



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

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Site Location: 5650 Mitch Owens Road

File No.: D07-12-22-0108

Date of Application: July 11, 2022

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This SITE PLAN CONTROL application submitted by Will Prange, Architecture 49, on behalf of the City of Ottawa, is APPROVED as shown on the following plan(s):

1. **Proposed Overall Architectural Site Plan**, A100, prepared by Architecture 49, dated 2022-06-17, revision 10 dated 2023-10-04.
2. **Enlarged Architectural Site Plan**, A101, prepared by Architecture 49, dated 2022-06-17, revision 10 dated 2023-10-04.
3. **Grading and Erosion Control**, C001, prepared by WSP, dated 2022-06-23, revision 7 dated 2023-09-07.
4. **Site Servicing**, C002, prepared by WSP, dated 2022-06-23, revision 7 dated 2023-09-07.

And as detailed in the following report(s):

1. **Geotechnical Investigation – Proposed Club House and Septic Bed – 5650 Mitch Owens Drive - Ottawa**, prepared by Paterson group, dated June 2022, revised July 5, 2023.
2. **Hydrogeological Study and Terrain Analysis – Ottawa Soccer United Clubhouse, 5650 Mitch Owens Drive, Manotick, ON**, prepared by WSP, dated December 22, 2022, revised May 2023 (Engineer Seal dated July 25/23).
3. **Clubhouse Facility Development, 5650 Mitch Owens Road, Ottawa, ON – Site Servicing and Stormwater Management Report**, prepared by WSP, dated June 23, 2022, revised May 12, 2023.
4. **5650 Mitch Owens Road – Transportation Impact Assessment – Draft Final report**, prepared by WSP, dated June 10, 2022.
5. **Site Plan Control Application for New Clubhouse Construction, Ottawa South United Soccer Associated – Tree Information Report**, prepared by WSP, dated April 19 2022.
6. **Site Plan Control Application 5650 Mitch Owens Road – Third Submission Comments**, prepared by WSP, dated September 7, 2023.

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

## **Requirements**

1. The Owner shall submit a certificate of insurance in a form satisfactory to the City. The certificate of insurance must be issued in favor of the City of Ottawa in an amount not less than five million dollars per occurrence, must contain an endorsement naming the City as an additional insured and an unconditional thirty days notice of any material change or cancellation of the policy.

## **General Conditions**

1. **Execution of Letter of Undertaking**

The Owner shall execute the City's standard Letter of Undertaking and satisfy the conditions contained within this Delegated Authority Report. In the event the Owner fails to execute the required Letter of Undertaking and submit any required fees and/or securities within six months, this approval shall lapse.

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. **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.

## **Special Conditions**

4. **Professional Engineering Inspection**

The Owner shall have competent Professional Engineering inspection personnel on-site during the period of construction, to supervise the Works, and the General Manager, Planning, Real Estate and Economic Development, shall have the right at all times to inspect the installation of the Works. The Owner acknowledges and agrees that should it be found in the sole opinion of the General Manager, Planning, Real Estate and Economic Development, 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 the approved plans or specifications and in accordance with good engineering practice, then the General Manager, Planning, Real Estate and Economic Development, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

5. **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.

6. **Site Lighting Certificate**

- (a) In addition to the requirements contained in this Delegated Authority Report and the Letter of Undertaking, 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.
- (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.

October 11, 2023 \_\_\_\_\_  
Date

  
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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

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**File Number:** D07-12-22-0108

### **SITE LOCATION**

5650 Mitch Owens Road, and as shown on Document 1.

### **SYNOPSIS OF APPLICATION**

The subject site is approximately 12.95 hectares and is located on the south side of Mitch Owens Road roughly 300 metres southwest of the intersection of Dozois Road and Mitch Owens Road. The property owned by the City of Ottawa and contains six large soccer fields and associated parking, portable washrooms, and storage shed. The property is known locally as the George Nelms Sports Park. The surrounding land uses consist of residential, agriculture, woodlands, and a school.

The proposed application is for a 512 metres squared building located beside the second row of soccer fields and approximately 149 metres from the front lot line. The proposed building will be used as a clubhouse for Ottawa South United Soccer Club. The existing soccer fields, woodlands along the south lot line, and parking will remain. There will be minimal site alterations which is largely limited to realigning existing parking spots and fire route and new walkways leading from the parking to the clubhouse. The building will be serviced by septic system and well.

### **DECISION AND RATIONALE**

This application is approved for the following reasons:

- The proposed development adheres to the Official Plan.
- The proposed development conforms to the Zoning By-law.
- The proposed development is consistent with the Provincial Policy Statement.
- The proposed development represents good planning.

### **PARKLAND DEDICATION**

Parkland dedication, in accordance with By-law 2022-280, is not applicable to this development.

## **CONSULTATION DETAILS**

### **Councillor's Comments**

Councillor George Darouze 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.

### **Advisory Committee Comments**

N/A

## **APPLICATION PROCESS TIMELINE STATUS**

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

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

## Document 1 – Location Map

The location map below shows the subject site on the south side of Mitch Owens Road and southwest of the intersection of Dozois Road, Limebank Road, and Mitch Owens Road.

