17). Stated OBC requirements were deemed acceptable at this time, however if any future reconstruction or modifications are proposed under the Planning Act, full FUS compliance, instead of the OBC approach, will be required.
30. The proposed sewage system for the site will consist of Class 4 Sewage System, as per Section 8.6 of the OBC, capable of achieving at least 50% nitrogen removal through denitrification that has been certified by a third party (such as CAN/BQN 3680-600 or NSF 245) to achieve a minimum of 50% reduction in nitrogen. As per WSP Technical Memorandum "New Septic System, Hydro One Operations Centre, Phase 2, 3440 Frank Kenny Road, Ottawa, Ontario", dated May 5, 2023, the treatment unit will be constructed as a double pass system for denitrification, which requires recirculation to the anaerobic digester.

The Owner shall enter into an on-going maintenance agreement for the required system and shall file proof thereof with the General Manager, Planning, Real Estate and Economic Development.

25 July 2023

Date



Adam Brown
Manager, 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: D07-12-22-0057

SITE LOCATION

3440 Frank Kenny Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

- The site has an area of about 26,480 square metres with about 182 metres of frontage to Frank Kenny Road.
- Just north at 3406 Frank Kenny Road is a two-storey building and outdoor school bus parking for M.L. Bradley. Surrounding lands are primarily agricultural.
- In 1990 a Site Plan was approved for the two-storey building and site layout for M.L. Bradley on 3450 Frank Kenny Road. In 2012, a “phase 1” Site Plan was received and subsequently approved for a temporary office space and holding tank for Hydro One Network Inc’s. (HONI) operations on the M.L. Bradley lands. A Zoning By-law Amendment was also approved rezoning the lands to Rural Heavy Industrial, Rural Exception 35 (RH[35r]) by By-law 2012-207. Just after the approval, a severance was approved, dividing the HONI lands (now 3440 Frank Kenny Road) from the M.L. Bradley lands (3406 Frank Kenny Road).
- The current approval relates to “phase 2” to the 2012 Site Plan, and proposes to construct a permanent two-storey office on the full 3440 Frank Kenny Road lands, with warehousing space, storage, landscaping, a dry pond, and a parking area for visitors and employees. 55 surface vehicular parking spaces, 3 outdoor bicycle parking spaces, and 1 loading space is provided. A majority of the site will be enclosed with chain link fencing, for security reasons. Some landscaping is also provided, with native shrubs and grasses, and tree planting where space, unencumbered by services, allows.
- Infrastructure services for the site include a dry pond at the southwest corner, underground fire water holding tanks along the Frank Kenny frontage, and a raised septic field and underground tanks further north along the Frank Kenny frontage.

Related Applications

The following applications are related to this proposed development:

- Site Plan Control (1990), Site Plan Agreement registered on December 17, 1990, as Instrument Number RR132690.
- Site Plan Control – D07-12-12-0051, Site Plan Agreement registered on December 5, 2012, as OC1436157

DECISION AND RATIONALE

This application is approved for the following reasons:

- The subject lands are designated Agricultural Resource Area zone. They are not within a village nor subject to identified environmental criteria. While the intent is to generally protect Agricultural Resource Areas, the 2012 rezoning for this site has already established the permitted uses for the site.
- The existing zoning designation is RH[35r] – Rural Heavy Industrial, Rural Exception 35r. The exception provisions permit “office related to a utility” as an additional permitted use. Additionally, all uses except for “storage yard, light industrial, warehouse, and hydro transformer storage” are prohibited on the site. The proposed development is consistent with RH zone provisions and provisions within the 35r exception.
- The site design is consistent with city standards and requirements, will permit for the expansion of Hydro One operations on these lands to better service the City, and represents 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

Public Comments

This application was subject to public circulation under the Public Notification and Consultation Policy. There was no public comment received online.

