



**SITE PLAN CONTROL APPLICATION
DELEGATED AUTHORITY REPORT
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Location: 3400 Old Montréal Road

File No.: D07-12-23-0003

Date of Application: January 11, 2023

This SITE PLAN CONTROL application submitted by Dr. Ranjit Perera, on behalf of Humanics Universal Inc., is APPROVED as shown on the following plan(s):

1. Site Servicing and Grading Plan, Phase 1B, drawing no. SGP-1B, prepared by exp Services Inc., project no. OTT-00229886-A0, dated February 9, 2016, revision 14, dated April 5, 2024,
2. Details and Notes Plan, Phase 1B, drawing no. DET-1B, prepared by exp Services Inc., project no. OTT-00229886-A0, dated February 9, 2016, revision 13, dated April 5, 2024,
3. Erosion and Sediment Control Plan, Phase 1B, drawing no. ESC-1B, prepared by exp Services Inc., project no. OTT-00229886-A0, dated February 9, 2016, revision 13, dated April 5, 2024.
4. Humanics Sanctuary, Proposed Site Plan and Landscape Plan, drawing no. SP-1B, prepared by exp Services Inc., dated March 15, 2021, revision 19, dated September 2, 2022.

And as detailed in the following report(s):

1. Geotechnical Investigation and Slope Stability Assessment, prepared by exp Services Inc., project number OTT-00229886-A0, dated June 3, 2016, revised September 26, 2023,
2. Stormwater Management Design Brief, Humanics Sanctuary and Sculpture Park prepared by, at the time, Morrison Hershfield, project number 210647100, dated November 22, 2021, revised March 6, 2024,
3. Hydrogeology Terrain analysis and Impact Assessment report 3400 Old Montréal Rd, exp Services Inc., project number OTT-00229886-A0, dated January 25, 2017, revised February 29, 2024.

And subject to the following Requirements, General and Special Conditions:

General Conditions

1. Registration of Agreement and Building Permit Issuance Within Three Years

The Owner shall enter into this Site Plan Control Amending 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, complete the conditions to be satisfied prior to the signing of this Agreement, and have the corresponding building permit(s) issued within three (3) years of Site Plan approval, the approval shall lapse.

2. Prior Site Plan Agreement

The Owner acknowledges and agrees that all terms and conditions of the Site Plan Agreement between Humanics Universal Inc. and the City of Ottawa, registered as Instrument No. OC2292069 on 2020 12 10, and the Amending Site Plan Approval for Phase 1A done through the Letter of Undertaking, dated October 17, 2022, 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 supersede 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 does not need to provide fire-fighting for every building for this phase of development due to the size of buildings, however changes made during construction, or site alterations, may invoke a different fire-fighting approach that may consist of the owner providing fire-fighting by the use of gravity tanks or pressure tanks. The absence of fire-fighting provision on-site is limited to the current works (Phase 1B) and are made null and void with subsequent phases (regardless of whether they are applied/approved or not) and should larger buildings be provided fire-fighting volume shall be determined by the fire-fighting methodology in place at the time.

4. Rideau Valley Conservation Authority

The Owner acknowledges and agrees to obtain any required approvals and/or permits from the Rideau Valley Conservation Authority prior to the commencement of site works. The Owner acknowledges and agrees to file copies of such approvals and/or permits with the General Manager, Planning, Development and Building Services.

Special Conditions

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. **Geotechnical Engineering and Soils**

a. Slope Stability

The Owner shall have a Professional Structural Engineer and a Soils Engineer, currently licensed in the Province of Ontario to inspect and confirm the ravines have been constructed and/or are in a state in accordance with the approved Slope Stability Analysis Report Geotechnical Investigation and Slope Stability Assessment, prepared by exp services Inc., project number OTT-00229886-A0, dated June 3, 2016, revised September 26, 2023.

b. Geotechnical Investigation

The Owner acknowledges and agrees that it shall retain the services of a geotechnical engineer, currently licensed in the Province of Ontario, to ensure that the recommendations of the Geotechnical Investigation and Slope Stability Assessment, prepared by exp services Inc., project number OTT-00229886-A0, dated June 3, 2016, revised September 26, 2023 (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.

7. **Re-Grading and Maintenance of Ditch**

The Owner acknowledges and agrees it shall be responsible for various grading and maintenance measures along Old Montréal Road, that includes the following:

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

8. **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 2. Stormwater Management Design Brief, Humanics Sanctuary and Sculpture Park prepared by, at the time, Morrison Hershfield, project number 210647100, dated November 22, 2021, revised March 6, 2024, 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.

9. **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.

10. **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.

