



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

Site Location: 3447 (3449) Old Almonte Road

File No.: D07-12-22-0048

Date of Application: March 23, 2022

This SITE PLAN CONTROL application submitted by Jessie Smith, CSV Architects, on behalf of the City of Ottawa, is APPROVED as shown on the following plan(s):

1. **Site Plan**, A100, prepared by CSV Architects, dated February 23, 2022, revision 13 dated June 12, 2023.
2. **Grading, Drainage, Servicing, Sediment and Erosion Control Plan**, C101, prepared by McIntosh Perry Consulting Engineers Ltd., dated September 28, 2021, revision 13 dated July 13, 2023.
3. **Post-Development Drainage Plan**, POST, prepared by McIntosh Perry Consulting Engineers Ltd., dated September 28, 2021, revision 13 dated July 13, 2023.
4. **Pre-Development Drainage Plan**, PRE, prepared by McIntosh Perry Consulting Engineers Ltd., dated September 28, 2021, revision 13 dated July 13, 2023.
5. **Landscape Plan**, L1, prepared by GJA Inc., dated September 2021, revision 9 dated May 29, 2023.

And as detailed in the following report(s):

1. **Servicing & Stormwater management Report Corkery Community Centre – 3447 Old Almonte Road**, prepared by McIntosh Perry Consulting Engineers Ltd., dated November 8, 2022, revised July 10, 2023.
2. **Hydrogeological Assessment and Terrain Analysis, Corkery Community Centre, 3447 Old Almonte Road, Ottawa, ON**, prepared by McIntosh Perry Consulting Engineers Ltd., dated March 9, 2022, revised July 5, 2023.
3. **Geotechnical Investigation**, prepared by EXP Services Inc., dated July 20, 2021, revised April 28, 2023.
4. **Tree Conservation Report for 3447 Old Almonte Road, Ottawa (Corkery Community Centre)**, prepared by IFS Associates, dated April 28, 2023, revised May 29, 2023.
5. **Corkery Community Centre Addition – Accessibility Compliance Report**, prepared by CSV Architects, dated October 2022, revised December 2022.

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

General Conditions

1. Execution of Conditions

The Owner shall satisfy the conditions contained within this Delegated Authority Report.

2. Time Limit for Approval

The Owner acknowledges and agrees that the Site Plan Control Approval is valid for one year from the date the approval is granted; and that if a building permit has not been issued during this period, the approval shall lapse and no development of the site shall be undertaken until a further Site Plan Control Approval has been granted by the City.

3. Installation and Planting of Landscape Elements

The Owner shall install and plant all landscape elements in accordance with the Site Plan Control Approval, within one year from the date of occupancy, to the satisfaction of the General Manager of Planning, Real Estate and Economic Development. The landscape elements shall include but not be limited to, all vegetation and topographic treatment, walls, fences, hard and soft surface materials, lighting, site furniture, free-standing ground-supported signs, steps, and play equipment, information kiosks and bulletin boards and other ground cover and new tree(s) and shrubs located on the road allowance.

4. Water Supply for Fire Fighting

The Owner shall provide adequate water supply for firefighting for every building. Water supplies may be provided from automatic fire pumps, pressure tanks, gravity tanks or underground storage tanks.

5. 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.

6. 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.

7. 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 Delegated Authority Report have been carried out and received Approval by the General Manager, Planning, Real Estate and Economic Development. 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 Delegated Authority Report 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.

Special Conditions

8. Permits

The Owner shall obtain such permits as may be required from municipal or provincial authorities and shall file copies thereof with the General Manager, Planning, Real Estate and Economic Development.

9. Works on City Road Allowances

Any Works required to be done by the Owner on City road allowances shall be according to the specifications and by-laws of the City. The Owner, or its contractor, shall be required to obtain all the necessary permits for road cuts prior to the disruption of the City road allowance and it is further understood and agreed that the aforementioned cuts shall be reinstated to the satisfaction of the Director, Infrastructure Services.

10. Video Examination

Video examination of storm and sanitary sewers 200mm or larger in diameter shall be required by the General Manager, Planning, Real Estate and Economic Development, at the Owner's expense, before final Acceptance or Approval of the Works.

11. Testing

The Owner may be required by the City to perform qualitative and quantitative testing, at the Owner's expense, of any materials which have been or are proposed to be used in the construction of any of the Works required by this Delegated Authority Report to determine whether they are in conformity with applicable standards as determined by the General Manager, Planning, Real Estate and Economic Development.

