



CITY OF OTTAWA

INVOICE / FACTURE

Invoice Number /
Numéro de la facture
05511-2023
Application Number /
Numéro de la demande
D02-02-23-0041
Date
2023-May-26

Fee Description / Description des frais

Cheque / chèque

Initial On-Site Signage	679.00
HST # 86393 5995 RT0001	88.27
Zoning Amendment-Conservation Authority	410.00
Zoning By-law Amendment-Major	22,340.00
	<hr/>
	23,517.27
	<hr/> <hr/>
Invoice Total / total de la facture	23,517.27



Notes / notes

108016754

Location / emplacement

4380 TRAIL RD

Invoiced To / facturé à

YAKICHUK, TYLER
396 COOPER ST
300
OTTAWA, ON
K2P2H7

OFFICE USE ONLY

Application #: D02-02-23-004/ Ward #: 21 File Lead: _____

Application Received (dd/mm/yyyy): 26/05/2023

Client Service Centre Staff: Eric Casan Fee Received: \$23517.27



ZONING BY-LAW AMENDMENT / LIFTING HOLDING BY-LAW / LIFTING INTERIM CONTROL BY-LAW

APPLICATION FORM

Section 34, 36 and 38 of the Planning Act, RSO 1990, as amended
(O.Reg. 545/06)

- *Please select which type you are applying for:
- Zoning By-law Amendment (section 34)
 - Lifting Holding By-law (section 36)
 - Lifting Interim Control By-law (section 38)

Notice of Public Record

All information and materials required in support of your application shall be made available to the public, as indicated by Section 1.0.1 of *The Planning Act*, R.S.O. 1990, C.P.13.

Municipal Freedom of Information and Protection Act

Personal information on this form is collected under the authority the Planning Act, RSO 1990, c. P. 13 and will be used to process this application. Questions about this collection may be directed by mail to Manager, Business Support Services, Planning, Real Estate and Economic Development Department, 110 Laurier Avenue West, Ottawa, K1P 1J1, or by phone at (613) 580-2424, ext. 24075.

SECTION 1: BACKGROUND INFORMATION

* Mandatory Field

*Site Address or Location:

4380 Trail Rd

Have you pre-consulted with City Staff? Yes No

If **yes**, please indicate the date of the pre-consultation. 02/11/2021

Have you pre-consulted with the Urban Design Review Panel? Yes No

If **yes**, please indicate the date of the pre-consultation.

For any and all previously approved, and concurrent development application(s), please list application numbers:

Application #'s: I request an exemption from this requirement by providing.

Applicant/Agent Information:

*Name:

*Mailing Address:

*Telephone: *Email Address:

Registered Property Owner Information: Same as above

*Name:

*Mailing Address:

*Telephone: *Email Address:

SITE DETAILS

Legal Description:

What is the land currently used for?

Lot frontage: m Lot depth: m Lot area: _____ m²

OR Lot area: (irregular lot) m²

Does the site have Full Municipal Services: Yes No

PROPOSAL DETAILS

Type of development proposed (new buildings or additions, land use(s), number of unit(s), proposed tenure, etc.):

Continued existing use. The site was previously a pit, which is currently not licensed.

Zoning Information

How is the property currently zoned? Split zoned O1 and MR[7r]

(Zoning can be obtained by searching by property using geoOttawa, and applying the Zoning By-law (Consolidated) layer).

Why is the amendment needed (to permit a new land use, increase height allowances, reduce yard setbacks, etc.)? If requesting changes to the Zoning, please indicate what the zoning is to be changed too.

The requested zoning as part of the ZBA is to rezone the entire subject property Rural General Industrial (RG), to permit the removal of excess soils, both dry or liquid soils that are not from areas of environmental concern or known historical contamination.

Development Information

- 1. Indicate the gross floor area of all newly proposed buildings/additions. 0 m^2
2. Indicate the gross floor area of all existing buildings. m^2
3. Indicate the combined number of parking spaces (existing and proposed). spaces
4. What is the maximum building height proposed? m
5. How many storeys are proposed? storeys
6. Indicate the proposed lot coverage (total area of all building footprints divided by total lot area x 100%). %
7. If applicable, indicate the percentage of landscaped area within all parking lots (area of landscaping within parking lots divided by parking lot area x 100%). %
8. Indicate the percentage of the total site that is occupied by vegetation and landscaping (total area of all landscaping and vegetation divided by lot area x 100%). %

COMMUNITY NOTIFICATION

Is this application subject to public consultation?

