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**SERVICING OPTIONS REPORT**

**1344 BARFIELD ROAD  
OSGOODE WARD, GREELY  
CITY OF OTTAWA  
ONTARIO**

**PREPARED FOR:**

**Wicked Garage Inc.  
2760 Carousel Crescent - Apt 1104  
Ottawa, Ontario  
K1T 2N4**

**PROJECT #  
100667**

**DISTRIBUTION:**

6 copies – Ralph Vandenberg Architect Inc.  
1 copy – Kollaard Associates Inc.

Revision 0 - Prepared for Site Plan Control

December 22, 2010

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## INTRODUCTION

Kollaard Associates Inc. was retained by MR. Roger Grenon on behalf of Wicked Garage Inc. to investigate servicing options for the proposed Wicked Garage automobile fabrication shop at 1344 Barfield Road, Greely, Ontario.

The site is located on the west side of Barfield Road, south of Hiram Drive, Greely, Ontario as shown on the attached Figure 1. The site has an area of about 0.2 hectares of usable land. The site is currently undeveloped. The site is located on a portion of land currently zoned for industrial use. There is a drainage easement and a natural gas pipeline easement running along the rear portion of the parcel.

The proposed works will consist of a about 520 square metre building, asphalt entrance and public parking area, a gravel rear parking area, stormwater control facilities, a well and private wastewater facilities. The facility is to be used to fabricate custom automobiles.

### ***Pre-consultation Meeting***

A pre-consultation meeting was held with Steve Gauthier (planner) at the City of Ottawa on October 6, 2010.

From the meeting:

The following engineering studies will be required:

- storm water management report
- servicing options report
- geotechnical report
- environmental phase I site assessment
- hydrogeology report

Policy Considerations:

Official Plan designation consolidated Zoning By Law RG3 – Rural General Industrial  
Shield's Creek sub-watershed



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## Higher Level Studies / Policy Considerations

Official Plan – Based on the City of Ottawa Zoning By-Law 2008-250, the Site is part of a parcel of land zoned RG3; the adjacent lands are currently also zoned RG3.

It is not part of the immediate plans for the City of Ottawa to provide servicing in this area.

### *Water Service - Domestic*

The facility is to be serviced by a drilled well, installed in accordance with Ontario Regulation 903. A drilled well has recently been installed on the property. Casing and grouting has been inspected and certified by a professional engineer. Information regarding the quality and quantity capabilities of this well can be found in the Hydrogeology Report prepared by Kollaard Associates.

The water system shall be pressurized with a submersible well pump, capable of supplying water at a flow rate of no greater than 40 litres/minute. The well shall be fitted with a pitless adapter and protrude from the ground at least 400mm.

A seamless 25mm (1") polyethylene pipe rated at 150psi shall be installed between the well and the building at a depth of at least 2.4m.

Based on Part 8 of the Ontario Building Code, the anticipated design water consumption for the proposed occupancy is up to 910 litres/day for domestic use and 300 litres/day for washing, for a total of 1,210 litres/day. See the Class IV and Class II sewage system design calculations prepared by Kollaard Associates for more information.



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## ***Water Service – Fire Fighting Supply***

### Fire Fighting Demand:

As no municipal water services are available, water for fire fighting is typically stored on site, accessible from the fire lane, in accordance with Part 3 of the Ontario Building Code 2006. However, sentence 1.(c) of Appendix A-3.2.5.7 of the 2006 Ontario Building Code states that “a building ... that contains a low hazard industrial occupancy may not require an on-site water supply for fire fighting if the combustible loading in the building is insignificant”. As the building is intended to be used for mainly metal fabrication practices, the amount of flammable materials on site should be negligible.

### ***Sanitary Service***

No municipal sanitary services are available at this site.

As stated above, the anticipated design water consumption (equivalent to sanitary sewage flow) for the proposed occupancy is 1,210 litres/day. Class IV and Class II sewage system applications have been prepared for approval through the Ottawa Septic System Office. Details can be found on the Site Servicing drawing and in the Class IV and Class II sewage system design calculations prepared by Kollaard Associates.

### ***Storm Service***

Municipal storm services are provided at this site in the form of a roadside ditch running adjacent to the east (front) property boundary and a ditch within a drainage easement near the west (rear) property boundary.

In general the stormwater management design consists of directing the flow by means of sheet runoff and shallow swales to a grassed retention pond and then through a sand filter into an outlet storm pipe, outletting into the ditch within the rear drainage easement.

See the *Storm Water Management Report* prepared by Kollaard Associates for further information in this regard.



