



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

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Site Location: 4 Campbell Reid Court

File No.: D07-12-22-0140

Date of Application: October 3, 2022

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This SITE PLAN CONTROL application submitted by Paul Robinson, P H Robinson Consulting, on behalf of A & G Olender Holdings Ltd., is APPROVED as shown on the following plans:

1. **Site Plan**, drawing no. SP-01, prepared by P2 Concepts, dated May 18, 2021, revision 16 dated August 18, 2023.
2. **Landscape Plan**, drawing no. L.1, prepared by James B. Lennox and Associates Inc., dated August 2021, revision 7 dated 25 August 2023.
3. **Cash In Lieu of Parkland Plan**, drawing no. CILP-01, prepared by P2 Concepts, dated May 18, 2021, revision 3 dated August 2, 2023.
4. **Servicing and Grading Plan**, drawing no. W-01, prepared by ARCH-NOVA Design Inc., dated August 2023, stamped 18.08.2023.
5. **Erosion and Sediment Control**, drawing no. W-02, prepared by ARCH-NOVA Design Inc., dated August 2023, stamped 18.08.2023.
6. **Elevations**, drawings no. A-103 & A-104, prepared by P2 Concepts, dated December 22, 2022, revision 2 dated December 22, 2022.
7. **Building Sections**, A-105, prepared by P2 Concepts, dated December 22, 2022, revision 2 dated December 22, 2022.
8. **Photometric Summary**, drawings no. PP-01 & PP-02, prepared by Flux Lighting, dated 2023.06.19, revision 2 dated September 13, 2023.

And as detailed in the following reports:

1. **Hydrogeological Investigation and Terrain Analysis**, Proposed Commercial Building, 4 Campbell Reid Court, Ottawa, prepared by GEMTEC, dated August 30, 2023.
2. **Site Servicing and Stormwater Management Report**, 4 Campbell Reid Court, Dunrobin, prepared by Arch-Nova Design Inc., dated September 2022, updated June 2023.
3. **Phase One Environmental Site Assessment**, 4 Campbell Reid Court, prepared by GEMTEC, dated May 31, 2023.
4. **Phase Two Environmental Site Assessment**, 4 Campbell Reid Court, prepared by GEMTEC, dated July 18, 2022.
5. **Geotechnical Investigation**, Proposed Commercial Buildings, 4 Campbell Reid Court, prepared by GEMTEC, dated August 19, 2022.
6. **Tree Conservation Report and Environmental Impact Statement – Updated**, 4 Campbell Reid Court, March and Dunrobin Roads, prepared by Muncaster Environmental Planning Inc., dated December 5, 2022.
7. **Traffic Assessment**, Olender Veterinarian Clinic, 4 Campbell Reid Court, prepared by D. J. Halpenny & Associates Ltd., dated August 12, 2022.
8. **Permit Part 8 – Sewage System Ontario Building Code**, Permit No. 23-265, issued January 2, 2024, by Terry Davidson.

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**

### **2. Execution of Agreement Within One Year**

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.

### **3. Barrier Curbs**

The Owner acknowledges and agrees that the 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.

### **4. Reinstatement of City Property**

The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Real Estate and Economic Development, any property of the City, including, but not limited to, sidewalks, curbs and boulevards, which is damaged as a result of the subject development.

### **5. 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.

### **6. 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 Agreement 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.

#### **7. Development Charges**

The Owner shall pay development charges to the City in accordance with the by-laws of the City.

### **Special Conditions**

#### **8. 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.

#### **9. Private Approach Detail**

The Owner acknowledges and agrees that all private approaches serving the proposed development shall be designed and constructed, at the sole expense of the Owner, in accordance with the City's "Curb Return Entrances – Uncontrolled Intersections" Plan, Drawing No. SC7.1, dated March 2007 and revised March 2021, and the Owner shall comply with the City's Private Approach By-law, being No. 2003-447, as amended.

### **ENGINEERING**

#### **Geotechnical Engineering and Soils**

#### **10. 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 (the "Report"), referenced in Schedule "E" herein, 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.

## **Groundwater**

### **11. Notice on Title - Quality and Quantity of Groundwater**

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that the City of Ottawa does not guarantee the quality or the quantity of the groundwater. The Purchaser/Lessee further acknowledges being advised that if, at some future date, the quality or the quantity of the groundwater becomes deficient, the City of Ottawa shall bear no responsibility, financial or otherwise, to provide solutions to the deficiency. All efforts and costs to remedy such deficiencies in the groundwater shall be the sole responsibility of the owner.

