



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

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Site Location: 106 Reis Road

File No.: D07-12-22-0119

Date of Application: August 02, 2022

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This SITE PLAN CONTROL application submitted by Bridgette Alchawa, Egis, on behalf of Anthony Goveas, is **CONDITIONALLY APPROVED** subject to the acceptance of the following plans:

1. **Site Plan, 106 Reis Road**, C100, prepared by McIntosh Perry, dated October 13, 2023, revision 2 dated February 09, 2024.
2. **Site Servicing and Grading Plan, 106 Reis Road**, C101, prepared by McIntosh Perry, dated July 14, 2023, revision 4 dated February 09, 2024.
3. **Erosion & Sediment Control Plan, 106 Reis Road**, C102, prepared by McIntosh Perry, dated February 9, 2024.
4. **Pre-Acquisition (Existing) Stormwater Drainage Area Plan, 106 Reis Road**, SWM1, prepared by McIntosh Perry, dated October 13, 2023, Revision 2 dated February 9, 2024.
5. **Post-Acquisition (Proposed) Stormwater Drainage Area Plan, 106 Reis Road**, SWM2, prepared by McIntosh Perry, dated October 13, 2023, Revision 2 dated February 9, 2024.

And as detailed in the following report(s):

1. **Hydrogeological Investigation & Terrain Analysis**, prepared by Gemtec, dated January 30, 2024.
2. **Stormwater Management & Servicing Report, 106 Reis Road, Carp, ON**, prepared by McIntosh Perry, dated October 13, 2023, revised February 9, 2024.
3. **Environmental Impact Statement, Proposed Commercial Lot Line Adjustment, 106 and 122 Reis Road, Geographic Township of Huntley**, prepared by Gemtec, dated October 5, 2023.

And subject to the following General and Special Conditions:

**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. Prior Site Plan Agreement**

The Owner acknowledges and agrees that all terms and conditions of the Site Plan Agreement between Insert parties of the previous agreement, registered as Instrument No. Insert Number (ex. OC#####) on Insert Date, 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 supercede 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. 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.

**SPECIAL CONDITIONS**

**Access**

**5. 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.

**6. Private Access**

The Owner acknowledges and agrees that all private accesses to Roads shall comply with the City's Private Approach By-Law being By-Law No. 2003-447 as amended, or as approved through the Site Plan control process.

**Groundwater**

**7. Quality and Quantity of Groundwater**

The Owner acknowledges being advised that the City of Ottawa does not guarantee the quality or the quantity of the groundwater. If, at some future date, the quality or the quantity of the groundwater becomes deficient, the City of Ottawa bears no responsibility, financial or otherwise, to provide solutions to the deficiency, such solutions being the sole responsibility of the property owner.

**ENGINEERING**

**Civil Engineering**

**8. Spill Contingency and Pollution Prevention Plan**

The Owner shall, within six (6) months of signing this Agreement, develop and implement a spill contingency and pollution prevention plan, which plan, at a minimum, will include a set of written procedures describing how to prevent and/or mitigate the impacts of a spill within the area serviced by the Works:

- a) the name, job title and location (address) of the Owner, person in charge, management or person(s) in control of the buildings;
- b) the name, job title and 24-hour telephone number of the person(s) responsible for activating the spill contingency and pollution prevention plan;
- c) a site plan drawn to scale showing the facility, nearby buildings, streets, catch basins and manholes, drainage patterns (including direction of flow in storm sewers), and receiving water course that could potentially be significantly impacted by a spill and any features which need to be taken into account in terms of potential impacts on access and response (including physical obstructions and location of response and clean-up equipment);
- d) steps to be taken to report, contain, clean up and dispose of contaminants following a spill;
- e) a listing of telephone numbers for local clean-up companies who may be called upon to assist in responding to spills, local emergency responders including health institution(s), and the Ministry of the Environment, Conservation and Parks Spills Action Centre;
- f) Materials Safety Data Sheets (MSDS) for each hazardous material which may be transported or stored in the said building;
- g) the means (internal corporate procedures) by which the spill contingency and pollution prevention plan is activated;
- h) a description of the spill response training provided to employees assigned to work in the said building, the date(s) on which the training was provided and by whom;
- i) an inventory of response and clean-up equipment available to implement the spill contingency and pollution prevention plan, location and date of maintenance/replacement if warranted; and
- j) the dates on which the spill contingency and pollution prevention plan was prepared and subsequently, amended.

The Owner covenants and agrees to maintain the spill contingency and pollution prevention plan up to date through revisions undertaken from time to time as required by changes to the general operations of the site. The Owner further covenants and agrees to retain a copy of the spill contingency and pollution prevention plan in a conspicuous, readily accessible location on-site such that it can be used as a reference by employees assigned to work in the said building. The Owner further covenants and agrees that it will make available, for inspection and copying by City personnel, the spill contingency and pollution prevention plan.

