



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

Site Location: 5581 Doctor Leach Drive

File No.: D07-12-23-0048

Date of Application: April 23, 2023

This SITE PLAN CONTROL application submitted by Fotenn Planning + Design on behalf of Rideau Non-Profit Housing Inc, is APPROVED upon resolution of the conditions stated in this report.

And the following plans are approved:

1. **Erosion and Sediment Control and Removals Plan**, C-101, prepared by Parsons, dated February 12, 2024, revision 3 dated February 20, 2025
2. **Site Servicing Plan**, C-102, prepared by Parsons, dated February 12, 2024, revision 3 dated February 20, 2025
3. **Details**, C-104, prepared by Parsons, dated February 12, 2024, revision 3 dated February 20, 2025
4. **Details**, C-105, prepared by Parsons, dated February 12, 2024, revision 3 dated February 20, 2025
5. **Pre-Development Drainage Plan**, C-106, prepared by Parsons, dated February 12, 2024, revision 3 dated February 20, 2025
6. **Servicing Site Plan**, C-108, prepared by Parsons, dated February 12, 2024, revision 3 dated February 20, 2025
7. **Truck Turning Movements**, C-109, prepared by Parsons, dated February 12, 2024, revision 3 dated February 20, 2025

And as detailed in the following report(s):

1. **Tree Conservation Report**, prepared by IFS, dated April 12, 2023

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. Prior Site Plan Agreement

The Owner acknowledges and agrees that all terms and conditions of the Site Plan Agreement between Leimerk Farms Limited, Michael Richard Mirsky, The Township of Rideau Non-Profit Housing Foundation Inc. and the Corporation of the Township of Rideau, registered as Instrument No. N641473 on November 18, 1992, are reconfirmed and are in full force and effect except as otherwise varied or amended in this Agreement. The Owner further acknowledges and agrees that the relevant portion of the Approved Plans referenced in Schedule "E" hereto shall supersede and replace and/or be in addition to, as the case may be, the relevant sections of the corresponding Plans contained in the previous Site Plan Agreement(s).

3. 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.

4. 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.

5. 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.

6. 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.

7. **Extend Internal Walkway**

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

8. **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.

9. **Update to Plans and Reports**

The Owner acknowledges and agrees, prior to the preparation of the Site Plan Agreement or issuance of a Commence Work Notification or issuance of a conditional building permit, to update the list of required plans and studies listed below to address the comments from the formal review letter dated March 17, 2026, to the satisfaction of the General Manager, Planning, Development and Building Services Department. The Owner further acknowledges and agrees that the submission may necessitate changes to the plans and reports approved herein. If necessary, the Owner further acknowledges and agrees to provide all revised plans and reports to the General Manager, Planning, Development and Building Services Department prior to preparation of the Site Plan Agreement or the issuance of a Commence Work Notification.

- a) Phase One Environmental Site Assessment
- b) Phase Two Environmental Site Assessment
- c) Site Plan
- d) Landscape Plan
- e) Geotechnical Investigation

- f) Site Servicing & Stormwater Management Report
- g) Grading Plan
- h) Post-development Drainage Plan

Special Conditions

10. 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.

11. 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.

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 (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. Groundwater Management

The Owner acknowledges and agrees to retain an environmental consultant to test groundwater to be removed from the site during and after redevelopment. If through further testing the groundwater samples are found to be contaminated, all contaminated groundwater must be removed, managed or treated in accordance

with appropriate Ontario regulations and/or discharged in accordance with the City's Sewer Use By-law, being By-law No. 2025-94, as amended.