“The Purchaser/Lessee covenants with the Vendor/Lessor that the above clauses, verbatim, shall be included in all subsequent agreements of purchase and sale, and lease agreements for the lands described herein, which covenant shall run with the said lands.”

### **12. Acknowledgement of Notice on Title**

The Owner acknowledges and agrees that a notice-on-title respecting groundwater quality and quantity, as contained in Condition 12 above, shall be registered on title to the subject lands, at the Owner’s expense, and a warning clause shall be included in all agreements of purchase and sale and lease agreements.

## **Civil Engineering**

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

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

- (a) Re-grade the shoulders of the ditch within the road allowance(s) of Dunrobin Road abutting the subject lands, as per the approved Servicing and Grading Plan, drawing no. W-01, prepared by ARCH-NOVA Design Inc., dated: August 2023, stamped: 18.08.2023., 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 Municipal Drainage Branch of the Parks, Forestry & Stormwater Services Department if the grade of any ditch bottom is to change; and
- (d) Maintain a grass cover within the road allowance(s) of Dunrobin Road abutting the subject lands, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development Department.

#### **14. 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.

#### **15. Weir Control Pipe**

The Owner acknowledges and agrees to install and maintain in good working order the required in-ground stormwater weir control pipe, as recommended in the approved 'Site Servicing and Stormwater Management Report' and drawing no. W-01 'Servicing and Grading Plan' referenced in Schedule "E" herein. 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.

### **Private Systems**

#### **16. Drinking Water Well**

The Owner acknowledges and agrees that the existing drinking water well at the residential dwelling is to be abandoned in accordance with O. Reg. 903. The Owner shall provide confirmation to the satisfaction of the General Manager, Planning, Real Estate and Economic Development, that the well has been decommissioned and the residential dwelling has been connected to the new drinking water well.

## **17. Septic System**

The Owner acknowledges and agrees that the existing septic system is to be removed and decommissioned, in accordance with approval from the Ottawa Septic System Office, 'Permit Part 8 – Sewage System Ontario Building Code', Permit No. 23-265, issued January 2, 2024, by Terry Davidson. The Owner further acknowledges and agrees to connect the residential dwelling to new septic system, in accordance with approval from the Ottawa Septic System Office and shall provide confirmation to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

## **Site Lighting**

### **18. Site Lighting Certificate**

- (a) In addition to the requirements contained in Clause 19 of Schedule "C" hereto, 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.

## **PLANNING AND OTHER**

### **Planning and Design**

#### **19. Exterior Elevations Drawings**

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Elevations, drawings no. A-103 & A-104, referenced in Schedule "E" herein. The Owner further acknowledges and agrees that any subsequent proposed changes to the approved plans shall be filed with the General Manager, Planning, Real Estate and Economic Development and agreed to by both

the Owner and the City prior to the implementation of such changes. No amendment to this Agreement shall be required.

## **20. 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.

## **21. Environmental Impact Statement**

The Owner acknowledges and agrees that the construction and management of the site shall be in accordance with the recommendations of "Tree Conservation Report and Environmental Impact Statement – Updated" (Muncaster, 5 Dec 2022) and that a copy should be kept on-site for building/site management and supervision.

## **Parks**

### **22. Parkland Dedication**

- (a) The Owner acknowledges and agrees that the conveyance requirement to the City is 97.280 square metres.
- (b) The Owner covenants and agrees that the conveyance requirement has been calculated at the rate set out below in accordance with the Parkland Dedication By-law, being By-law No. 2022-280, as amended:
  - (i) Cash-in-lieu of conveyance parkland, 2% of the gross land area (commercial & industrial uses).

### **23. Cash-In-Lieu of Conveyance of Parkland**

Prior to registration of the Site Plan Agreement, the Owner acknowledges and agrees to pay cash-in-lieu of conveyance of parkland as referenced in Schedule "B" herein. Pursuant to the City's Parkland Dedication By-law, being By-law No. 2022-280, as amended, 40% of said funds collected shall be directed to City wide funds, and 60% shall be directed to Ward 21 funds. The Owner shall also pay the parkland appraisal fee of \$800.00 plus H.S.T. of \$104.00, as referenced in Schedule "B" herein.



## **CONVEYANCES TO CITY**

### **24. Corner Sight Triangle**

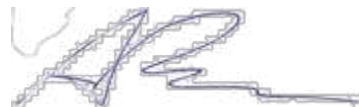
Prior to registration of this Agreement, the Owner acknowledges and agrees to convey to the City, at no cost to the City, an unencumbered corner sight triangle measuring 10 metres x 10 metres at the intersection of Dunrobin Road and March Road. The exact location and area of the corner sight triangle must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the corner sight triangle, to the City Surveyor for review prior to its deposit in the Land Registry Office. Such reference plan must be tied to the Horizontal Control Network in accordance with the municipal requirements and guidelines for referencing legal surveys. The Owner acknowledges and agrees to provide an electronic copy of the Transfer and a copy of the deposited reference plan to the City Solicitor prior to the execution of this Agreement by the City. All costs shall be borne by the Owner.