Yes No

If Yes:

Have you contacted the Ward Councillor to explain this proposal?

Yes No

Have you contacted the Registered Community Organization's representative(s) to explain this proposal?

Yes No

If Yes, indicate the name of the Registered Community Organization(s):

Organization(s) here

Have you consulted with neighbouring property owners?

Yes No

If Yes, give details of how (flyers, local meetings, mail, etc..)

SECTION 2: APPLICATION TYPE AND FEES

Please don't hesitate to visit the Zoning By-law Amendment website for more information.

Fees must be paid in full at the time of application submission.

Planning Fees

- 1. Zoning By-law Amendment (Major) \$23,107.27
- 2. Zoning By-law Amendment (Minor) / Lifting Interim Control By-law \$12,244.27
- 3. Lifting Holding By-law \$7,909.00
- 4. Zoning By-law Amendment Related to Severance of Surplus Farm Dwelling \$5,109.94

PLUS Initial Conservation Authority Fee (only if option 1 or 2 is selected)

- Central Planning Area - Wards 7, 8, 9, 12, 13, 14, 15, 16, 17, 18 \$125.00
- Remainder of City \$410.00

Are multiple Applications being submitted?

Each planning fee will be reduced by 10% if two or more planning applications are submitted at the same time and for the same lands. If "Yes" is checked, the fee will be adjusted accordingly.

Yes No

Committee of Adjustment, Conservation Authority, and Engineering Design Review and Inspection fees are not subject to this reduction.

Fees Total: \$23,517.27

SECTION 3: SUBMISSION REQUIREMENTS

Standard Plans (mandatory submission requirements)

Study and plan requirements are outlined for the applicant during Pre-application Consultation. Pre-application Consultation is mandatory for all major and minor Zoning By-law Amendments. If your application is not subject to Pre-application Consultation you are strongly encouraged to contact the Planning, Real Estate and Economic Development Department to discuss study and plan submission requirements. If you fail to consult with staff, the City cannot guarantee the completeness or accuracy of your application submission, which may result in processing delays. For additional information, refer to the [City's Guide to Preparing Studies and Plans](#).

- Concept Plan
- Planning Rationale
- Plan of Survey
- Public Consultation Strategy

Potential Plans and Studies (may be required at time of submission)

Engineering

- Composite Utility Plan
- Geotechnical Study
- Light Rail Transit Proximity Study
- Noise Control Feasibility Study
- Noise and Vibration Study
- Phase 1 Environmental Site Assessment
- Phase 2 Environmental Site Assessment
- Site Servicing Study
- Slope Stability Study
- Transportation Impact Assessment
- Water Budget Assessment
- Wellhead Protection Study

Planning / Design

- Agrology and Soil Capability Study
- Building Elevations
- Heritage Impact Assessment
- Impact Assessment Study - Mineral Aggregate
- Impact Assessment Study - Mining Hazards
- Impact Assessment Study - Waste Disposal Sites/ Former Landfill Sites
- Landscape Plan
- Minimum Distance Separation
- Shadow Analysis
- Urban Design Review Panel
- Wind Analysis
- Street level visualization of the proposed development (.jpg or .pdf format) - Optional

Environmental

- Environmental Impact Study
- Tree Conservation Report

Technical Requirements

- Plans are to be standard A1 size (594 mm x 841 mm) or Arch D size (609.6 mm x 914.4 mm) sheets, dimensioned in metric and utilizing an appropriate Metric scale (1:200, 1:250, 1:300, 1:400 or 1:500). A scale of 1:200 is recommended for the Concept Plan.
- Many of the plans and studies collected with this application must be signed, sealed and dated by a qualified engineer, architect, surveyor, planner or designated specialist. The City will not review a plan or study if it is missing this information.
- Electronic copies of all required studies and the Concept Plan must be supplied in Adobe .PDF format and accompany your application submission. All PDF submitted documents are to be unlocked, flattened and not saved as a portfolio file.
- Electronic document names should match the study/plan names contained in Section 3 of this form. These documents will be made publicly available on the City's Development Applications Website.
- Additional development applications, such as Site Plan Control, Plan of Subdivision or Plan of Condominium may be required in support of the proposal.

