



**SITE PLAN CONTROL APPLICATION
DELEGATED AUTHORITY REPORT
MANAGER, DEVELOPMENT REVIEW, EAST**

Site Location: 1499 Star Top Road

File No.: D07-12-19-0129

Date of Application: July 29, 2019

This SITE PLAN CONTROL application submitted by Cole + Associates Architects, on behalf of Gratien Proulx, is APPROVED as shown on the following plan(s):

- 1. Existing Site Plan**, A100, prepared by Cole+Associates Architects Inc., revision 2 dated July 24, 2019
- 2. Site Plan, A101**, prepared by Cole+ Associates Architects Inc., revision 2 dated July 24, 2019
- 3. Landscape Plan**, L1.0, Exterior Elevations, A401, prepared by Cole+Associates Architects Inc., revision 2 dated July 29, 2019
- 4. TCR 01, TCR1**, prepared by Cole+Associates Architects Inc., revision 2 dated July 29, 2019
- 5. Site Servicing Plan**, C-1, prepared by D.B. Gray Engineering Inc., revision 2, dated July 19, 2019
- 6. Grading Plan and Erosion & Sediment Control Plan**, C-2, prepared by D.B. Gray Engineering Inc., revision 2, dated July 19, 2019
- 7. Notes & Details**, C-3, prepared by D.B. Gray Engineering Inc., revision 2, dated July 19, 2019
- 8. Drainage Plan**, C-4, prepared by D.B. Gray Engineering Inc., revision 2, dated July 19, 2019
- 9. Existing Drainage Plan**, C-5, prepared by D.B. Gray Engineering Inc., revision 2, dated July 19, 2019

List of Approved Reports

- 1. Geotechnical Investigation, Proposed Warehouse Building, 1499 Star Top Road**, prepared by Patterson Group, dated January 17, 2019
- 2. Site Servicing Brief & Stormwater Management Report., Drainage Plan**, prepared by D.B. Gray Engineering Inc., dated July 18, 2019

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. Agreement

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 and complete the conditions to be satisfied prior to the signing of this Agreement within one (1) year of Site Plan approval, the approval shall lapse.

2. Permits

The Owner shall obtain such permits as may be required from Municipal or Provincial authorities and shall file copies thereof with the General Manager, Planning and Growth Management Branch.

3. Certification

The Owner covenants and agrees that on completion of all stormwater management Works, the Owner shall provide certification to the City through a professional engineer that all measures have been implemented in conformity with the approved plans and Design Brief.

4. Barrier Curb

The Owner agrees that the parking areas (and entrances) shall have barrier curbs and shall be constructed in accordance with a design professional and approved by the General Manager, Planning and Growth Management Branch.

5. Dewatering

The Owner acknowledges and agrees that while under construction, any water discharged to the sanitary sewer due to dewatering shall meet the requirements of the City of Ottawa Sewer Use By-law.

6. Construction Fences

The Owner shall be required to install construction fencing at its expense, in such a location as may be determined by the General Manager, Planning and Growth Management Branch.

7. **Reinstatement of City Property**

The Owner shall reinstate at its expense, to the satisfaction of the General Manager, Planning and Growth Management Branch, any property of the City, including, but not limited to, sidewalks and curbs, boulevards, that are damaged as a result of the subject development.

8. **Soil Management**

The Owner acknowledges and agrees to retain an environmental consultant to identify areas on the subject lands where excess soils, fill and/or construction debris will be removed. If through further testing any of these materials are found to be contaminated, the Owner acknowledges and agrees to dispose, treat or recycle these materials at a waste disposal site or landfill licensed for that purpose by the Ministry of the Environment, Conservation and Parks.

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, Proposed Warehouse Building, 1499 Star Top 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, Infrastructure and Economic Development 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, Infrastructure and Economic Development.

Special Conditions

1. **Approvals**

The Owner acknowledges and agrees that if dewatering is required in excess of 50,000 litres per day on site for approved works that they shall apply to the MOECC for a dewatering activity discharge approval. Furthermore, all cost shall be borne by the Owner.

2. **Inspection**

The Owner shall have competent professional engineering inspection personnel on-site during the period of construction and the General Manager, Planning, Infrastructure & Economic Development Department shall have the right at all times to inspect the installation of the Works. Should it be found in the sole opinion of the General Manager, Planning, Infrastructure & Economic Development 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 approved plans or specifications and in accordance with good engineering practice, then the General Manager, Planning, Infrastructure & Economic Development Department may order all work in the project to be stopped.

APPROVED

By Steve Belan at 2:48 pm, May 21, 2020

Date

Steve Belan
Planner, Development Review, East
Planning, Infrastructure and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-19-0129

SITE LOCATION

1499 Star Top Road is located on the east side of Star Top between Algoma Road and Innes Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

- The property is a large industrial site with existing warehouses and outdoor storage areas;
- The site is surrounded by other industrial properties to the north, south and west sides. To the east is the 417 Highway;
- The application was to permit the demolition of an older building, construct a 1,291 m² addition to a warehouse building and reconfigure the parking area;
- The site is serviced by Municipal water, sewers and storm sewers;
- Despite the Private Approach By-law, the main vehicular entrance to the site is approximately 12 metres wide to accommodate large truck movements to and from Star Top Road.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is in conformity with the Urban Employment Area policies of the City of Ottawa Official Plan;
- The proposed site plan and use meets the zoning provisions of the Light Industrial subzone 2, Floor Space Index (0.7), Height (14 metres) - IL2 F(0.7) H(14) zone;
- A registered Site Plan Amending Agreement is required to ensure that works associated with the implementation of this Site Plan are undertaken in accordance with municipal standards, verified through on-site inspections and that the proper securities are posted to ensure completion of site works.
- The site is to be developed on full municipal services. Buildings location, landscaping and parking reflect good site plan design principles;

ROAD MODIFICATIONS

There are no road modifications associated with this site plan control application.

CONSULTATION DETAILS

Councillor's Concurrence

Councillor Tim Tierney was aware of Staff's recommendation. Councillor has concurred with the proposed conditions of approval.

Public Comments

This application was not subject to public circulation under the Public Notification and Consultation Policy.

Technical Agency/Public Body Comments

Summary of Comments – Technical

N/A

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 established for the processing of an application that has Manager Delegated Authority due to the applicant being required to obtain Minor Variances to address Zoning conformity.

Contact: Steve Belan Tel: 613-580-2424, ext. 27591, fax 613-580-2576 or e-mail: Steve.Belan@ottawa.ca

Document 1 – Location Map



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

D07-12-19-0129

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REVISION / RÉVISION - 2019 / 08 / 08



1499 ch. Star Top Road