### **25. Road Widening**

Prior to registration of this Agreement, the Owner acknowledges and agrees to convey to the City, at no cost to the City, an unencumbered road widening across the complete Dunrobin Road frontage of the lands, measuring 15 metres from the existing centreline of pavement/the abutting right-of-way. The exact widening must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the widening, to the City Surveyor for review and approval prior to its deposit in the Land Registry Office. Such reference plan must be tied to the Horizontal Control Network in accordance with the municipal requirements and guidelines for referencing legal surveys. The Owner acknowledges and agrees to provide an electronic copy of the Transfer and a copy of the deposited reference plan to the City Solicitor prior to the execution of this Agreement by the City. All costs shall be borne by the Owner.

16 February 2024

\_\_\_\_\_  
Date



\_\_\_\_\_  
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:** D07-12-22-0140

### **SITE LOCATION**

The site location, 4 Campbell Reid Court, is located at the northeast corner of March Road and Dunrobin Road with frontage along Campbell Reid Court, and as shown on Document 1.

### **SYNOPSIS OF APPLICATION**

A Site Plan Control application to construct a 1 storey, approximately 504 sq.m. animal hospital, and retain the existing detached dwelling on site. The proposal includes 18 parking spaces for the animal hospital, to be accessed from Dunrobin Road. The existing detached dwelling will continue to be accessed from Campbell Reid Court.

The new building for the animal hospital will have approximate dimensions of 24.3 m by 20.6 m, and a building height of 5.6m. Two accessory structures and a garbage and recycling enclosure are proposed, adjacent to the new parking lot. The one storey animal hospital will have a concrete paver patio in front of the building and an amenity area adjacent to the parking lot.

The property has a frontage of approximately 15.69 m on Campbell Reid Court, approximately 39 m on March Road and approximately 90 m on Dunrobin Road. The overall lot area 0.79 ha and will be privately serviced.

Surrounding land uses consist of a variety of residential and some limited commercial uses on the south side of Campbell Reid Court. There are also institutional uses to the east (Ottawa Fire Station and Community Centre). To the west and northwest there are estate residential subdivisions on the west side of Dunrobin Road and on the south side of March Road.

Both the new animal hospital and existing dwelling will be serviced by a new septic system and drilled well. The existing septic system and well servicing the dwelling will be decommissioned. A drainage swale will be created for stormwater management and directed to the roadside ditch alongside Dunrobin Road.

## **Related Applications**

The following applications are related to this proposed development:

- Minor Variance – D08-02-23/A-00112

## **DECISION AND RATIONALE**

This application is approved for the following reasons:

- The subject property is zoned Rural Countryside (RU), which permits the proposed uses of animal hospital and detached dwelling.
- The proposal is in conformity with the Zoning By-law, with the approval of the variances obtained through Minor Variance application D08-02-23/A-00112, to permit a reduced lot area and reduced lot frontage. The minor variance application, approved July 20, 2023, permits a reduced lot area of 7,917 square metres, whereas the Zoning By-law requires a minimum lot area of 8,000 square metres and to permit a reduced lot width of 25.84 metres, whereas the Zoning By-law requires a minimum lot width of 50 metres.
- Special conditions have been included to address the private approach and access from Dunrobin Road, geotechnical engineering and soils on site, groundwater quality and quantity, stormwater management including regrading and maintenance of the ditch along Dunrobin Road, the provision of private servicing and land conveyances to the City.
- The proposed site design represents good planning.

## **PARKLAND DEDICATION**

Parkland dedication, in accordance with By-law 2022-280, is being satisfied within this approval through the taking of cash-in-lieu of parkland as detailed in the above conditions.

## **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.

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

Technical agencies do not have any concerns regarding this application.