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## Hydro and Gas

Aboveground hydro is available on private utility poles within the property. Hydro One was contacted by the owner and adequate availability of electricity for the intended use was confirmed at that time.

Natural gas service is available at this site through Enbridge. Building and water heating equipment is to use natural gas as an energy source. Energy demand shall be confirmed by the Mechanical Engineer.

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We trust that this report provides sufficient information for your present purposes. If you have any questions concerning this report or if we can be of any further assistance to you on this project, please do not hesitate to contact our office.

Sincerely,

KOLLAARD ASSOCIATES INC.



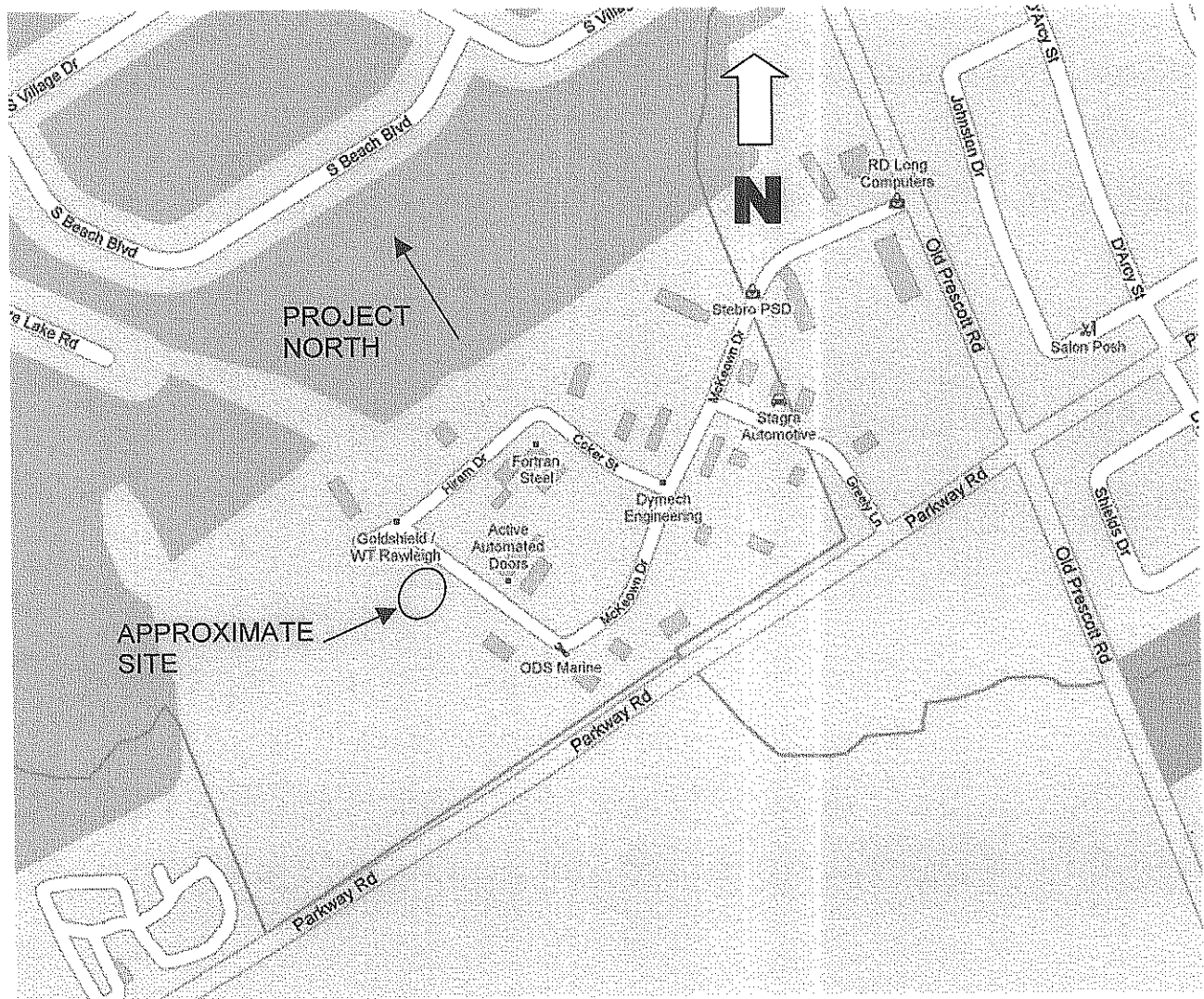
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William Kollaard, P.Eng.

Attachments    Figure 1 - Key Plan

# KEY PLAN

# FIGURE 1



NOT TO SCALE



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