

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

Site Location: 6688 Franktown Road

File No.: D07-12-18-0115

Date of Application: July 31, 2018

This SITE PLAN CONTROL application submitted by Egis Canada Ltd., on behalf of International Buddhist Progress Society of Ottawa, is APPROVED upon resolution of the conditions stated in this report

And the following plans are approved:

1. **Site Plan – Area A**, Drawing No. A002, prepared by GRC Architects, dated August 9, 2025, revision 3 dated 21/08/2025.
2. **Site Plan – Area B**, Drawing No. A002-A, prepared by GRC Architects, dated August 9, 2025, revision 3 dated 21/08/2025.
3. **Landscape Plan**, Drawing No. L-100, prepared by James B. Lennox & Associates Inc. Landscape Architects, dated March 2024, revision 3 dated 08/19/2025.
4. **Landscape Plan**, Drawing No. L-200, prepared by James B. Lennox & Associates Inc. Landscape Architects, dated March 2024, revision 3 dated 08/19/2025.
5. **Existing Conditions and Removals Plan**, Drawing No. C000, prepared by prepared by Exp, dated 01/04/2024, revision 3 dated 06/06/2025.
6. **Notes & Details**, Drawing No. C001, prepared by prepared by EXP Global Inc, dated 01/04/2024, revision 4 dated 13/08/2025.
7. **Site Servicing Plan**, Drawing No. C100, prepared by prepared by EXP Global Inc, dated 01/04/2024, revision 6 dated 02/04/2025.
8. **Sewage Holding Tank Plan and Details**, Drawing No. C101, prepared by EXP Global Inc, dated 01/04/2024, revision 2 dated 06/06/25.
9. **Site Grading Plan South**, Drawing No. C201, prepared by EXP Global Inc, dated 01/04/2024, revision 8 dated 13/08/25.
10. **Site Grading Plan North**, Drawing No. C202, prepared by EXP Global Inc, dated 01/04/2024, revision 8 dated 13/08/25.

11. **Erosion and Sediment Control Plan**, Drawing No. C300, prepared by EXP Global Inc, dated 01/04/2024, revision 3 dated 06/06/25.
12. **Pre-Development Catchments**, Drawing No. C400, prepared by EXP Global Inc, dated 01/04/2024, revision 3 dated 06/06/25.
13. **Post-Development Catchments**, Drawing No. C500, prepared by EXP Global Inc, dated 01/04/2024, revision 3 dated 06/06/25.
14. **Site Plan – Electrical Part 1**, Drawing No. E-101, prepared by EXP Global Inc, dated 01/23/2024, revision 7 dated 08/19/2025.
15. **Site Plan – Electrical Part 2**, Drawing No. E-102, prepared by EXP Global Inc, dated 01/23/2024, revision 6 dated 08/19/2025.

And as detailed in the following reports:

1. **Hydrogeological Assessment, 6688 Franktown Road, Ottawa ON, Addendum 1**, prepared by Egis Canada Ltd., revision 1 dated June 6, 2025.
2. **Hydrogeological Study – 6688 Franktown Road**, prepared by McIntosh Perry Consulting Engineers Ltd., dated July 2018.
3. **Site Servicing & Stormwater Management Report – IBPS Temple – 6688 Franktown Road**, prepared by EXP Global Inc., revision dated June 6, 2025.
4. **Reasonable Use Assessment Fo Guang Shan Temple, 6688 Franktown Road, Ottawa On**, prepared by Egis Canada Ltd., dated June 13, 2025.
5. **Environmental Impact Statement, 6688 Franktown Road, Ottawa, Ontario**, prepared by Egis, dated August 29, 2025.
6. **Additional Technical Information to the Revised Geotechnical Report Issued January 2019–IBPS - 6688 Franktown Rd Richmond**, prepared by Egis Canada Ltd., dated August 29, 2025.
7. **Phase One Environmental Site Assessment 6688 Franktown Road, Ottawa, Ontario**, prepared by Egis Canada Ltd., dated February 3, 2025.

And subject to the following 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. **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.

3. **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.

4. **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.

5. **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.

6. **Development Charges**

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

Special Conditions

7. Notice on Title – Quality and Quantity of Groundwater

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 the City of Ottawa does not guarantee the quality or the quantity of the groundwater. The purchaser/lessee further acknowledges being advised that if, at some future date, the quality or the quantity of the groundwater becomes deficient, the City of Ottawa shall bear no responsibility, financial or otherwise, to provide solutions to the deficiency. All efforts and costs to remedy such deficiencies in the groundwater shall be the sole responsibility of the owner."

