



**SITE PLAN CONTROL APPLICATION
DELEGATED AUTHORITY REPORT
PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT**

Site Location: 8520 McArton Road

File No.: D07-12-19-0145

Date of Application: August 19, 2019

This SITE PLAN CONTROL application submitted by Juliette Marczuk, on behalf of Ottawa Valley Wild Bird Care Centre, is APPROVED as shown on the following plan(s):

1. **Site Plan Development**, A-100, prepared by Advanced Design, Assessment & Development Inc., dated 2020/06/18, revision 3, dated 2021/12/22, additional changes accepted Jan 19, 2024.
2. **Tree Conservation Plan**, L-01, prepared by Ruhland & Associates Ltd., dated October 2016, revision 5 dated Nov. 11/21.
3. **Landscape Plan**, L-02, prepared by Ruhland & Associates Ltd., dated October 2016, revision 5 dated Nov. 11/21.
4. **Landscape Details**, L-03, prepared by Ruhland & Associates Ltd., dated October 2016, revision 5 dated Nov. 11/21.
5. **Site Servicing Plan**, SS-1, prepared by Advanced Design, Assessment & Development Inc., dated 2020-07-03, revision 8 dated 2023-11-21, additional changes accepted January 16, 2024.
6. **Grading Plan**, GR-1, prepared by Advanced Design, Assessment & Development Inc., dated 2020-07-03, revision 8 dated 2023-11-21, additional changes accepted January 16, 2024.
7. **Tank Details**, DT-2, prepared by Advanced Design, Assessment & Development Inc., dated 2023-11-21.
8. **Details Plan**, DT-1, prepared by Advanced Design, Assessment & Development Inc., dated 2020/07/03, revision 6 dated 2023/03/19.
9. **Erosion and Sediment Control Plan**, ES-1, prepared by Advanced Design, Assessment & Development Inc., dated 2020/07/03, revision 6 dated 2023/03/19, additional changes accepted March 21, 2024.
10. **Septic Design Plan**, SS-1, prepared by Advanced Design, Assessment & Development Inc., dated 2020/07/03, revision 6 dated 2023/03/19, additional changes accepted March 21, 2024.
11. **Watershed Plan**, WS-1, prepared by Advanced Design, Assessment & Development Inc., dated 2020/07/03, revision 6 dated 2023/03/19.

And as detailed in the following report(s):

1. **Hydrogeological Study – 8520 McArton Road, Ottawa, Ontario**, prepared by Geofirma Engineering Ltd., dated April 30, 2020, Project Number 19-213-1.
2. **Geofirma Engineering Ltd., Proposed Wild Bird Care Centre – 8520 McArton Road, Ottawa, Ontario**, prepared by Terrapex Environmental Ltd., dated September 8, 2021.
3. **Environmental Impact Statement**, prepared by Holly Bickerton, Consulting Ecologist, dated July 2021, revised December 21, 2021.
4. **Site Servicing and Stormwater management Report for 8520 McArton Road, Ottawa, Ontario**, prepared by Advanced Design, Assessment & Development Inc., dated March 23, 2022, revised March 19, 2023.
5. **Fire Flow Assessment Report – 8520 McArton Road, Ottawa**, prepared by EAU Structural & Environmental Services, dated June 2023, revision 3.

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. Execution of Letter of Undertaking

The Owner shall execute the City's standard Letter of Undertaking and satisfy the conditions contained within this Delegated Authority Report. In the event the Owner fails to execute the required Letter of Undertaking and submit any required fees and/or securities within six months, this approval shall lapse.

2. Barrier Curbs

The Owner acknowledges and agrees that the accessible 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, Real Estate and Economic Development.

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. 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, Real Estate and Economic Development.

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 Delegated Authority Report have been carried out and received Approval by the General Manager, Planning, Real Estate and Economic Development, 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, Real Estate and Economic Development, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Real Estate and Economic Development 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, Real Estate and Economic Development, 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. **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.

