

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

Site Location: 5368 Boundary Road & 6160 Thunder Road

File No.: D07-12-21-0205

Date of Application: November 23, 2021

This SITE PLAN CONTROL application submitted by Matthew Blasioli, on behalf of Thunder Road Developments (2019) Inc., is APPROVED upon resolution of the conditions stated in this report

And the following plans are approved:

1. **Landscape & Tree Compensation Plan**, TCP-01, prepared by James B. Lennox & Associates Inc., dated September 2021, revision 11 dated 02/19/2025.
2. **IAAI Main Building Floor Plan and Elevations**, A101, McRobie Architects + Interior Designers, July 2024, revision 1, revised 2024-08-16.
3. **VIC/MC Shed Floor Plan and Elevations**, A102, McRobie Architects + Interior Designers, July 2024, revision 1, revised 2024-08-16.
4. **Location Plan, Zoning Review, and Site Plan**, SP-A01, McRobie Architects + Interior Designers, April 2021, revision 11, revised 2025-04-24.
5. **General Notes**, C001, LRL Engineering, November 2020, revision 5, revised 07 MAR 2025.
6. **Erosion and Sediment Control Plan**, L101, LRL Engineering, November 2020, revision 5, revised 07 MAR 2025.
7. **Grading and Drainage Plan – Overall Plan**, C301, LRL Engineering, November 2020, revision 5, revised 07 MAR 2025.
8. **Grading and Drainage Plan**, C302, LRL Engineering, November 2020, revision 5, revised 07 MAR 2025.
9. **Grading and Drainage Plan**, C303, LRL Engineering, November 2020, revision 5, revised 07 MAR 2025.
10. **Grading and Drainage Plan**, C304, LRL Engineering, November 2020, revision 5, revised 07 MAR 2025.
11. **Grading and Drainage Plan**, C305, LRL Engineering, November 2020, revision 5, revised 07 MAR 2025.
12. **Servicing – Overall Plan**, C401, LRL Engineering, November 2020, revision 5, revised 07 MAR 2025.
13. **Servicing Plan**, C402, LRL Engineering, November 2020, revision 5, revised 07 MAR 2025.

14. **Servicing Plan**, C403, LRL Engineering, November 2020, revision 5, revised 07 MAR 2025.
15. **Servicing Plan**, C404, LRL Engineering, November 2020, revision 5, revised 07 MAR 2025.
16. **Stormwater Management Plan**, C601, LRL Engineering, November 2020, revision 5, revised 07 MAR 2025.
17. **Pre-development Watershed Plan**, C701, LRL Engineering, November 2020, revision 5, revised 07 MAR 2025.
18. **Post-development Watershed Plan**, C702, LRL Engineering, November 2020, revision 5, revised 07 MAR 2025.
19. **Construction Detail Plan**, C901, LRL Engineering, November 2020, revision 5, revised 07 MAR 2025.
20. **Construction Detail Plan**, C902, LRL Engineering, November 2020, revision 5, revised 07 MAR 2025.

And as detailed in the following report(s):

1. **Transportation Impact Assessment (TIA)**, prepared by C.F. Crozier & Associates Inc., dated April 2021, revised April 2023.
2. **Transportation Impact Assessment Update Letter**, prepared by C.F. Crozier & Associates Inc., dated February 12, 2025.
3. **Geomorphological and Erosion Assessment, Tributary of Bear Brook**, prepared by GEO Morphix, dated August 16, 2024.
4. **Servicing Report**, LRL Engineering, dated August 16, 2024, revised March 7, 2025.
5. **6160 Thunder Road & 5368 Boundary Road: Stormwater Management Report**, prepared by JFSA Canada Inc., dated November 2024.
6. **Tree Conservation Report**, prepared by Kilgour & Associates Ltd., dated 2024-08-16.
7. **Updated Environmental Impact Study for 6160 Thunder Road & 5368 Boundary Road, Ottawa**, prepared by Kilgour & Associates Ltd., dated 2024-11-21.
8. **Revised Site Plan, D07-12-21-0205, 6160 Thunder Road and 5368 Boundary Road, Ottawa, ON**, prepared by Re: Public Urbanism, dated August 15, 2024.