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

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

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

15. **Protection of City Sewers**

- (a) Prior to the issuance of a building permit, the Owner shall, at its expense:
 - (i) obtain a video inspection of the existing private sanitary lateral proposed to be re-used on-site prior to any construction accompanied by a memo from a qualified engineer to determine the condition of the existing Sewer System prior to construction on the lands and to provide said video inspection to the General Manager, Planning, Development and Building Services.
 - (ii) obtain a video inspection of the new private storm sewers on-site and of the City Storm Sewer System within the easement on 5581 Doctor Leach Drive from MHST05422 to MHST05423 prior to any construction to determine the condition of the existing Sewer System prior to construction on the lands and to provide said video inspection to the General Manager, Planning, Development and Building Services.
- (b) 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 new private storm sewers on-site and of the City Storm Sewer System within the easement on 5581 Doctor Leach Drive from MHST05422 to MHST05423 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 the easement on 5581 Doctor Leach Drive and compensate the City for the full amount of any required repairs to the City Sewer System.

16. **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.

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 Site Servicing and 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.

18. **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.

19. **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.

20. **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 Doctor Leach Drive right-of-way, as shown on the approved Site Plan referenced in Schedule "E" herein, including all plant and landscaping material (except municipal trees), pavers to be placed in Doctor Leach Drive. 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.

21. **Waste Collection**

The Owner acknowledges and agrees that residential cart (and/or container) garbage and organic waste collection will be provided by the City from a centralized refuse room or area. The Owner shall provide, at its own expense, adequate storage for the containers and carts and acknowledges it is recommended that they be placed on a concrete floor. The Owner shall provide an adequately constructed road for direct access to the garbage/organic waste storage room or area suitable for garbage/organic waste collection vehicles. Any additional services (i.e. winching of containers) may result in extra charges. It is expressly acknowledged that this service may be amended or discontinued at the City's sole discretion, if in the City's opinion, access is not appropriate or due to policy/process changes within the operating department.

July 28, 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: D07-12-23-0048

SITE LOCATION

5581 Doctor Leach Drive, Part of Lot 3, Concession A (Broken Front), Geographic Township of North Gower, City of Ottawa, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The Subject Site is location within the Village of Manotick on the northeast side of the Doctor Leach Drive. It is approximately 210 metres west of the junction of Doctor Leach Drive and Potter Drive. The Subject Site is an irregular lot, with a lot area of approximately 21,024.3 sqm, with a frontage of 156.07 m along Doctor Leach Drive. The lot is currently occupied by a two-storey apartment building and associated parking. The south corner and rear of the property are currently undeveloped.

The Subject Site is predominately surrounded by residential uses. The east of the subject property is occupied by a residential subdivision characterised by town houses. The west of the site is surrounded by detached dwellings. A park and community centre are to the south of the Subject Site, where the north of the site is occupied by commercial uses.

The proposed development consists of a two storey, 38-unit apartment building that includes 7 studio units, 28 one-bedroom units and 3 two-bedroom units. A laundry room, amenity space, indoor tenant storage space and garbage room are located on the ground floor. The proposal includes 29 tenant parking space and eight visitor parking space located at the rear yard, in addition to 8 bike parking spaces.

The site will connect to the existing sanitary, storm and water services on Doctor Leach Drive and Eastman Avenue.

Residential Units and Types

Dwelling Type	Number of Units
Apartment	38

Related Applications

The following applications are related to this proposed development:

- Zoning By-law Amendment: D02-02-23-0035

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal conforms with the Official Plan direction to allocate residential growth within built-up areas, residential intensification in the village core designation, and the provision of diverse and adequate supply of housing options and adequate and affordable supply of rental units for seniors.
- The proposal is in compliance with all zoning provisions including the provisions of V3G[580r] (Village Residential Third Density Zone, Subzone G, Rural Exception 580) which permits low rise apartment dwelling providing a residence mostly for senior citizens.
- The report includes conditions of approval to ensure the proposed development is constructed in conformity with City policies and guidelines.
- The proposed development represents good planning 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 David Brown is 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.

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 applicant's response time.

Contact: James Ireland Tel: 343-999-6367 or e-mail: james.ireland@ottawa.ca

Document 1 – Location Map

