



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

Site Location: 6622 Bank Street

File No.: D07-12-24-0106

Date of Application: November 12, 2024

This SITE PLAN CONTROL application submitted by P H Robinson Consulting, on behalf of CAMM Warehousing and Rentals Inc., is APPROVED upon resolution of the conditions stated in this report.

And the following plans are approved:

1. **Landscape Plan**, L.1, prepared by James B. Lennox & Associates Inc. Landscape Architects, dated June 2024, revision 5 dated April 24, 2025.
2. **Site Plan**, 230156-SP, prepared by Kollaard Associates Engineers, dated July 31, 2024, revision 4 dated April 16, 2025.
3. **Site Servicing Plan**, 230156-SER, prepared by Kollaard Associates Engineers, dated July 31, 2024, revision 4 dated April 16, 2025.
4. **Grading and Drainage Plan**, 230156-GR, prepared by Kollaard Associates Engineers, dated July 31, 2024, revision 4 dated April 16, 2025.
5. **Details**, 230156-DET, prepared by Kollaard Associates Engineers, dated July 31, 2024, revision 4 dated April 16, 2025.
6. **Erosion and Sediment Control Plan**, 230156-ESC, Kollaard Associates Engineers, dated July 31, 2024, revision 4 dated April 26, 2025.
7. **Septic Design Plan and Details**, 230156-SD, Kollaard Associates Engineers, dated February 28, 2025.
8. **Post-Development Drainage Plan**, 230156-POST, Kollaard Associates Engineers, dated July 31, 2024, revision 4 dated April 16, 2025.
9. **Pre-Development Drainage Plan**, 230156-PRE, Kollaard Associates Engineers, dated July 31, 2024, revision 4 dated April 16, 2025.

And as detailed in the following reports:

1. **Phase I Environmental Site Assessment**, prepared by Englobe, dated August 26, 2024.
2. **Stormwater Management Report**, prepared by Kollaard Associates Engineers, dated July 31, 2024, revised January 10, 2025.

3. **Servicing Feasibility Report**, prepared by Kollaard Associates Engineers, dated July 31, 2024, revised January 10, 2025.
4. **Traffic Technical Memorandum**, prepared by Castleglenn Consultants Inc., dated August 22, 2024.
5. **Hydrogeological and Terrain Study**, prepared by Kollaard Associates Engineers, dated May 28, 2024.
6. **Geotechnical Investigation**, prepared by Kollaard Associates Engineers, dated May 28, 2024.

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

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. **Barrier Curbs**

The Owner acknowledges and agrees that the parking areas 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.

Special Conditions

8. **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.

9. **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 (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.

10. **Notice on Title – Requirement for Nitrate Reduction Technology**

The Owner acknowledges and agrees that a notice shall be registered on title to the subject lands, at the Owner's expense. The Owner further acknowledges and agrees that such notice on title, or the clauses as written directly below, shall be included in all agreements of purchase and sale and lease agreements to inform prospective purchasers and tenants of these matters. The notice on title shall include, but not be limited to, the following:

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

"The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that development is approved based on the operation and maintenance of a total nitrogen reduction system (Waterloo Biofilter treatment unit or equivalent capable of >50% total nitrogen removal and NSF/ANSI 245 or CAN/BNQ 3680-600 certified) that must be operated and maintained in perpetuity. The purchaser/lessee further acknowledges being advised that operation of the treatment system may involve additional costs when compared to a standard treatment unit and that if the treatment unit/system becomes deficient and causes groundwater impacts, the City of Ottawa shall bear no responsibility, financial or otherwise, to provide solutions to remedy the deficiency."

"The purchaser/lessee covenants with the vendor/lessor that the above clauses, verbatim, shall be included in all subsequent agreements of purchase and sale and lease agreements for the lands described herein, which covenant shall run with the said lands."

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

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

- (a) Re-grade the shoulders of the ditch within the road allowance(s) of Bank 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 Bank Street, abutting the subject lands, to the satisfaction of the General Manager, Planning, Development and Building Services Department.

12. **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, referenced in Schedule "E" herein. The Owner further acknowledges and agrees to provide the General Manager, Planning, Development and Building Services 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 referenced in Schedule "E" herein.

13. **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.

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, Development and Building Services.

15. **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.

