



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

Site Location: 5431 Fernbank Road

File No.: D07-12-25-0141

Date of Application: October 29, 2025

This SITE PLAN CONTROL application submitted by Vladimir Popovic, N45 Architecture Inc., on behalf of Ottawa Catholic School Board c/o Randy Leafloor, is APPROVED upon resolution of the conditions stated in this report

And the following plans are approved:

1. **Site Plan**, A001, prepared by N45 Architecture Inc., revision 07, dated 28 Jan 26.
2. **Site Plan Detail**, A002, prepared by N45 Architecture Inc., revision 05 dated 28 Jan 26.
3. **Building Elevations**, A201, prepared by N45 Architecture Inc., revision 05 dated 09 Mar 26.
4. **Landscape Plan**, L-01, prepared by Ruhland & Associates Ltd., revision 04 dated 2026-03-09.
5. **Soil Volumes, Details**, L-02, prepared by Ruhland & Associates Ltd., revision 04 dated 2026-03-09.
6. **Site Servicing Plan**, C1, prepared by Jp2g Consultants Inc., dated Sept.2025, revision 6 dated 2026-01-27.
7. **Site Grading Plan**, C2, prepared by Jp2g Consultants Inc., dated Sept.2025, revision 6 dated 2026-01-27.
8. **Details, Notes and Schedules**, C3, prepared by Jp2g Consultants Inc., dated June 2025, revision 6 dated 2026-01-27.
9. **Storm Water Management and Erosion Sediment Control Plan**, C4, prepared by Jp2g Consultants Inc., dated Sept.2025, revision 6 dated 2026-01-27.
10. **Fernbank Ditch Sta 0+000 to 0+160**, prepared by Jp2g Consultants Inc., dated Sept.2025, revision 6 dated 2026-01-27.
11. **Fernbank Ditch Sta0+160 to 0+210**, C6, prepared by Jp2g Consultants Inc., dated Sept.2025, revision 6 dated 2026-01-27.

12. **Sections**, C7, prepared by Jp2g Consultants Inc., dated Sept.2025, revision 6 dated 2026-01-27.
13. **Figure-1 Pre-development Drainage Areas**, Fig.1, prepared by Jp2g Consultants Inc., revision 4 dated 2026-01-27.
14. **Figure-1 Pre-development Contribution Area to Fernbank Ditch**, Fig.1A, prepared by Jp2g Consultants Inc., revision 4 dated 2026-01-27.
15. **Figure-2 Post-development Drainage Area**, Fig.2, prepared by Jp2g Consultants Inc., revision 4 dated 2026-01-27.

And as detailed in the following report(s):

1. **Phase One Environmental Site Assessment Proposed Fernbank High School 5431 Fernbank Road, Ottawa, Ontario**, prepared by EXP Services Inc., dated 2025-09-12.
2. **Tree Conservation Report for 5431 Fernbank Road, Ottawa**, prepared by Urban Forestry & Forest Management Consulting, dated November 27, 2025.
3. **Noise Impact Study 5431 Fernbank Road Ottawa, Ontario**, prepared by Thornton Tomasetti, dated September 5, 2025.
4. **New OCSB High School 5431 Fernbank Road, Stittsville Transportation Impact Assessment Scoping Report**, prepared by Robinson Consultants, dated October 10, 2025.
5. **New OCSB High School 5431 Fernbank Road, Stittsville Transportation Impact Assessment Report**, prepared by Robinson Consultants, revision 1 dated November 28, 2025.
6. **Servicing & Stormwater Management Final Fernbank Catholic Highschool 5431 Fernbank Road, Ottawa ON K2S 0T7**, prepared by Jp2g Consultants Inc., dated January 27, 2026.
7. **Geotechnical Investigation Report Proposed New Catholic High School 5431 Fernbank Road Ottawa, Ontario**, prepared by EXP Services Inc., dated December 18, 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. **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. **Extend Internal Walkway**

The Owner shall extend internal walkways beyond the limits of the subject lands to connect to existing or proposed public sidewalks, at the sole expense of the Owner, to the satisfaction of the General Manager, Planning, Development and Building Services.

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 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.

Special Conditions

8. Professional Engineering Inspection

The Owner shall have competent Professional Engineering inspection personnel on-site during the period of construction, for the periodic supervision and inspection of 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 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. 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.