12. Provision of As-Built Drawings

The Owner shall supply to the General Manager, Planning, Real Estate and Economic Development, one set of mylar or plastic film as-constructed road, grading and service drawings including the location of all Works, certified under seal by a Professional Engineer, licensed in the Province of Ontario, for City records upon Acceptance and Approval of the Works. Furthermore, the Owner shall provide the As-built Drawings and the attribute data for the Works in a form that is compatible with the City's computerized systems.

13. 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.

Access

14. 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.

15. 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.

16. 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 – Corkery Community Centre Expansion; 3447 Old Almonte Road, Carp, Ontario; Project Number: OTT-21010977-A0, prepared by EXP Services Inc., dated April 28, 2023” (the “Report”), 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.

Groundwater

17. Quality of Groundwater

The Owner acknowledges and agrees that the approved Hydrogeological Report (Hydrogeological Assessment and Terrain Analysis, Corkery Community Centre, 3447 Old Almonte Road, Ottawa, On, prepared by McIntosh Perry Consulting Engineers Ltd., Revision 4, dated July 05, 2023) identified well water deficiencies (excess (OG) hardness- 380 mg/L, excess (AO) iron content – 0.5 mg/L, and excess (OG) Organic Nitrogen – 0.18 mg/L), and as such, a water treatment system will need to be installed and maintained on site to provide safe drinking water for public consumption, understood to be regulated under Ontario’s Small Drinking Water Regulation 319/08 (O.Reg. 319/08). Due to organic nitrogen operational guideline exceedance in the well water and the facility’s obligation to provide well water disinfection, it is the Owner’s responsibility to have the exceedance reviewed by both the local Public Health Inspector and the system’s operator to ensure it does not interfere with chlorination, should it be ever required, or already used as part of the existing drinking water system on-site.

18. Excess Sodium Concentration

The Owner acknowledges and agrees that the “Hydrogeological Assessment and Terrain Analysis, Corkery Community Centre, 3447 Old Almonte Road, Ottawa, On. (Prepared by McIntosh Perry Consulting Engineers Ltd., Revision 4, dated July 05, 2023)” identified excess sodium concentration of 30.6 mg/L (above health warning concentration of 20 mg/L) and as such, the Owner shall notify the local Medical Officer of Health and shall file proof thereof with the General Manager, Planning, Infrastructure and Economic Development.

19. Need for Additional Hydrogeological Consultation

The Owner acknowledges and agrees that City Hydrogeologist does not fully agree with the conclusions of the Hydrogeological Report and recommends additional

investigation and mitigation measures related to the hydrogeological sensitive of the site with potential karst topography and organic nitrogen. This may include further rationalization to support the long-term safety and stability of the water supply aquifer by investigating such things as potential sources of contamination in relation to well location and groundwater flow direction, sanitary and/or water treatment systems, and monitoring history.

Civil Engineering

20. Re-Grading and Maintenance of Ditch

The Owner acknowledges and agrees it shall be responsible for various grading and maintenance measures along Old Almonte Road, if required as a result of Fire Tanks installation, mud mat placement and removal or other causes, which include the following:

- (a) Re-grade the shoulders of the ditch within the road allowance(s) of Old Almonte 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 Old Almonte Road abutting the subject lands, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development Department.

21. Finish Floor Elevation

The Owner acknowledges and agrees that with the Finish Floor Elevation (160.54 m) closely matching the finished external grades at the building (160.45 m – 160.53 m) with the entrance doors at the external grade elevation, this condition exposes the proposed building interior to an increased potential of future flooding caused by rainfall or snowfall events. The proposed development includes an upstand wall and waterproofed foundation wall to address these potential flooding concerns, as illustrated on the Grading, Drainage, Servicing, Sediment, and Erosion Control plan prepared by and sealed by the designing engineer from McIntosh Perry. Development Review staff have concerns that the proposed design may have an increased risk of flooding over the long-term and as such, strongly recommend the Owner conduct additional investigation to help mitigate future potential flooding.

22. 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. 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.

23. 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 Servicing & Stormwater Management Report; Corkery Community Centre - 3447 Old Almonte Road (prepared by McIntosh Perry Consulting Engineers Ltd., dated July 10, 2023), referenced in the list of approved reports. 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.

24. Water Demand for Fire Fighting

The Owner acknowledges and agrees that the water for firefighting will be provided on site solely from the underground private storage tanks (10,000 gallons and 5,000 gallons) and a dry hydrant. The required fire flow rate will be as per OBC design specifications provided in “Servicing & Stormwater Management Report; Corkery Community Centre - 3447 Old Almonte Road (prepared by McIntosh Perry Consulting Engineers Ltd., dated July 10, 2023)“ Further redevelopment of the site will require fire-fighting water volume provision in full accordance with the FUS (as amended).

