



**SITE PLAN CONTROL APPLICATION
DELEGATED AUTHORITY REPORT
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Location: 5646 and 5650 Manotick Main Street

File No.: D07-12-23-0080

Date of Application: June 13, 2023

This SITE PLAN CONTROL application submitted by Fotenn Planning + Design, on behalf of 595831 Ontario Inc. (5646) and 595831 Ontario Inc. & Ian Hawkins (5650), is APPROVED as shown on the following plan(s):

1. Site Plan - Proposed, Plan No. 19143, prepared by Rossmann Architecture Inc., dated 2023-08-08, revision 1.19 dated 24-04-18.
2. Site Plan - Existing, Plan No. 19143, prepared by Rossmann Architecture Inc., dated 02/07/24, revision 1.17 dated 24-03-21.
3. Site Plan - Details, Plan No. 19143, prepared by Rossmann Architecture Inc., dated 23-10-10, revision 1.17 dated 24-03-21.
4. Landscape Plan, Plan No. 19143, prepared by NAK design strategies, dated 2023-05-16, revision 10 dated 2024/08/21.
5. Details, Plan No. 19143, prepared by NAK design strategies, dated 2023-05-16, revision 10 dated 2024/08/21.
6. North & South Elevations - Drive Thru, Plan No. 19143, prepared by Rossmann Architecture Inc., dated 20/11/2023, revision 1.17 dated 24-03-21.
7. East & West Elevations - Drive Thru, Plan No. 19143, prepared by Rossmann Architecture Inc., dated 20/11/2023, revision 1.17 dated 24-03-21.
8. Existing East & West Elevations - Car Wash, Plan No. 19143, prepared by Rossmann Architecture Inc., dated 2018-07-12, revision 1.20 dated 24-04-23.
9. Existing North & South Elevations - Car Wash, Plan No. 19143, prepared by Rossmann Architecture Inc., dated 08/28/20, revision 1.20 dated 24-04-23.
10. Proposed Elevations - Car Wash, Plan No. 19143, prepared by Rossmann Architecture Inc., dated 10/23/19, revision 1.20 dated 24-04-23.
11. Plan of Survey Showing Topographic Detail, prepared by McIntosh Perry Surveying Inc., dated May 20, 2022.
12. Removals, Erosion & Sediment Control Plan, Plan No. 19143, prepared by McIntosh Perry, dated June 6, 2023, revision 06 dated July 12, 2024.
13. Grading and Drainage Plan, Plan No. 19143, prepared by McIntosh Perry, dated June 6, 2023, revision 06 dated July 12, 2024.
14. Site Servicing Plan, Plan No. 19143, prepared by McIntosh Perry, dated June 6, 2023, revision 06 dated July 12, 2024.

And as detailed in the following report(s):

1. Servicing & Stormwater Management Report, prepared by McIntosh Perry Consulting Engineers Ltd., revised July 12, 2024.
2. Tree Conservation Report, prepared by Colleen Eames, Arborist, dated May 4, 2023, revised June 27, 2024.
3. Acoustic Assessment Report, prepared by Northern Applied Sciences Inc., dated March 8, 2024.
4. Transportation Impact Assessment, prepared by BT Engineering Inc., dated May 23, 2023.
5. Geotechnical Investigation Report, prepared by Terrapex Environmental Ltd., revised February 29, 2024.
6. Phase One Environmental Site Assessment, prepared by Terrapex Environmental Ltd., dated December 16, 2022.
7. Phase Two Environmental Site Assessment, prepared by Terrapex Environmental Ltd., dated November 1, 2023.
8. Remedial Soil Excavation, prepared by Terrapex Environmental Ltd., dated May 30, 2024.
9. Soil and Groundwater Investigation Program, prepared by Terrapex Environmental Ltd., dated July 17, 2024.
10. Septic Impact Assessment, prepared by McIntosh Perry, dated June 14, 2023, revised August 6, 2024.

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

Requirements

General Conditions

1. **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.

2. **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, Development and Building Services.

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. **Reinstatement of City Property**

The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Development and Building Services, 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, Development and Building Services.

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, Development and Building Services, 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, Development and Building Services, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Development and Building Services 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, Development and Building Services, 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, Development and Building Services, 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. Roadway Modifications – Delayed Process

The Owner acknowledges and agrees that the road modification detailed design review and acceptance by the City is required for the road modification works associated with the proposed Site Plan, to the satisfaction of the General Manager, Planning, Development and Building Services.