## **9. Re-Grading and Maintenance of Ditch**

The Owner acknowledges and agrees it shall be responsible for various grading and maintenance measures along Reis Road, as a result of addition of a swale outlet to the road ROW, at the east property limit, which include the following:

- a) Coordinate the proposed work with the applicable utility companies and the property owner at 122 Reis Road;
- b) Re-grade the shoulders of the ditch within the road allowance(s) of Reis Road abutting the subject lands, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development Department;
- c) Obtain utility clearances prior to the re-grading of any ditch;
- d) 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
- e) Maintain a grass cover within the road allowance(s) of Reis Road and Carp Road abutting the subject lands, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development Department.

**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 Schedule "E" herein. 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 Schedule "E" herein.

**11. Water Demand for Fire Fighting**

Due to the scope of the Application (gain of property due to property line shift following land purchase), water demand was not submitted to the City for review.

The Owner acknowledges and accepts that firefighting is the sole responsibility of the Owner and the required water demand needs to be met by the owner. For the building footprint area of less than 600 square meters, the water demand needs to be met in accordance with the Ontario Building Code requirements and for the building footprint area more than 600 square meters, in accordance with the FUS (Fire Underwriters Survey) prescribed methodology.

Any future site expansion/modification applications will invoke a new review, subject to conditions applicable at the time of the new proposal.

**Private Systems**

**12. Water Plant**

The Owner acknowledges and agrees that the water plant within the lands is a private watermain. The Owner further acknowledges and agrees that the private watermain and appurtenances thereto are to be maintained by the Owner at its own expense, in perpetuity. The Owner performing maintenance on critical infrastructure, such as private watermains and private fire hydrants, shall maintain adequate records as proof of having done so in accordance with applicable regulations, and that the records shall be retained for review by the City and or the Ottawa Fire Services when requested.

**13. 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.

**14. 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.

**15. Testing**

The Owner may be required by the City to perform qualitative and quantitative testing, at the Owner's expense, of any materials which have been or are proposed to be used in the construction of any of the Works required by this Agreement to determine whether they are in conformity with applicable standards as determined by the General Manager, Planning, Real Estate and Economic Development.

**16. 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.

**Special Conditions**

**17. 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.

**NON-STANDARD SITE PLAN CONDITIONS**

The following plans and studies must be updated to the satisfaction of the General Manager, Planning, Real Estate and Economic Development or their delegate prior to issuance of the Commence Work Notice (CWN).

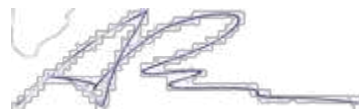
Once all submission material is accepted by the City prior to the CWN, a letter acknowledging the accepted plans and reports will be provided.

1. "Site Servicing and Grading Plan – C101, Site plan Control Amendment, 106 Reis Road, Carp, ON K0A 1L0, prepared by McIntosh Perry, dated October 13, 2023, revised February 09, 2024"
2. "Hydrogeological Investigation & Terrain Analysis, Proposed Lot Adjustment, 106 & 122 Reis Road, Ottawa (Carp), Ontario; prepared by Gemtec, January 30, 2024; File #: 100165.024"
3. Topographic Plan of Survey
4. **Stormwater Management & Servicing Report**; 106 Reis Road, Carp, ON, prepared by McIntosh Perry Consulting Engineers Ltd., project No: CCO-23-3606, dated October 13, 2023, revised February 09, 2024
5. **Pre-Acquisition (Existing) Stormwater Drainage Area Plan (SWM1)**, prepared by McIntosh Perry for 106 Reis Rd, dated October 2023, revised February 09, 2024
6. **Post-Acquisition (Proposed) Stormwater Drainage Area Plan (SWM2)**, prepared by McIntosh Perry for 106 Reis Rd, dated October 2023, revised February 09, 2024
7. **Site Servicing and Grading Plan – C101**, Site plan Control Amendment, 106 Reis Road, Carp, ON K0A 1L0, prepared by McIntosh Perry, dated October 13, 2023, revised February 09, 2024.
8. **Erosion and Sedimentation control plan – C101**, Site plan Control Amendment, 106 Reis Road, Carp, ON K0A 1L0, prepared by McIntosh Perry, dated February 09, 2024

22 March 2024

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Date



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Adam Brown  
Manager, 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

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**File Number:** D07-12-22-0119

### SITE LOCATION

106 Reis Road, and as shown on Document 1.

### SYNOPSIS OF APPLICATION

- This Site Plan Control application was submitted to rectify issues that have arisen as a result of a lot line adjustment application, and to remediate changes made to each property since the original Site Plan was approved in 2006.
- The subject site is largely developed, with both properties containing storage yards and steel-sided structures. There is a watercourse running along the north property line of 106 Reis Road, and along the north and east property lines of 122 Reis Road.
- The site is located within the Reis Road industrial subdivision, off of Carp Road. Most surrounding uses consist of warehouses and light industrial facilities. Reis Road is a local street, and Carp Road is an arterial roadway.
- The applicant proposes to continue the existing industrial use, with no construction of any new structures.
- The current properties both share a drainage swale along the property line – the location of this drainage feature is being altered as a result of the lot line adjustment. The new drainage will feature two parallel swales on each property which will drain to the roadway and to the watercourse on the north property line.