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. **Lapsing of Approval**

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, complete the conditions to be satisfied prior to the signing of this Agreement, and have the corresponding building permit(s) issued within three (3) years of Site Plan approval, the approval shall lapse.

2. **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.

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, Development and Building Services.

4. **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.

5. **Development Charges**

The Owner shall pay development charges to the City in accordance with the bylaws of the City.

Special Conditions

6. **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 Department, 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 Department, 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 Department, 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 Department.

7. **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.

8. **Waste Collection**

The Owner acknowledges and agrees that garbage, recycling, and organic waste collection will not be provided by the City and it shall make appropriate arrangements with a private contractor for garbage, recycling, and organic waste collection at the Owner's sole expense. The Owner shall consult a private contractor regarding any access requirements for garbage and/or recycling and organic waste collection.

9. **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.

10. **Parkland Dedication**

- a. The Owner acknowledges and agrees that the conveyance requirement to the City is 2,556 square metres.
- b. The Owner covenants and agrees that the 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:
 - (iii) 2% of the gross land area (commercial & industrial uses).

11. **Cash-In-Lieu of Conveyance of Parkland**

Prior to registration of the Site Plan Agreement, the Owner acknowledges and agrees to pay cash-in-lieu of conveyance 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 Insert Number funds. The Owner shall also pay the parkland appraisal fee of \$850.00 plus H.S.T. of \$110.50, as referenced in Schedule "B" herein.

12. **Monitoring and Channel Construction**

Prior to the commencement of works within the environmental setback, the Owner acknowledges and agrees to prepare a monitoring plan to the satisfaction of the General Manager of Planning Development and Building Services Department and South Nation Conservation Authority. The Owner shall carry out monitoring of the constructed channels for a duration of three (3) years following approval of the Site Plan Control application to ensure no adverse impacts to the adjacent Provincially Significant Wetland, which includes the provision of yearly monitoring reports to the General Manager of Planning Development and Building Services Department and South Nation Conservation Authority for their review and acceptance. Should the annual monitoring identify any impacts to the Provincially Significant Wetland, the impacts shall be address within a year of identification, and a subsequent monitoring report must be submitted confirming the impact was appropriately mitigated.

The Owner further acknowledges and agrees to abide by the mitigation measures listed in the Updated Environmental Impact Study for 6160 Thunder Road & Boundary Road, Ottawa, prepared by Kilgour & Associates, dated 2024-11-21. Should all mitigation measures be implemented, the annual monitoring reports be accepted, and the channel functions to the satisfaction of the General Manager of Planning, Development and Building Services Department at the end of the three (3) years, all securities held for the related landscaping can be released.

13. **South Nation Conservation Authority**

The Owner acknowledges and agrees to obtain any required approvals and/or permits from the South Nation Conservation Authority prior to the commencement of site works. The Owner acknowledges and agrees to file copies of such approvals and/or permits with the General Manager, Planning, Development and Building Services.

25 April 2025

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: D07-12-21-0205

SITE LOCATION

5368 Boundary Road and 6160 Thunder Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

- The site is comprised of three irregularly shaped parcels and are currently undeveloped aside from an existing gravel access. The site includes large swathe of vegetation located towards the northern portion of the site. The southern portion of the site appears to have been previously cleared. There are also a number of water features present on and adjacent to the site including drainage ditches, watercourses, wetlands and Provincially Significant Wetlands, all of which have been addressed in the Environmental Impact Study and the overall design of the site as detailed below.
- The surroundings of the site are largely rural in character. The adjacent lands fronting along Boundary Road include vacant lots, small, detached dwellings, and a gas station with an associated convenience store. The lots across Boundary Road east of the site, comprise mainly of larger industrial developments, and a gas station development with a convenience store and a drive-through restaurant. The parcel adjacent to the rear of the site is a large parcel consisting mostly of Provincially Significant Wetlands.
- The application proposes a one-storey, 745 square metre building which will include space for offices and warehousing. The site will also include a second 464.8 square metre mechanical shed structure. Both structures will be located towards the northern end of the property fronting onto Thunder Road. 26 parking spaces including one accessible space are proposed to support the office and warehouse uses. The office and warehouse building is a one-storey structure design with a shallow sloped gable roof and white, steel siding. The mechanical shed is designed with a sloped shed style roof and white, steel siding. The remaining developed portions of the site will consist of gravel storage areas for vehicles pending auction.
- The site will feature four private approaches from Thunder Road. The southernmost approach is associated with an asphalt drop zone for vehicles being brought to the site. The two northernmost approaches include one dedicated entrance and one dedicated exit, and are associated with an asphalt loading zone

for vehicles leaving the site. The final approach will lead to a parking area equipped with 22 parking spaces.