The Owner agrees to pay the separate process fee of \$2,940.00 (plus HST) at the time of registration of this Site Plan Agreement. The Owner acknowledges and agrees that the Owner may be subject to other additional fees and agreement addendum due to the delayed road modification detailed design process. The Owner agrees to submit required drawings for the aforementioned road modification detailed design. Further, the Owner agrees to be responsible for all costs associated with the public roadway modifications and provide required securities to the City, all to the satisfaction of the General Manager, Planning, Development and Building Services.

The Owner acknowledges and agrees that the required roadway modifications, must be complete prior to the Owner requesting or allowing occupancy of the building.

10. **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, Development and Building Services, 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, Development and Building Services, 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 Development and Building Services, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Development and Building Services.

11. **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, Development and Building Services.

12. **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.

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 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, Development and Building Services 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, Development and Building Services.

14. **Re-Grading and Maintenance of Ditch**

The Owner acknowledges and agrees it shall be responsible for various grading and maintenance measures along Manotick Main Street, which include the following:

- (a) Re-grade the shoulders of the ditch within the road allowance(s) of **Manotick Main Street** abutting the subject lands, to the satisfaction of the General Manager, Planning, Development and Building Services Department;
- (b) Obtain utility clearances prior to the re-grading of any ditch;
- (c) Obtain approval from the City's Roads Services Branch of the Public Works Department if the grade of any ditch bottom is to change; and
- (d) Maintain a grass cover within the road allowance(s) of **Manotick Main Street**, abutting the subject lands, to the satisfaction of the General Manager, Planning, Development and Building Services Department.

15. **Stormwater Management Memorandum**

Prior to registration of this Agreement, the Owner acknowledges and agrees to provide the General Manager, Planning, Development and Building Services, with a memorandum prepared by a Professional Engineer, licensed in the Province of Ontario, confirming that the designed **roof-top scuppers** and associated spill point elevations will be set equivalent to the top of the control weir of the approved roof drain elevation(s). The Owner further acknowledges and agrees that said memorandum shall be to the satisfaction of the General Manager, Planning, Development and Building Services, and all associated costs shall be the Owner's responsibility.

16. **Inlet Control Devices (ICDs)**

The Owner acknowledges and agrees to install and maintain in good working order the required roof-top and in-ground stormwater inlet control devices, as recommended in the approved, '**Servicing & Stormwater Management Report**' 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.

17. **Off-site Contamination**

The Owner agrees to enter into an Off-Site Management Agreement with the City to address the off-site contaminants from the subject lands. The Owner acknowledges and agrees that no securities shall be released until such time as the Off-Site Management Agreement has been fully executed by the Owner and the City, to the satisfaction of the City Solicitor and Clerk, Legal Services.

18. **Site Remediation**

The Owner agrees to submit a post remediation groundwater report in accordance with O. Reg 153/04, prior to the issuance of building permits to confirm that the

on-site groundwater meets the site condition standards.

19. **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:

- (a) 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
- (b) 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, Development and Building Services.

20. **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); 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, Development and Building Services, 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.

21. **Existing Trees**

That the Owner provides a signed letter of permission from the owner(s) of identified adjacent or boundary tree(s), for the proposed removal or operations impacting the tree(s). The owner acknowledges that trees cannot be removed without the

permission of all owners of a tree, and that the development plan must be revised to allow for the retention and protection of the adjacent or boundary trees if this letter cannot be produced.

22. **Septic System**

That the Owner submits a revised septic permit from the Ottawa Septic System Office (OSSO), which confirms that the septic treatment unit recommended in the Septic Impact Assessment report is installed (Recommendation Section 5.1, fourth recommendation in the final approved report).

23. **Septic System Maintenance**

That the Owner provides confirmation that the Owner has entered into a maintenance contract for the advanced septic treatment with a qualified maintenance provider, as required by the Ontario Building Code.

24. **Existing Wells**

That the Owner provides confirmation that the onsite wells have been decommissioned in accordance with Ontario Regulation 903, under the *Ontario Water Resource Act*.

9 September 2024

Date



Adam Brown
Manager, Development Review Rural
Planning, Development and Building Services
Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-23-0080

SITE LOCATION

5646 and 5650 Manotick Main Street, and as shown on Document 1.