Technical Agency/Public Body Comments

Summary of Comments –Technical

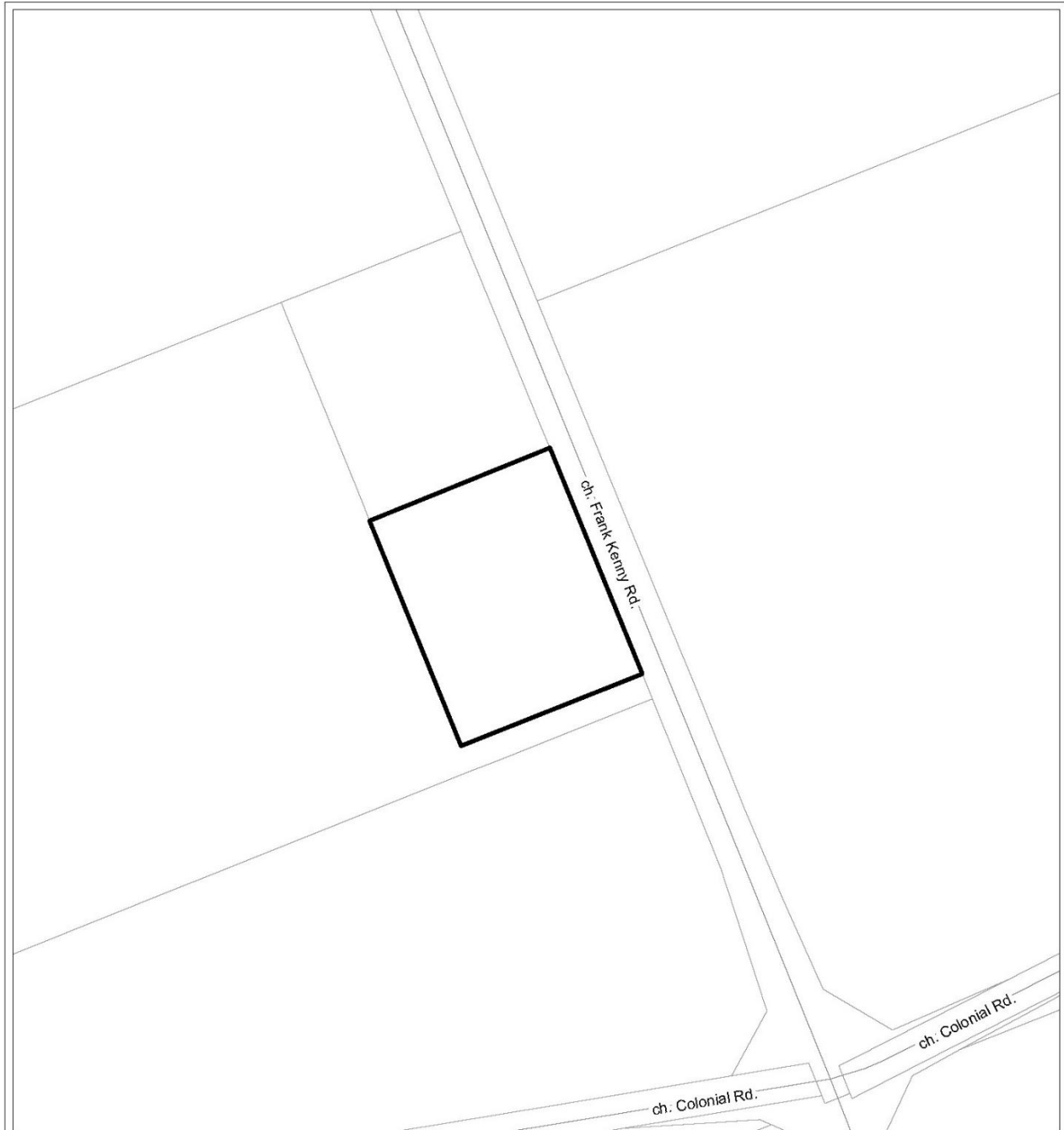
N/A




APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date due to the complexity of issues associated with the application.

Contact: Kelly Livingstone, kelly.livingstone@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-22-0057	22-0983-K		
I:\CO\2022\Site\FrankKenny_3440			
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REVISION / RÉVISION - 2022 / 10 / 05		 NOT TO SCALE	