The Owner acknowledges and agrees that all private approaches serving the proposed development shall be designed and constructed, at the sole expense of the Owner, in accordance with the City's "Curb Return Entrances – Uncontrolled Intersections" Plan, Drawing No. SC7.1, dated March 2007 and revised March 2021, and the Owner shall comply with the City's Private Approach By-law, being No. 2003-447, as amended.

10. Noise Control Attenuation Measures

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved Noise Impact Study, referenced in Schedule "E" of this Agreement, as follows:

- (a) the development is to be equipped with central air conditioning;
- (b) upon completion of the development and prior to occupancy and/or final building inspection, a professional engineer, licensed in the Province of Ontario with expertise in the subject of acoustics related to land use

planning, shall be retained to visit the lands, inspect the installed noise control measures and satisfy themselves that the installed recommended interior noise control measures comply with the measures in the Noise Impact Study referenced in Schedule "E" hereto. The professional engineer shall prepare, sign and stamp a letter to the General Manager, Planning, Development and Building Services (the "Certification Letter") stating that they certify acoustical compliance with all requirements of the applicable conditions in this Agreement, to the satisfaction of the General Manager, Planning, Development and Building Services.

11. Notice – Noise Control Attenuation Measures

The owner acknowledges and agrees that notice 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 shall include, but not be limited to, the following:

The Owner, or 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,

Type A – Increasing Roadway Traffic

"The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that noise levels due to increasing roadway traffic may be of concern, occasionally interfering with some activities of the dwelling occupants as the outdoor sound level exceeds the City of Ottawa's and the Ministry of the Environment, Conservation and Parks' noise criteria."

Type D – Central Air Conditioning

"The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that this dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of Ottawa's and the Ministry of the Environment, Conservation and Parks' noise criteria."

Ending Paragraph

"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."

12. 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 - Proposed New Catholic High School - Fernbank Road (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.

13. Protection of City Sewers

- (a) Upon completion of construction on the lands, the Owner shall, at its expense and to the satisfaction of the General Manager, Planning, Development and Building Services:
 - i. obtain a video inspection of the existing City Sewer System within MHSA74731 to MHSA74730 and MHST82326 to MHST82320 to determine if the City Sewer System sustained any damages as a result of construction on the lands; and
 - ii. assume all liability for any damages caused to the City Sewer System within MHSA74731 to MHSA74730 and MHST82326 to MHST82320 and compensate the City for the full amount of any required repairs to the City Sewer System.

14. 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.

15. 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.

16. Private Approach Culverts

The Owner acknowledges and agrees that the two private approach culverts within Fernbank Road ditch are needed to facilitate this development. Although the two private approach culverts are located on City Right-of-Way, as per private approach by-law, it is the Owners responsibility to operate, maintain and/or replace at its own expense, in perpetuity.

17. 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 and Stormwater Management Report - Fernbank Catholic High School - 5431 Fernbank Road, 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.

18. Water Demand for Fire Fighting

The Owner acknowledges and agrees that the City's boundary conditions were provided for the subject development site setting out the available municipal water supply. The Owner further acknowledges and agrees that prior to building permit issuance, a letter shall be prepared by a qualified Building Code professional, licensed in the Province of Ontario, and provided to the General Manager, Planning, Development and Building Services confirming the plans submitted for building permit issuance have incorporated any and all requirements of the Fire Underwriters Survey, 2020, or as amended, to achieve the low construction coefficient used within the proposed building design.

19. 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.

20. 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.

21. 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.

22. Maintenance and Liability Agreement for Landscaping

The Owner acknowledges and agrees it shall be required to enter into a Maintenance and Liability Agreement with the City, for those elements which are to be located in the City’s Atlas Terrace and Cope Drive rights-of-way, as shown on the approved Landscape Plan referenced in Schedule “E” herein, including all plant and landscaping material (except municipal trees), and all walkway surfaces, including concrete, stamped coloured concrete, stonedust and pavers. The Maintenance and Liability Agreement shall be registered on title, at the Owner’s expense, immediately after the registration of this Agreement. The Owner shall assume all maintenance and replacement responsibilities in perpetuity.

23. 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.