SYNOPSIS OF APPLICATION

- The site is comprised of two irregularly shaped lots. These lots were previously developed, and contain two existing low-rise buildings. There is some existing vegetation located towards the rear lot line. Some of the vegetation will need to be removed for the new septic system location.
- The site is located in the Village of Manotick and fronts onto Manotick Main Street which is identified under the Official Plan as an arterial road. The site is also bordered by Mahogany Harbour Lane to the south, which is a private lane. The uses surrounding the site are mainly residential comprised of various built forms. Low-rise townhouse units are directly adjacent to the west of the site and single-detached dwellings are located to the south and to the east.
- The application proposes a restaurant with a drive-through on the southern portion of the site. The restaurant includes 19 parking spaces, one of which is an accessible space, three bicycle parking spaces, as well as a drive through with 11 total queueing spaces. The restaurant itself is one-storey with approximately 236.7 m² of gross floor area. It includes one access and two points of egress. The restaurant will also feature two small patios as well as pedestrian crosswalks across the drive aisles located within the site. On the northern portion of the site, it is proposed to retain the existing two bay carwash. The carwash is approximately 80m² and features 10 queueing spaces including one space in each of the wash bays. The carwash also includes two vacuum cleaning spaces. The garbage enclosure that serves the site is constructed out of pressure treated lumber and located towards the rear of the site.
- The existing car wash is proposed to maintain the existing brick façade. The drive-through restaurant will feature a metal cladding finish proposed to be painted brown and black.
- It is proposed that the site will be serviced by the existing public watermain located within Manotick Main Street and the current on-site water wells will be decommissioned. The sanitary systems, however, are proposed to be managed on-site. The application proposes to decommission and remove the existing on-

site septic systems and replace them with new septic systems located in the rear yard of the site. The effluent resulting from the restaurant will be treated with an advanced septic treatment unit to achieve the required nitrate reduction. Stormwater management onsite will be provided through roof storage and surface storage and will be directed to the existing municipal catch basin fronting the site. An oil and grit separator will be installed at the downstream end of the storm servicing for runoff quality control.

Related Applications

The following applications are related to this proposed development:

- Zoning By-law Amendment – D02-02-23-0050

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is in conformity with the Zoning By-law.
- The proposal meets the requirements of the Village of Manotick Secondary Plan and the Official Plan, specifically that the proposed use does not compete with the Village Core as drive-through restaurants are not permitted within the Village Core designation.
- The conditions for Site Plan Approval are to ensure that the development occurs pursuant to the approved plans and reports.
- The proposed site design for the drive-through restaurant and car wash facility represents good planning.

PARKLAND DEDICATION

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

ROAD MODIFICATIONS

There are road modifications associated with this site plan control application, which will be finalized and completed as a condition of approval.

CONSULTATION DETAILS

Councillor's Comments

Councillor David Brown was aware of the application related to this report. Councillor 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.

Summary of public comments and responses

Staff received public comments relating to the traffic, pedestrian and cycling access, entrance location, services, noise impacts, tree canopy, village character, and light pollution.

To address concerns about traffic, road modifications are being proposed as a part of the Site Plan application. For pedestrian access, a small, paved walkway will be provided on either side of the site entrance, and crosswalks are provided within the site. The Site Plan also proposes a bicycle rack near the main door of the restaurant.

Staff also received concerns about services onsite, and potential impacts to adjacent wells and septic systems. City Staff conducted a detailed hydrogeological and terrain analysis review of the proposed services which includes an advance treatment septic system, to ensure that the services meet the City's requirements. For concerns about noise impacts, Staff requested the submission of an acoustic assessment of the proposed development which has been reviewed to meet City requirements.

Some comments outlined concerns with the removal of trees. Staff have reviewed and accepted the submitted Tree Conservation Report and Landscape Plan and acknowledge that some trees must be removed to accommodate the proposed septic systems. The proposal however does include new tree plantings to help offset some of the removed trees. Staff are also requiring the submission of a Site Lighting Certificate to ensure no light spillage.