- The site does not have access to municipal infrastructure services such as stormwater and sanitary sewers, or traditional water service, however, it does have access to the Carlsbad Springs trickle-feed water system which will provide the water supply for the site. The site was originally allocated the equivalent of two residential units (2,700L/day per unit) of water through the trickle-feed system, which will be adequate for servicing the proposed development needs. Sanitary services will be maintained privately through a septic system, which will be located towards the east end of the site in proximity to the Thunder Road frontage. Stormwater management will also be maintained privately through the development of three stormwater retention ponds and two outlets featuring outlet control devices to ensure quantity targets are met. The outlets will also be equipped with treatment units to meet the stormwater quality objectives. The North outlet will capture the majority of the site development and the proposed buildings before connecting with the Bear Brook Tributary. The East outlet will capture stormwater from the area of the site fronting onto Boundary Road before connecting with the existing roadside ditch and eventually the Bear Brook Tributary.
- The development also proposes site works including some of the existing watercourses. This work will be evaluated and approved by the South Nation Conservation Authority through their permitting process as recommended in the approved Environmental Impact Study prepared by Kilgour and Associates Ltd. It is proposed to realign some of the existing watercourses towards the boundary of the site by constructing new channels. This will achieve protection from the development and use of the site, as well as improve amount of fish habitat provided by these channels.

Related Applications

Zoning By-law Amendment - D02-02-20-0130
Official Plan Amendment – D01-01-20-0025

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is in conformity with Zoning.
- The proposal is in conformity with the Official Plan
- The conditions for Site Plan Approval are to ensure the development occurs pursuant to the approved plans and reports.
- The proposed site design for the development of the vehicle auction site 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 were public comments received online and staff considered these comments.

Summary of public comments and responses

Staff received public comments relating to increased traffic and truck traffic, truck traffic located on a non-designated route (Thunder Road), servicing, adjacent Provincially Significant Wetlands, and the stormwater management on-site.

Through the evaluation of the prepared Traffic Impact Assessment, it was confirmed that Thunder Road, identified in the Official Plan as a collector road, is designed to accommodate a greater amount of traffic than the total traffic in this area. Total traffic in this case includes existing background traffic in addition to the traffic generated from the proposed development of the site.

In terms of truck traffic, there were concerns about increased truck traffic, especially along Thunder Road, which is a non-designated trucking route. It is noted that this site will generate some truck traffic, however it will only be for a short distance (approximately 300 metres) between Boundary Road and the subject site. Under the Traffic and Parking By-law truck traffic is permitted on non-designated trucking routes to complete deliveries so long as the truck returns to the nearest designated truck route after completing the delivery. The prepared Traffic Impact Assessment shows that the only truck traffic to be accessing the site will arrive via Boundary Road and will exit the site towards Boundary Road.

Additional concerns were received about the servicing of the site and the proposed stormwater management. As a part of the application, Staff reviewed and approved the required stormwater management report. The stormwater management is designed to be controlled to a rate that is equivalent to pre-development of the site and the quality of run-off will be maintained with treatment units installed at the outlets of the site.

Staff also received concerns about the adjacent Provincially Significant Wetland and the potential impact of the development on the wetland. Through the review of this application, Staff were concerned about potential impacts to the application however are satisfied through the review of the mitigation measures provided in the Environmental Impact Study including the implementation of the 30-metre environmental setback to the wetlands, and the conditioned monitoring requirement.

Technical Agency/Public Body Comments

Summary of Comments –Technical

South Nation Conservation Authority

South Nation Conservation Authority recommended that monitoring strategy be implemented to ensure the constructed swales do not negatively impact the hydrology of the adjacent South Bear Brook Wetland.

Further it was highlighted that SNC permits would be required for the stormwater outlet and the channel works adjacent to the wetland.

Response to Comments –Technical

City Staff have included specific conditions to the approval of the site plan to address these comments.