8. **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, 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 Geofirma Engineering Ltd., Proposed Wild Bird Care Centre – 8520 McArton Road, Ottawa, Ontario, prepared by Terrapex Environmental Ltd., dated September 8, 2021 (the "Report"), referenced in this Delegated Authority Report, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Real Estate 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, Real Estate and Economic Development.

10. **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 this Delegated Authority Report. The Owner further acknowledges and agrees to provide the General Manager, Planning, Real Estate and Economic Development 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 this Delegated Authority Report.

11. **Site Lighting Certificate**

- (a) In addition to the requirements contained in this Delegated Authority Report, 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, Real Estate and Economic Development, 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.

12. 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.

13. Re-Grading and Maintenance of Ditch

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

- (a) Re-grade the shoulders of the ditch within the road allowance(s) of McArton Road abutting the subject lands, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development 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 McArton Road abutting the subject lands, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development Department.

14. 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 for 8520 McArton Road, Ottawa, Ontario, prepared by Advanced Design, Assessment & Development Inc., dated March 23, 2022, revised March 19, 2023, referenced in this Delegated Authority Report. 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.

15. 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, Real Estate and Economic Development.

16. Works on City Road Allowances

Any Works required to be done by the Owner on City road allowances shall be according to the specifications and by-laws of the City. The Owner, or its contractor, shall be required to obtain all the necessary permits for road cuts prior to the disruption of the City road allowance and it is further understood and agreed that the aforementioned cuts shall be reinstated to the satisfaction of the Director, Infrastructure Services.

17. Provision of As-Built Drawings

The Owner shall supply to the General Manager, Planning, Real Estate and Economic Development, one set of mylar or plastic film as-constructed road, grading and service drawings including the location of all Works, certified under seal by a Professional Engineer, licensed in the Province of Ontario, for City records upon Acceptance and Approval of the Works. Furthermore, the Owner shall provide the As-built Drawings and the attribute data for the Works in a form that is compatible with the City's computerized systems.

March 27, 2024 _____
Date



Sean Harrigan
Planner, 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: D07-12-19-0145

SITE LOCATION

8520 McArton Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is located on the south side of McArton Road approximately 150 metres southwest of the intersection of Upper Dwyer Hill Road and McArton Road. The property was created through a severance application approved by the Committee of Adjustment on September 14, 2018. The site is currently used for agriculture while the surrounding properties mainly contain agriculture, residential, and provincially significant wetlands.

The proposed development is for a wild bird hospital and rehabilitation centre that will consist of a 623 square metre structure with partially covered outdoor aviaries located along the southern and southwestern sides. The site will have a 25 spot parking lot, outdoor waterfowl pond, and a drop-off shelter. The drop-off shelter is approximately 7.5 square metres and will be used for triage of injured birds that are dropped off by rescuers.

The main building is approximately 37 metres from the front lot line and will be serviced by private well and septic system. The well and septic system are located on opposite sides of the building. There is a stormwater management pond on the southern side of the building and near the front lot line. A 50,000 litre water tank is located beside the driveway and designated fire route for fire suppression.

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposed development adheres to the Official Plan, is consistent with the Provincial Policy Statement, and conforms to the Zoning By-law.

- The proposed development does not negatively impact natural heritage features including the surrounding provincially significant wetlands.
- The proposed development can be adequately serviced by private well and septic system.
- Staff are satisfied the proposed development represents good planning.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, was previously satisfied through a Consent Application.

CONSULTATION DETAILS

Councillor's Comments

Councillor Clarke Kelly was aware of the application related to this report.

Public Comments

This application was not subject to public circulation under the Public Notification and Consultation Policy. There was no public comment received online.

