



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

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Site Location: 7248 Bank Street

File No.: D07-12-23-0024

Date of Application: March 2, 2023

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This SITE PLAN CONTROL application submitted by Anthony and Lori Orlicky, on behalf of 2528803 Ontario Inc., is APPROVED as shown on the following plan(s):

1. **Dome Site Plan – Ecopallet – Proposed Site Plan & Landscape Plan, SP2** prepared by HSP Engineering and Environmental Services, dated August 2022, revision 4 dated 07/11/23.

And as detailed in the following report(s):

1. **New Building in South West Area of Property – Geotechnical Subsurface Investigation – Report No. 22C323**, prepared by St. Lawrence Testing & Inspection Co. Ltd., dated September 30, 2022.
2. **Fabric Dome Site Development – Storm water Brief – HSP Project No. 10876**, prepared by HSP Engineering and Environmental Services, dated September 14, 2022.

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

### **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. **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.

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. **Construction and Erosion Fencing**

The Owner acknowledges and agrees to install construction and erosion fencing, at its expense, in such a location as may be determined by the General Manager, Planning, Real Estate and Economic Development.

5. **Development Charges**

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

**Special Conditions**

6. **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.

7. **Site Lighting Certificate**

(a) 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.

8. **Parkland Dedication**

Prior to the execution of the Letter of Undertaking, the Owner acknowledges and agrees to pay cash-in-lieu of conveyance of parkland based on the assessed value of 2% of the area amended by the Site Plan, being 406 square metres. 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 20. The Owner shall also pay the parkland appraisal fee of \$800.00 plus H.S.T. of \$104.00.

October 12, 2023  
Date

  
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:** D07-12-23-0024

### **SITE LOCATION**

7248 Bank Street, and as shown on Document 1.

### **SYNOPSIS OF APPLICATION**

The subject site is located on the southwest corner of the intersection of Snake Island Road and Bank Street, approximately 750 metres southwest of the Village of Metcalfe. The subject site currently contains a 1020 square metre commercial building with associated outdoor storage for lumber and pallets. The remainder of the parcel consists of vacant grass fields and treed areas.

This application proposes the construction of a 406 square metre structure for lumber. The building will have no services and a gravel base. The structure will consist of fabric hoops on posts cemented into the ground. This application does not propose changes to the current grades and landscaping, except for the removal of small grassed areas currently located where the structure and structure entrance are proposed.

### **Related Applications**

N/A

### **DECISION AND RATIONALE**

This application is approved for the following reasons:

- The proposed development adheres to the Official Plan, is consistent with the Provincial Policy Statement, and conforms to the Zoning By-law.
- As the proposed development does not contain services and will not change existing grades, a Hydrogeological Assessment and Terrain Analysis and Grading and Drainage Plan were not requested.
- The proposed development installed the required landscaping elements, consisting of four (4) new White Spruce trees located along Bank Street, before this Delegated Authority Report was prepared. As such, securities for said items are not required for approval and the corresponding condition has been removed.

- As the proposed development increases the gross floor area of a non-residential use, parkland dedication is required at the rate of 2% of the gross land area affected by the proposed development in the form of cash-in-lieu of parkland. The footprint of the proposed building is considered the gross land area affected by the proposed development as the development does not modify existing grades, parking, services, or site features, except for 4 new trees.

## **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 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. [Choose an item](#)