11. **Phase 1B**

The Owner acknowledges and agrees that no additional works beyond Phase 1B specified below will occur without approval from the City of Ottawa, Conservation Authority and Province will occur. The Phase 1B site works are limited to:

- Construction of 7 gazebos on existing concrete pads and one ticket office,
- Completion of the entrance and drive aisle and parking areas,
- Completion of grading and drainage, including storm water management facility,
- Construction of the workshop and the pavilion,
- Repairs to the paths system in the ravine to mitigate erosion and slope stability

12. **Commence Work:**

Prior to the issuance of any commence work that Owner shall provide to the City written confirmation that:

HONI is satisfied and had approved the works within their Hydro Corridor easement.

Rideau Valley Conservation Authority permits have been issued for the site works including all works contemplated within the regulated area and specifically the permits for the erosion work on the trail system identified in the Geotechnical Report as being immediately in need of remediation.

13. **Trail Construction, Location and Erosion Repair**

The Owner acknowledges and agrees that the trail system has been built through the ravine and area of unstable slopes without benefit of permit. The City has not approved the location and construction of the trails, sculptures and other associated works done within the ravine.

The Owner acknowledges and agrees that prior to the issuance of any commence work or building permits on this Phase 1B of the development, that the permitting from the RVCA shall be in place for all areas along the trail where there are significant slopes requiring erosion works along the trails as identified in the Geotechnical Investigation and Slope Stability Assessment, prepared by exp Services Inc., project number OTT-00229886-A0, dated June 3, 2016, revised September 26, 2023. And further that securities will be held back such that they will not be released below 25% until such time as the ravine/trail works are completed to the Rideau Valley Conservation Authority's satisfaction and that such satisfaction is provided to the City in writing. These works are to be completed within one year of site plan approval.

The Owner further agrees, that on an ongoing basis, to monitor and repair as necessary all slopes along the trails that are noted as somewhat significant (between 0.5 metres and 1 metre in height) in the Geotechnical Investigation and Slope Stability Assessment, prepared by exp Services Inc., project number OTT-00229886-A0, dated June 3, 2016, revised September 26, 2023.

14. The Owner acknowledges and agrees that the approved plans and reports and conditions for this Phase 1B are intended to add to and replace the current (original) registered agreement (OC2292069, File D07-12-16-0081) and letter of undertaking (File D07-12-21-0222). Outstanding security for the Phase 1A works as well as the works contemplated in Phase 1B, with this approval, are to be held as separate from the original site plan agreement. Securities for the original agreement will be released upon receipt of the security to be held for Phase 1A (outstanding work) and Phase 1B

July 24, 2024



Date

Adam Brown
Manager, Development Review Rural,
Planning, Development and Building
Services Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-23-0003

SITE LOCATION

3400 Old Montreal Road.

SYNOPSIS OF APPLICATION

This site plan control approval is for the Phase 1B site plan works and buildings for the Humanics Sanctuary Park. The original site plan was approved. Phasing allows the owner to develop gradually and also allows for changes to the proposal.

- The site is a partially wooded ravine parcel where the trails have been built. The balance of the site is open table lands where the proposed development will occur and a HydroOne easements is located.
- There are residential subdivisions to the south and west. Becketts Creek is to the east and Old Montreal Road is to the north of the site.
- Phase 1A of the development included part of the access into the site, a modest washroom and related septic system, electrical facilities and creation of safe access onto the site.
- Phase 1 B includes the pavillion, workshop, urgent trail repairs, the Gazebos and ticket office. The parking areas and access are to be completed, as is the grading, drainage and storm pond.

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal confirms to the Zoning By-law.
- The conditions for site plan approval are in place to ensure that the development occurs pursuant to the approved plans and reports and that the trail repairs

required more immediately are completed appropriately and in a timely manner to ensure the site's slope stability

- The proposed Phase 1B of the development of this site represents good planning.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, is not applicable to this development. Cash-in lieu was paid to the City as part of the initial site plan agreement. The approval will not result in any further development of this site.

CONSULTATION DETAILS

Councillor's Comments

Councillor Matthew Luloff 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

Summary of Comments – Technical

The Rideau Valley Conservation Authority expressed concerns with erosion and slope stability for this development.

Response to Comments – Technical

The conditions of approval require that the erosion associated with the trails in the ravines that are in imminent need of repair must be done through the RVCA's permitting process.

Advisory Committee Comments

Summary of Comments – Advisory Committees

NA

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date due to complex technical matters to resolve.

Contact: Cheryl McWilliams Tel: 613-580-2424, ext. 30234 or e-mail: Cheryl.mcwilliams@ottawa.ca

Document 1 – Location Map