Advisory Committee Comments

N/A

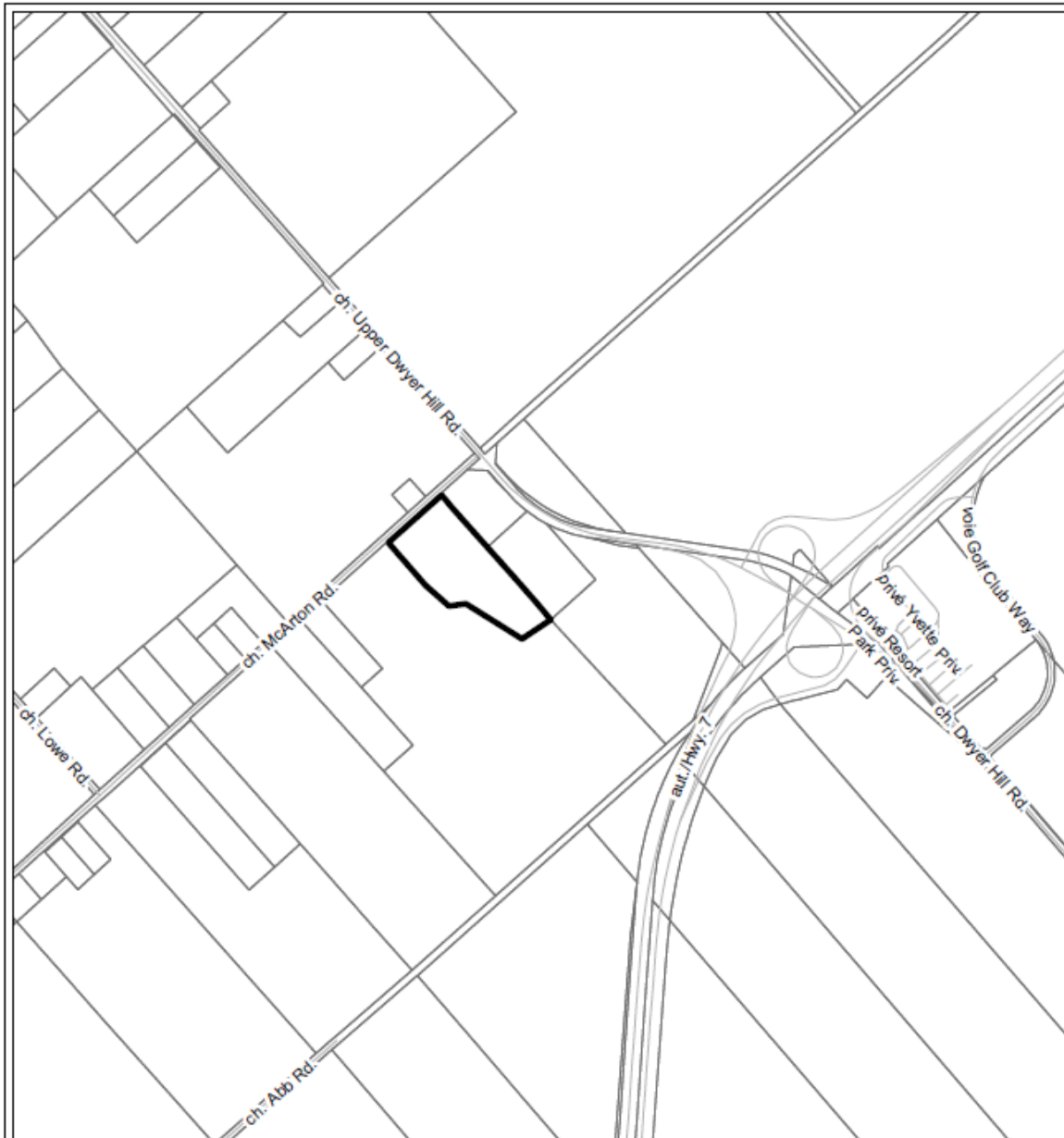
APPLICATION PROCESS TIMELINE STATUS


This Site Plan application was not processed by the On Time Decision Date due to complexity with submission requirements such as stormwater management.

Contact: Sean Harrigan Tel: 613-580-2424, ext. 23489 or e-mail: sean.harrigan@ottawa.ca

Document 1 – Location Map

The location map below shows the subject site southeast of McArton Road, southwest of Upper Dwyer Hill Road, and northwest of Highway 7.



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-19-0145	20-0645-D	<div style="display: flex; align-items: center; gap: 10px;"> <div style="border: 1px solid black; width: 20px; height: 20px; margin-right: 5px;"></div> 8520 ch. McArton Road </div>	
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