### Related Applications

The following applications are related to this proposed development:

- Consent for Severance – D08-01-22/B-00051
- Pre-Application Consultation – PC2023-0304

### DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is in line with the Carp Road Corridor design guidelines.

- The existing zoning designation is RG5 - Rural Industrial. The proposal is consistent with the provisions of the RG5 Zone.
- Though there are outstanding issues regarding the drainage and lot coverage, staff believe these concerns can be addressed through the attached conditions.
- Subject to the above conditions, the site design represents good planning.

## **CONSULTATION DETAILS**

### **Public Comments**

#### Summary of public comments and responses

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

### **Technical Agency/Public Body Comments**

#### Summary of Comments –Technical

N/A

### **Advisory Committee Comments**

#### Summary of Comments – Advisory Committees

N/A

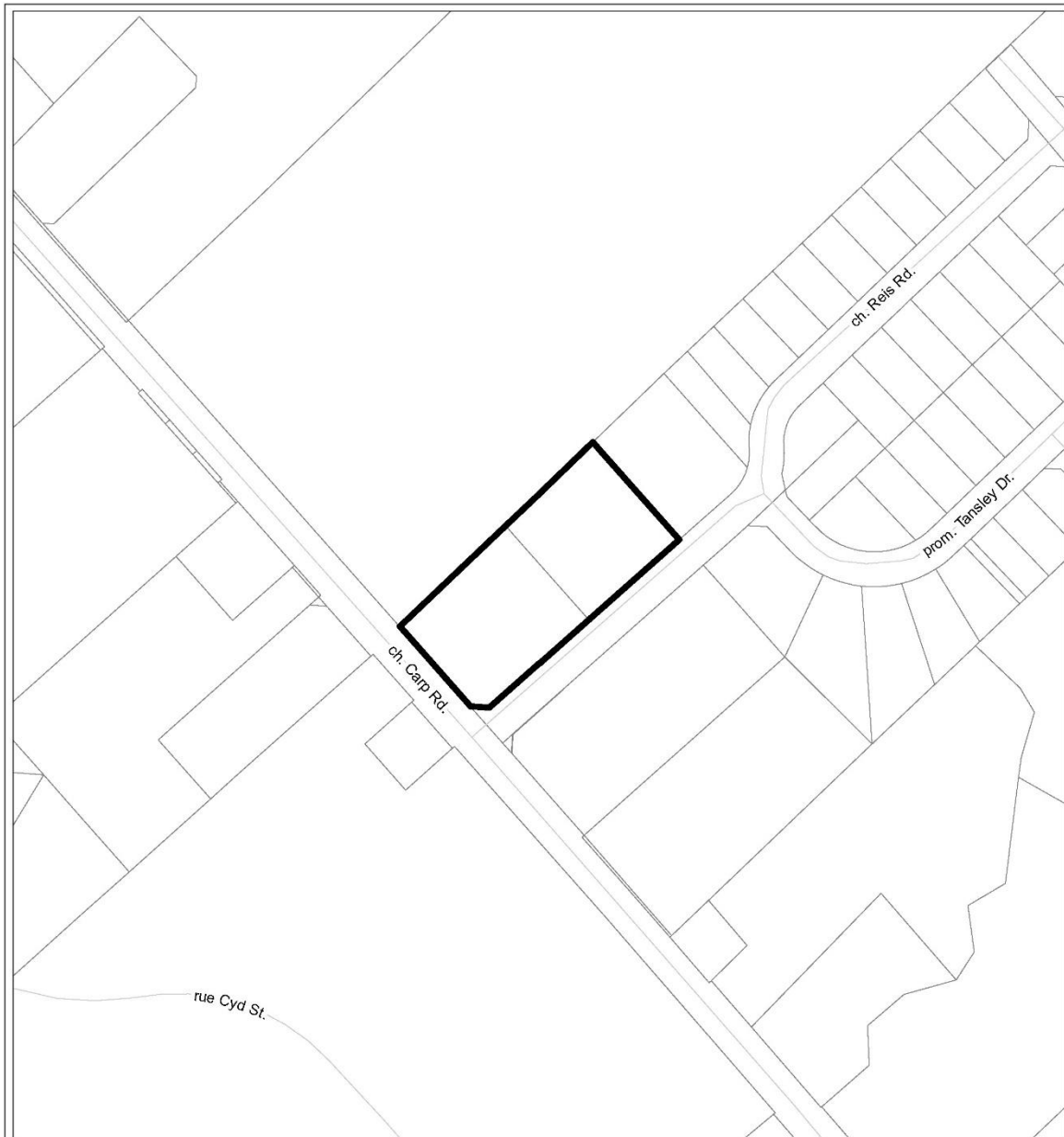
## **APPLICATION PROCESS TIMELINE STATUS**




This Site Plan application was processed by the On Time Decision Date.

**Contact:** Luke Teeft Tel: 613-580-2424, ext. 21886 or e-mail: Luke.Teeft@ottawa.ca



# Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-22-0118	24-0196-L	 106 & 122 ch. Reiss Rd.	 <small>NOT TO SCALE</small>
D07-12-22-0119			
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REVISION / RÉVISION - 2024 / 02 / 20			