Legal Requirements

- Staff will prepare a recommendation to the Planning and Housing Agriculture and Rural Affairs Committee, supporting or refuting the requested zoning change. The final decision is made by City Council. Where appropriate criteria are met, a Council decision can be appealed to the Ontario Land Tribunal.
- Information requested through the Planning Act, Ontario Regulation 545/06, Schedule 1 must be contained within the required Planning Rationale and Concept Plan Showing Proposed Land Uses and Landscaping. Applicable Sections of Schedule 1, including, 4, 8, 11-18, 22, 27 and 29-31 should be addressed within the Planning Rationale. Items discussed in Section 28 should be shown on the Concept Plan Showing Proposed Land Uses and Landscaping.

Financial Requirements

- Large signs describing the proposal will be posted on the subject property. The fee for this service is included as part of the application cost (\$767.27). Additional signage, if required will be invoiced to the applicant at a cost of \$381.94 per sign.
- Conservation Authority will invoice for any additional fees and technical report review as required.

SECTION 4: DECLARATIONS

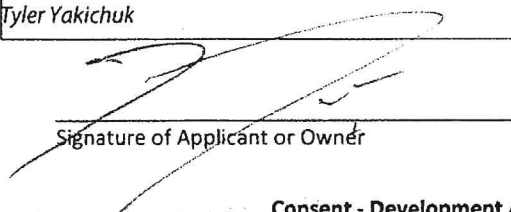
Authorization by the Owner allowing the Applicant to submit the Application

The Registered Property Owner must complete this section to authorize an Applicant to act on his or her behalf, and declare that the information provided within this application is accurate and true.

If the application is to be signed by an Applicant on behalf of the Owner, the following authorization must be completed or the owner must submit a letter of authorization. Declarations included within this section must contain original signatures and seals.

I, Frank Cardinali am the owner of the land that is subject of this application and I authorize

Tyler Yakichuk to make this application on my behalf.


Signature of Applicant or Owner

Date (dd/mm/yyyy): 19/05/2023

Consent - Development Application Client Satisfaction Survey - Optional

I, Frank Cardinali consent to the City of Ottawa conducting a Client Satisfaction Survey by

mailing to me a paper questionnaire at the following address:

e-mailing me an electronic questionnaire at frank.cardinali@ottawa.ca

The purpose of this voluntary survey is to measure my level of satisfaction with the development application process and assist the City of Ottawa to improve services. The survey is anonymous. My name will not appear on the questionnaire nor will my responses be linked to my identity. The survey will take approximately 15-20 minutes to complete and be mailed to me after the development application process is complete

Signature

Date

Affidavit or Sworn Declaration that the Information is Accurate

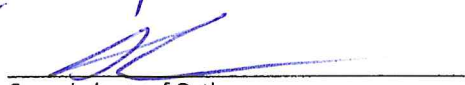
The person carrying out the application (Registered Property Owner or Applicant) must complete the sworn declarations in this section:

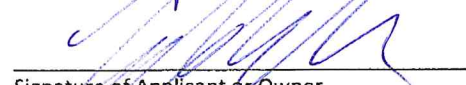
I, Tyler Yakichuk, of the City of Ottawa agree to abide by all City

and Planning Act requirements in consulting with the public and do solemnly declare that all of the above statements contained in the application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under Oath and by virtue of *The Canada Evidence Act*. I acknowledge that all information provided on this form (with the exception of personal information), including supporting documentation, is collected under the authority of the Planning Act, and will be accessible to the public and governmental and technical agencies for review.

SWORN (or Declared) BEFORE ME

At City of Ottawa This 26 day of May, 2023.


Commissioner of Oaths


Signature of Applicant or Owner



SECTION 5: ENVIRONMENTAL SITE ASSESSMENT

Part 1: Statement of Site Owner Concerning Environmental Site Assessment (ESA)

The Owner/Applicant must complete Section A, regardless of whether a Phase 1 Environmental Site Assessment has been completed for the site.

Where an ESA is required (determined through pre-application consultation), the Owner or Applicant and the Consultant responsible for preparing the study, must complete both Sections A and B below.

Section A:

I acknowledge that the City of Ottawa is not responsible for the identification and/or remediation of contaminated sites. I also agree, whether in (or as a result of) any action or proceeding for environmental clean-up of any damage or otherwise related to the site or any other lands impacted by the site, that I will not make any claim whatsoever against the City of Ottawa, its respective directors, officers, employees, or agents, or any of the foregoing, for or in respect of any loss, damage, injury or costs.