### **Technical Agency/Public Body Comments**

#### Summary of Comments – Technical

N/A

### **Advisory Committee Comments**

#### Summary of Comments – Advisory Committees

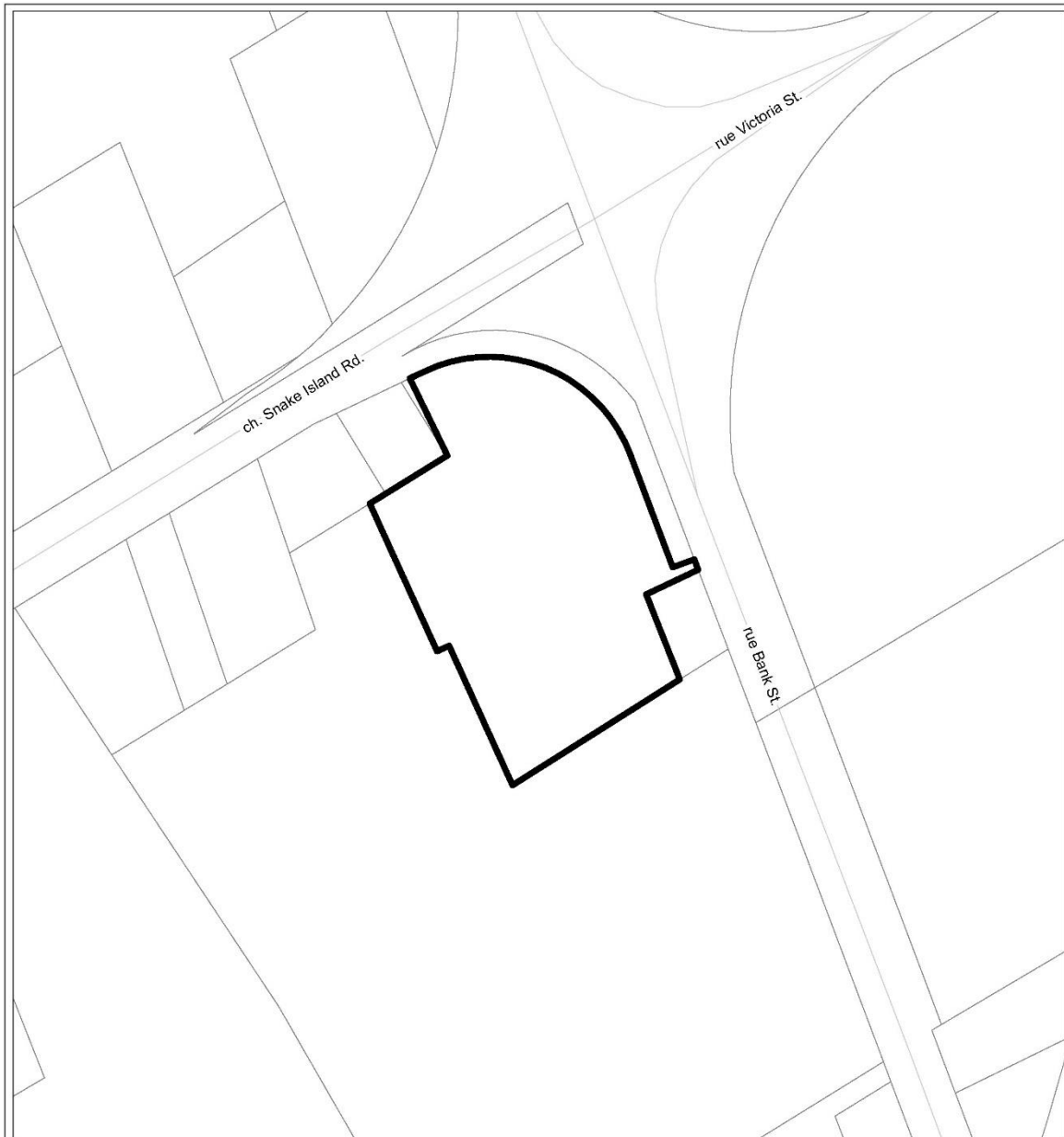
N/A

## **APPLICATION PROCESS TIMELINE STATUS**

This Site Plan application was not processed by the On Time Decision Date due to revisions in the Site Plan and installation of required landscape features be finalizing the application.

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

# Document 1 – Location Map



D07-12-23-0024

23-0486-L

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REVISION / RÉVISION - 2023 / 05 / 26

LOCATION MAP / PLAN DE LOCALISATION  
SITE PLAN / PLAN D'EMPLACEMENT



7248 rue Bank St.