"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."

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, 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.

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 6. Additional Technical Information to the Revised Geotechnical Report Issued January 2019 – IBPS - 6688 Franktown Rd Richmond (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. **Environmental Compliance Approval for Sewage Works**

The Owner acknowledges and agrees to provide a copy of the Environmental Compliance Approval (ECA) from the Ministry of Environment, Conservation and Parks for the proposed large subsurface sewage disposal system. Any revisions to the sewage system design as a result of the Environmental Compliance Approval process should be included in a revision to the Hydrogeological Assessment, to the satisfaction of the General Manager, Planning, Development and Building Services.

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

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

- (a) Re-grade the shoulders of the ditch within the road allowance(s) of Franktown Road 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 Franktown Road 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. **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 Site 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.

14. **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.

15. **Leak Survey**

The Owner acknowledges and agrees that the Water Plant and sewer service within the lands is a private system, including Private Services and sewer services and appurtenances, and the Owner acknowledges and agrees that it is responsible for the operation, maintenance and/or replacement, in perpetuity, of the Private Services and sewer system, including the Private Watermains, private hydrants, private sanitary and storm sewer infrastructure (collectively the "private system") which are located on the lands and that the Owner will retain copies of all the associated Work and maintenance contracts, and make said contracts available for inspection upon demand by the City.

Further, the Owner acknowledges and agrees to have a Professional Engineer, licensed in the Province of Ontario, conduct regular inspections of the water system and sewer system, which includes a leak detection survey at least every five (5) years and a video of the sanitary sewer system to check for major water infiltration into the private system. Copies of the inspection reports and videos shall be provided to the General Manager, Infrastructure and Water Services and Fire Services. The Owner further acknowledges and agrees that as part of the Owner's ongoing maintenance responsibility for the private system, repairs to the system must be completed immediately to correct any deficiencies which contribute to water loss or leakage of infiltration within the private system. Any deficiencies shall be immediately reported to the City. The Owner acknowledges and agrees to notify the General Manager, Infrastructure and Water Services when such repairs have been completed.

16. **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.

17. **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.

18. **Rideau Valley Conservation Authority**

The Owner acknowledges and agrees to obtain any required approvals and/or permits from the Rideau Valley 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.

18 February 2026



Date

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

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-18-0115

SITE LOCATION

6688 Franktown Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

- The site is located on the south side of Franktown Road, west of the Village of Richmond. The site is irregularly shaped with an area of approximately 39.7 hectares and approximately 260 metres of frontage along Franktown Road. Towards the front of the site there is a 325 square metre place of worship building, parking lot and greenhouses. The majority of the site is vacant and heavily treed.
- Adjacent land uses primarily consist of agricultural and residential uses and lands designated for environmental protection.
- The property is zoned “Rural Institutional Zone, Rural Exception 643 (RI[643r])” and “Rural Countryside Zone, Rural Exception 644 (RU[644r])”. The development will be located on the institutionally zoned lands.
- The proposed development is for a one-storey place of worship building with a gross floor area of approximately 995 square metres. The place of worship will serve as a new temple for the International Buddhist Progress Society. The temple will contain a variety of functions complimentary to the place of worship including but not limited to administrative and meeting spaces, a kitchen, a large dining hall and six (6) rooming units, ancillary to the temple. A basketball court and play area is proposed south of the new temple. The existing temple building will be retained and used as place of assembly space.

The buildings and parking area will be oriented around an internal circular drive in the centre of the site. To accommodate the parking needs for the site, a new surface parking lot with 108 spaces will be constructed. Access to the site will be provided from the existing access from Franktown Road.

- The development will be privately serviced by well and septic.