Technical Agency/Public Body Comments

Summary of Comments – Technical

N/A

Advisory Committee Comments

Summary of Comments – Advisory Committees

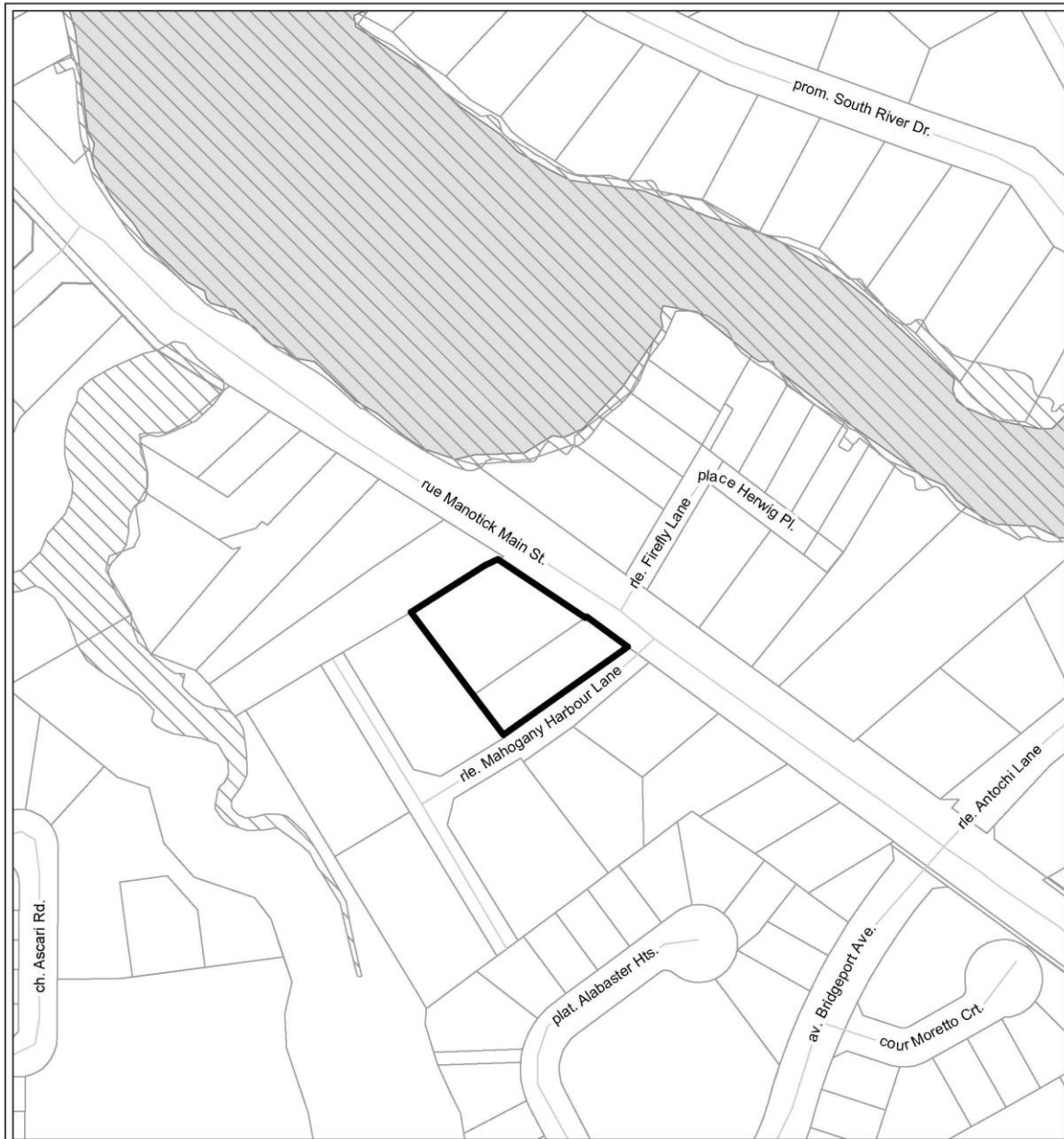
N/A


APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date due to the number of resubmissions required to address the complexity of issues associated with the servicing of the site.

Contact: Stephan Kukkonen Tel: 613-580-2424, ext. 12860 or e-mail: stephan.kukkonen@ottawa.ca


Document 1 – Location Map



	
D02-02-23-0050	23-0576-X
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REVISION / RÉVISION - 2023 / 06 / 20	

LOCATION MAP / PLAN DE LOCALISATION
 ZONING KEY PLAN / SCHÉMA DE ZONAGE
 SITE PLAN / PLAN DE EMPLACEMENT

 **5646, 5650 rue Manotick Main Street**

 Existing Flood Plain (Section 58) /
 Plaine inondable (Article 58)