Private Systems

25. 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.

26. Existing Septic System

The Owner acknowledges and agrees that the existing sewage system for the site consists 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, with the allowed occupancy limits of the facility of 450 people in an assembly hall with no food service, 180 people in public parks with access to toilets only, or 100 people in an assembly hall with

food service provided. The Owner shall enter into an on-going maintenance agreement or continue upholding provisions of an existing agreement for the existing sewage system and shall file proof thereof with the General Manager, Planning, Infrastructure and Economic Development.

Site Lighting

27. 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);
 - (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 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 31, 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

File Number: D07-12-22-0048

SITE LOCATION

3447 (3449) Old Almonte Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is located on the north side of Old Almonte Road approximately 320 metres northeast of the intersection of Corkery Road and Old Almonte Road. The site currently contains the Corkery Community Centre, fire station, soccer fields, baseball diamond, and a basketball court utilized as an outdoor ice rink during winter months. The surrounding land uses primarily consist of residential and natural heritage features with some agriculture.

The proposed development consists of a 387 m² addition on the northeast side of the existing 120 m² community centre. The existing services, parking, fire station, and outdoor recreational areas will remain. The proposed addition will require the removal of several trees surrounding the existing community centre which will be compensated by additional tree planting along the front of the building and parking lot.

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposed development adheres to the Official Plan.
- The proposed development is consistent with the Provincial Policy Statement.
- The proposed development conforms to the Zoning By-law.
- Water hardness, excess iron, and excess organic nitrogen were identified as concerns in the Hydrogeological Assessment and Terrain Analysis Report. The hydrogeological consultant developed additional rationale over the multiple revisions, but the additional rationale did not completely resolve the hardness,

excess iron, and excess organic nitrogen concerns. However, staff are satisfied with proceeding at this time given the property is regulated by O.Reg. 319/08 and therefore subject to periodic testing. To address the long-term potential health concerns, the Owner should further investigate the potential health concerns to fully understand the long-term impact and develop additional mitigation measures as required. This is reflected in the conditions above.

- Development review staff identified potential flooding concerns with the proposed proximity between the Finish Floor Elevation and adjacent grades. The engineer consultant proposed an upstand wall and waterproofing as an alternative to increasing the Finish Floor Elevation. City engineer staff are not fully satisfied these alternatives will mitigate potential future flooding, but are willing to proceed as the engineer consultant has assured their effectiveness. However, staff strongly recommend additional investigation into future flooding mitigation measures in anticipation of increased storm intensity and frequency, temperature fluctuation, and weather unpredictability. This is reflected in the conditions above.
- During review of the application, it was noted that City information lists the parcel containing the fire station and community centre as 3449 Old Almonte Road while the majority of the baseball diamond and one soccer field are located on 3447 Old Almonte Road. This Site Plan Control application is only applicable to the parcel containing the existing community centre. During further review, it was noted that the community centre is addressed as 3447 while the fire station is addressed as 3449 Old Almonte Road, despite both buildings being located on the same parcel. Emergency services will respond according to the building address and as such, it is appropriate to list the Site Location for this application as 3447 Old Almonte Road. However, staff strongly recommend obtaining a new address for the vacant parcel containing the baseball diamond to prevent confusion in the future.
- Staff are satisfied that 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

Select Councillor was aware of the application related to this report.

Advisory Committee Comments

Summary of Comments – Advisory Committees

The Accessibility Specialist from the Accessibility Advisory Committee (AAC) reviewed the application and supporting accessibility report. The Accessibility Specialist noted concerns and areas for improvement regarding the type of washroom, lighting,

accessible parking design details, and fire alarm.

Response to Comments – Advisory Committees

The final accessibility report addressed these concerns by noting that the washroom will meet the ADS for universal washroom design Best Practice – Public. The size of building currently does not require a fire alarm as per the Ontario Building Code, but this can be considered once there is sufficient budget. As for lighting, the accessibility report noted that this a rural property with no lighting in the adjacent area and needs to be treated differently than urban areas. The change from a well-lit parking lot to a dark street could temporarily impair drivers' vision once they leave the community centre parking lot causing safety concerns. Some lighting will be provided, but it must consider the environmental circumstances and potential unintended consequences.