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The property is designated Rural Countryside in the Rural Transect on Schedule B9 of the City of Ottawa's Official Plan. The proposal conforms with the City of Ottawa's Official Plan policies;
- The proposal complies with all applicable provisions of the RI Zone and Rural Exception 643 of Zoning By-law 2008-20 as amended;
- Conditions of approval have been included in this report in order to ensure the proposed development is constructed in conformity with City policies and guidelines;
- The Applicant has adequately resolved the comments received during the technical review process; and
- The proposal development is appropriately designed and 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

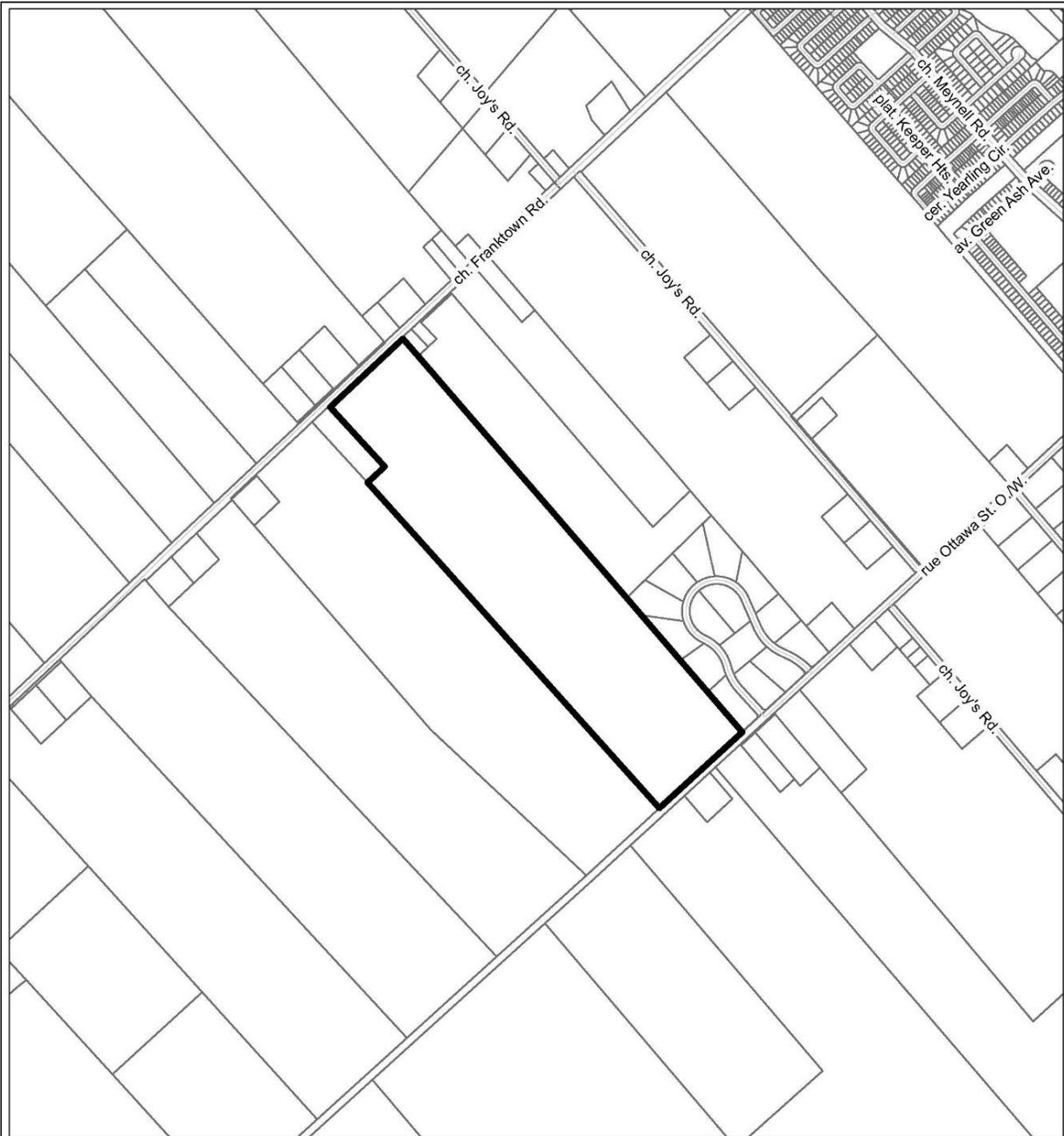
Councillor David Brown was aware of the application related to this report. Councillor has concurred with the proposed conditions of approval.

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date. The Council approved timeline **has not been met** because the submission required additional reviews after the proposal was revised from the original submission.

Contact: Samantha Gatchene Tel: 613-580-2424, ext. 25478 or e-mail: Samantha.Gatchene@ottawa.ca

Document 1 – Location Map



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