Advisory Committee Comments

Summary of Comments – Advisory Committees

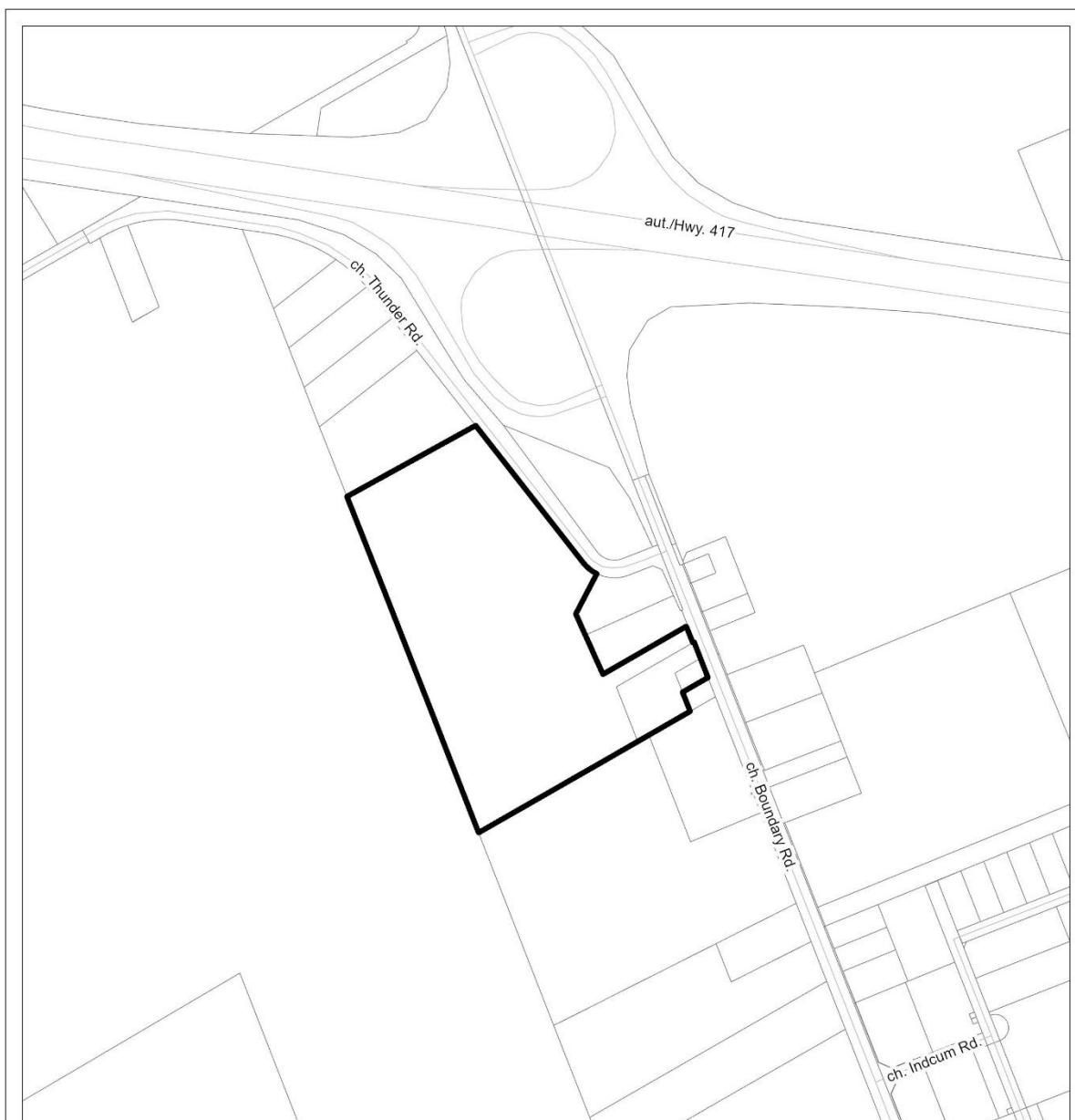
N/A

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date due to the changes of proposals and the complexities with servicing the site.

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

Document 1 – Location Map



D07-12-21-0205

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REVISION / RÉVISION - 2025 / 04 / 28

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



**6160 ch. Thunder Rd.
5368 ch. Boundary Rd.**



NOT TO SCALE