Section B:

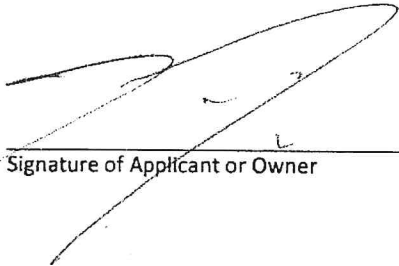
This is to certify that as the Owner/Applicant of the site, I have hired

EXP

as the principal consultant to undertake a Phase 1 Environmental Assessment. I have undertaken reasonable inquiry into the previous ownership and uses of the property and to the best of my knowledge I have provided to the principal consultant, information relevant to the principal consultant's investigation of the environmental condition of the site. I agree to provide copies of the said Phase 1 Environmental Site Assessment on request.

Name: Frank Cardinali

Address: 50 Savuto way Ottawa Ont K2G 2T4



Signature of Applicant or Owner

Date (dd/mm/yyyy):

19/05/2023

SECTION 5: ENVIRONMENTAL SITE ASSESSMENT (continued)

Part 2: Affidavit of Principal Consultant Concerning Environmental Site Assessment

I, Chris Kimmerly, of the City of Ottawa

MAKE OATH AND SAY AS FOLLOWS:

I am a qualified person as defined by Ontario Regulation 153/04, as amended

I am the Manager, of Environmental Science and have personal knowledge of the matters set out below.

I, Chris Kimmerly, was retained or employed as the principal environmental consultant to undertake or supervise the Phase 1 Environmental Site Assessment of the site located at 4390 trail Road

The assessment activities at the site have been completed in accordance with Ontario Regulation 153/04, as amended.

I am employed or retained by the Owner/Applicant, or the company operating on the site in another capacity.

I am not employed or retained by the Owner/Applicant, or the company operating on the site in another capacity.

Findings of the said Phase 1 Environmental Site Assessment are that:

There are no issues of actual or potential environmental concern with respect to soil and / or groundwater quality or potentially contaminating activities as defined by O. Reg 153/04 as amended and a Phase 2 Environmental Site Assessment will not be required; or

There are issues of actual or potential environmental concern with respect to soil and / or groundwater quality and/or potentially contaminating activities as defined by O. Reg 153/04 as amended, and a Phase 2 Environmental Site Assessment is required to investigate the identified issues.

SWORN (Or Declared) BEFORE ME

MICHELLE MARIE HÉLÈNE TURPIE
A Commissioner, etc. / Commissaire, etc.
Province of Ontario / Province d'Ontario
For the City of Ottawa / Au Service de la Ville d'Ottawa
Expires: March 12, 2024 / Expiration: 12 Mars, 2024

At the City of Ottawa,

In the province of Ontario,

This 23rd day of May, 2023

M. Turpie
Commissioner of Oaths

Chris Kimmerly
Signature of Consultant

Address of consultant: 2650 Queensview Drive, Ottawa, Ont K2B

Telephone # of consultant: 613-698-1899

SECTION 6: UNDERTAKING FOR ONTARIO LAND TRIBUNAL

TO: CITY OF OTTAWA

FROM: Name: Frank Cardinali

Address: 50 Savuto Way Ottawa Ont K2G 2T4

SUBJECT: APPLICATION FOR ZONING BY-LAW AMENDMENT

Address of Site: 4380 Trail rd

Where the City of Ottawa substantially supports the application for Zoning By-Law Amendment,

Name of Applicant: Tyler Yakichuk

Hereby undertakes to pay, in accordance with section 19 of the planning Fees By-Law, as amended, of the City of Ottawa, upon receipt of invoice from the City, any and all legal costs, including all disbursements of the City, to an upset limit of \$10,000 in respect of preparation for and attendance at a Ontario Land Tribunal hearing, until the matter is finally resolved by the said Tribunal.

It is hereby acknowledged that "hearing" shall include all attendances before the Tribunal in respect of the said application whether in person, telephone conference call or other means as directed by the Tribunal.

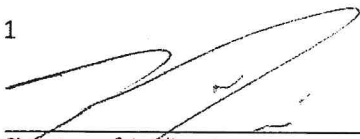
Dated at Ottawa this 19 day of May, 2023.

Please complete 1 or 2.


For Applicants and Individuals

For Corporations and Companies

1


Signature of Applicant

Frank Cardinali
(Please print Name)


Signature of Witness

RICHARD POTA
(Please print Name)

2

Corporate name (if applicable)

(Authorized Signature) I have the authority to bind the Corporation

(Please print Name and Title)