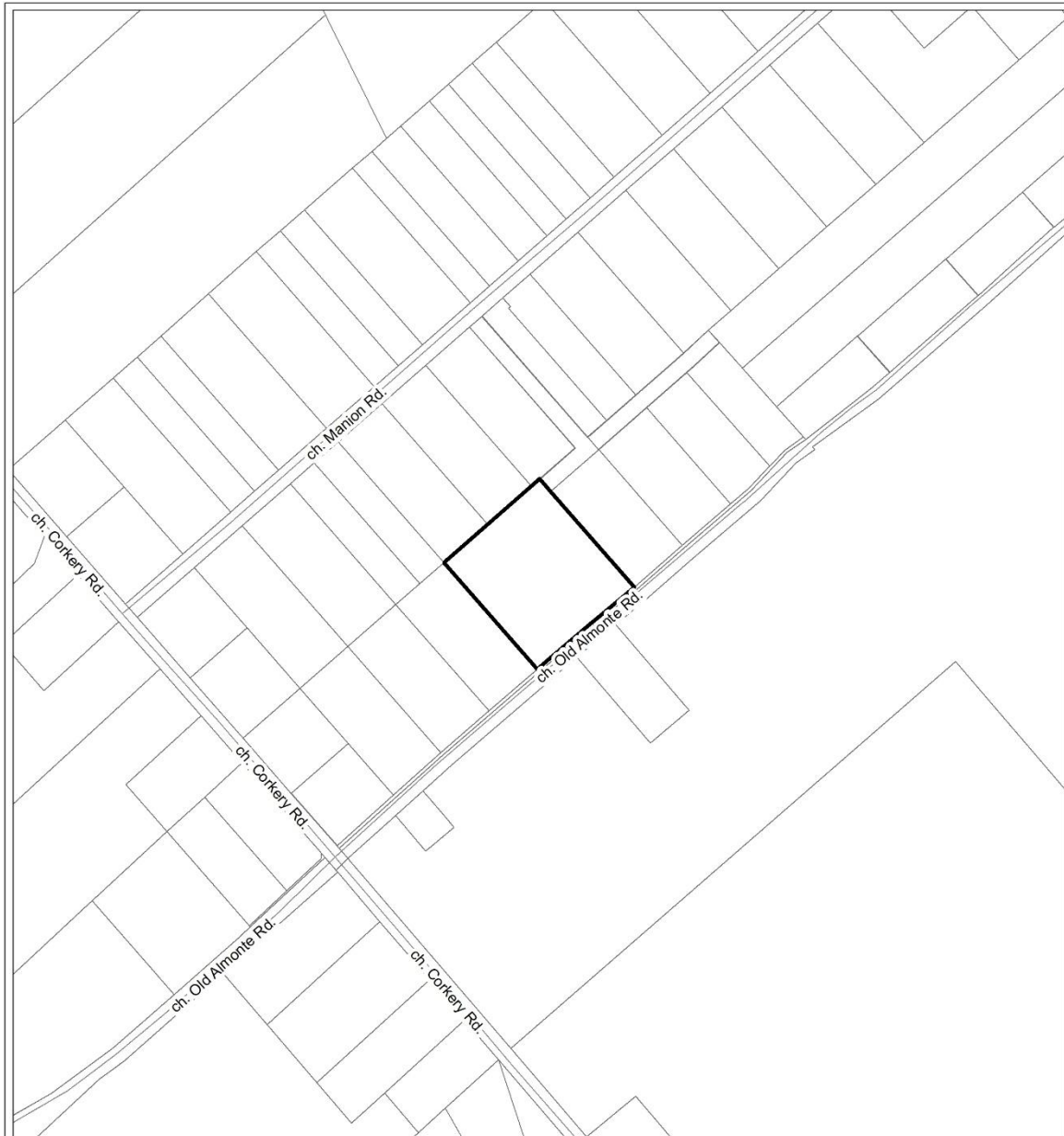
APPLICATION PROCESS TIMELINE STATUS




This Site Plan application was not processed by the On Time Decision Date due to complexity with technical reports and plans, including the Hydrogeological Report and Grading and Drainage Plan.

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

Document 1 – Location Map

The location map below illustrates the subject site on the north side of Old Almonte Road, northeast of Cetryn Road, and southeast of Manion Road



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-22-0048	23-0113-K		
I:\CO\2023\Site\OldAlmonte_3449			
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY</small>			
<small>©Les données de parcelles appartiennent à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2023 / 02 / 06		 3449 ch. Old Almonte Rd.	 <small>NOT TO SCALE</small>