24. Corner Sight Triangle

Prior to registration of this Agreement, the Owner acknowledges and agrees to convey to the City, at no cost to the City, an unencumbered corner sight triangle measuring 9 metres x 3 metres at the intersection of Cope Drive and Atlas Terrace. The exact location and area of the corner sight triangle must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the corner sight triangle, to the City Surveyor for review prior to its deposit in the Land Registry Office. Such reference plan must be tied to the Horizontal Control Network in accordance with the municipal requirements and guidelines for referencing legal surveys. The Owner acknowledges and agrees to provide an electronic copy of the Transfer and a copy of the deposited reference plan to the City Solicitor prior to the execution of this Agreement by the City. All costs shall be borne by the Owner.

25. Minor Variance Application

The Owner acknowledges and agrees to obtain a minor variance, with all levels of appeals exhausted, prior to the issuance of a building permit, to address the front yard setback deficiency.



March 11, 2026

Date

Allison Hamlin
Manager, Development Review All
Wards
Planning, Development and Building
Services Department

Enclosure: Site Plan Control Application approval – Supporting Information



SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-25-0141

SITE LOCATION

5431 Fernbank Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The property is located on the north side of Fernbank Road and south of Cope Drive. Robert Grant Avenue is located further west, and Terry Fox Drive is further east of the site within the Stittsville community. The subject site is approximately 73,950 square metres in area and is currently vacant. Surrounding land uses include low-rise residential dwellings to the north and west, agricultural lands to the south and retail uses to the east on Terry Fox Drive. The area comprises several neighbourhood parks, stormwater management ponds, and vacant lands reserved for future development.

The proposed development is a three-storey school (grades 7 to 12) with approximately 14,771 square metres of gross floor area comprising 62 classrooms. The building will be located at the corner of Cope Drive and Atlas Terrace with a future addition fronting on Cope Drive and a designated area for 30 future portables classrooms to be located south of the school. The development also includes two sports fields and an outdoor classroom.

The development proposed 198 parking spaces and two loading spaces to be accessed from Atlas Terrace and Fernbank Road, a bus-only access is provided from Fernbank Road. Bicycle parking is provided on Atlas Terrace and Cope Drive.

The L-shaped building's façade is a combination of brick, aluminum composite and spandrel panels with double glazed windows. The site will be serviced by two water connections one on Cope Drive and a second on Atlas Terrace; storm management is provided through the connection of the storm system, additionally, two new culverts are proposed located on the Fernbank Road entrance. The development will connect to the existing sanitary sewer stub.

Related Applications

- A minor variance application (D08-02-26/A-00014) is required to reduce the front yard setback.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is consistent with the Official Plan policies in the Suburban Transect Policy Area and with policies in the Minor Corridor and Neighbourhood Overlay designation which contemplate institutional uses.
- The proposed school reflects the Site Design and Building Form Guidelines of the Fernbank Community Design Plan as the school is located close to Cope Drive and Atlas terrace with the school entrance visible from the street.
- A minor variance application has been submitted to address the reduced front yard setback. The reduced setback will improve the pedestrian experience while providing sufficient area for walkways, greenery and bicycle parking on the front yard. All other zoning performance standards are met as per the I1A zone. The application has been approved.
- The report includes conditions of approval to ensure the proposed development is constructed in conformity with City policies and guidelines.
- The proposal represents good planning as the site design is appropriate under the current policy framework.

PARKLAND DEDICATION

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

CONSULTATION DETAILS

Councillor's Comments

Councillor Glen Gower was aware of the application related to this report.

Councillor Glen Gower indicated the following comments:

In general, no concerns with what is being proposed EXCEPT for pedestrian safety crossing Cope Drive. Based on our experience nearby at Maple Grove Secondary School, Shingwakons Public School, and St. Bernadette Catholic School, we can expect to see a high number of students crossing Cope Drive.

The nearest safe crossing points on Cope Drive to the proposed high school are the Cope-Rouncey roundabout (250m away) and the Cope-Terry Fox intersection (350m away). There needs to be a safe way for students to cross, at minimum near the Cope-Atlas intersection. An all-way stop or PXO is absolutely required.

Response to Councillor Comments

The Transportation Impact Assessment notes that the existing sidewalk network and new sidewalk proposed on the school frontage will meet the Pedestrian Level of Service

(PLOS). The implementation of a PXO would require further analysis and funding to understand the level of pedestrian crossing required.

Councillor David Brown has been made aware of this application as the proposed school site is across the limits of Ward 21 Rideau-Jock.

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.

Technical Agency/Public Body Comments

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 due to the complexity of the issues associated with conditions.

Contact: Solé Soyak Tel: 613-315-1597 or e-mail: Sole.Soyak@ottawa.ca