## **Advisory Committee Comments**

### Accessibility Advisory Committee

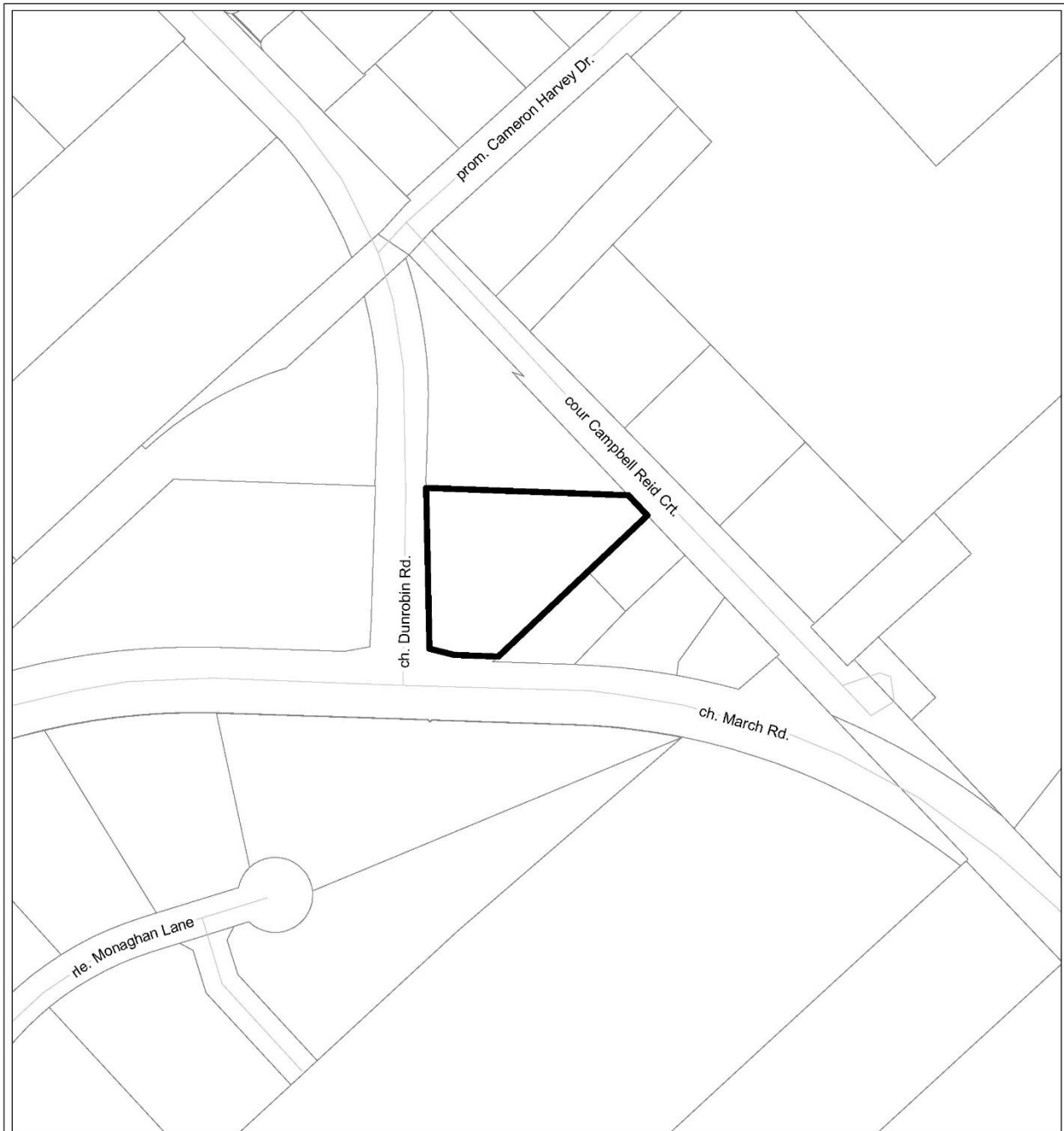
The proposed facility offers 18 parking spaces including one clearly identified as accessible and access is assigned through Dunrobin Road. Offering an accessible parking is to a certain degree a welcome news for people with disabilities who have pets as companions and are always looking for friendly services for their beloved pets who offer unconditional company and in many opportunities are service providers such is the case of guide dogs.




## **APPLICATION PROCESS TIMELINE STATUS**

This Site Plan application was not processed by the On Time Decision Date, due to complexity of the issues associated with the required minor variance application.

**Contact:** Erica Ogden-Fedak Tel: 613-580-2424, ext. 26510 or e-mail: erica.ogden-fedak@ottawa.ca

# Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-22-0140	22-0970-L	 <b>4 cour Campbell Reid Crt.</b>	 <small>NOT TO SCALE</small>
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<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers                  All rights reserved. May not be produced without permission.                  THIS IS NOT A PLAN OF SURVEY</small>			
<small>©Les données de parcelles appartiennent à Teranet Enterprises Inc. et                  à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans                  autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2022 / 09 / 29			