16. **Bell**

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

17. **Amendment of Previous Site Plan Agreement**

The Owner and the City agree that the Site Development Agreement registered on May 3, 2019 as Instrument No. OC2096846 can be amended on the title to the subject lands described in Schedule "A" hereto. The Owner acknowledges and agrees that the amendment of the aforementioned agreements shall be registered by the City, and all costs shall be borne by the Owner.

18. **Parkland Dedication**

- (a) The Owner acknowledges and agrees that the conveyance requirement to the City is 448.46 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:
 - (i) For conveyance of parkland, cash-in-lieu of conveyance parkland, or combination thereof:
 - i. 2% of the gross land area (commercial & industrial uses).

19. **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 \$820.00 plus H.S.T. of \$106.60, as referenced in Schedule "B" herein.

20. **Environmental Compliance Approval**

The Owner acknowledges and agrees that the development of the site requires an Environmental Compliance Approval (ECA) through the Ministry of the Environment, Conservation and Parks (MECP). The Owner further acknowledges and agrees that it will not request a commence work notice until the ECA is provided

by the MECP for the design, nor will any site works occur until the ECA is provided by the MECP and a commence work notice is given by an engineering staff member of the Development Review Rural unit.

6 May 2025



Date

Adam Brown
Manager, 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: D07-12-24-0106

SITE LOCATION

6622 Bank Street, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is located on the west side of Bank Street between Grey's Creek Road and Stone School Road. The irregular shaped lot has 233 metres of frontage along Bank Street and a total lot area of approximately six hectares. A 30-metre-wide hydro easement crosses the rear of the property in a northwest-southeast orientation.

Located approximately midway between Greely and Metcalfe, this stretch of Bank Street is characterized as being predominantly industrial. There are also some commercial uses, together with very few residential uses in the vicinity of the site. Existing example of industrial uses include an autobody shop/auto sales use, open storage areas, heavy equipment yards, and industrial/commercial use buildings.

The site is currently occupied by an existing warehouse building (building #1) for heavy machinery and associated surface parking on the north side of the lot. There is a fence to screen the outdoor storage in the southern and western yards of the property from the street. Building #1 received site plan approval in 2018 (D07-12-17-0099).

The proposal includes the development of two new industrial buildings on the south side of the lot with a total gross floor area of 4,268 square metres to expand the existing operation at 6622 Bank Street. Stormwater retention ponds are proposed along the south and east property lines. Snow storage is proposed in two areas in the middle of the southern half of the site.

The building closest to Bank Street (building #2) is proposed to be 2174 square metres gross floor area with a building height of 7.66 metres (one storey) and be occupied by both office uses and warehouse uses. Two private approaches from Bank Street will be introduced to accommodate a one-way driveway around the building to access surface parking and loading spaces. A total of 22 vehicular parking spaces and five loading spaces are proposed for this building. Waste storage is proposed to the rear of building #2, between the two proposed buildings on the subject portion of the site.

The building at the rear (building #3) is proposed to be 2174 square metres gross floor area with a building height of 8.25 metres (one storey) and be used as a storage

building. This building will be accessed via the existing gate located in the north portion of the property and will not feature a parking lot for private vehicles. A total of twelve parking spaces are proposed. A septic bed is proposed to the south of building #3.

Related Applications

The following applications are related to this proposed development:

- Site Plan Control D07-12-17-0099

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is in conformity with the RH3 (Rural Heavy Industrial Zone, Subzone 3) zone, which is intended to accommodate a range of heavy industrial uses and limited service commercial uses at location which are neither environmentally sensitive nor in close proximity to incompatible lands. The proposed development meets all of the applicable performance standards of the zone.
- The recommended conditions of approval will ensure that the development addresses outstanding comments and concerns.
- The development represents good land use 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

Councillor's Comments

Councillor David Brown and Councillor Kitts are aware of the application related to this report.

Public Comments

This application was subject to public circulation under the Public Notification and Consultation Policy. There was no public comment received online.

Technical Agency/Public Body Comments

All technical agency correspondence was forwarded to the applicant, and the applicant was advised to contact technical agencies directly for additional information and requirements.

Advisory Committee Comments

N/A

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date because the application proceeded with a third submission.

Contact: Margot Linker Tel: 613-580-2424, ext. 22555 or e-mail:
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Document 1 – Location Map

