



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

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Site Location: 1811 Richardson Side Road

File No.: D07-12-25-0030

Date of Application: March 12, 2025

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This SITE PLAN CONTROL application submitted by Ken Hoppner, 1818 Bradley Side Road Inc., is APPROVED upon resolution of the conditions stated in this report

And the following plans are approved:

1. **Site Plan**, A001, prepared by Vandenberg & Wildeboer Architects, dated November 27, 2024, revision no. 5, dated April 25, 2025.
2. **Site Overview**, C-1, prepared by D.B. Gray Engineering Inc., dated August 21, 2024, revision 2 dated May 9, 2025.
3. **Grading Plan (West Area)**, C-2, prepared by D.B. Gray Engineering Inc., dated August 21, 2024, revision 2 dated May 9, 2025.
4. **Grading Plan (South & East Areas)**, C-3, prepared by D.B. Gray Engineering Inc., dated August 21, 2024, revision 2 dated May 9, 2025.
5. **Grading Plan (NW & N Areas) & Details**, C-4, prepared by D.B. Gray Engineering Inc., dated August 21, 2024, revision 2 dated May 9, 2025.
6. **Septic System**, C-5, prepared by D.B. Gray Engineering Inc., dated August 21, 2024, revision 2 dated May 9, 2025.
7. **Erosion & Sediment Control Plan**, C-6, prepared by D.B. Gray Engineering Inc., dated August 21, 2024, revision 2 dated May 9, 2025.
8. **Details**, C-7, prepared by D.B. Gray Engineering Inc., dated August 21, 2024, revision 2 dated May 9, 2025.
9. **Notes & Details**, C-8, prepared by D.B. Gray Engineering Inc., dated August 21, 2024, revision 3 dated May 9, 2025.
10. **Post-Development Drainage Plans**, C-9, prepared by D.B. Gray Engineering Inc., dated August 21, 2024, revision 2 dated May 9, 2025.
11. **Pre-Development Drainage Plans**, C-10, prepared by D.B. Gray Engineering Inc., dated August 21, 2024, revision 2 dated May 9, 2025.

And as detailed in the following report(s):

1. **Site Servicing Study & Stormwater Management Report**, Report No. 23123, prepared by D.B. Gray Engineering Inc. dated September 30, 2024, revised May 9, 2025.
2. **Zoning Confirmation Report**, prepared by Novatech, dated November 7, 2024.

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**

### **1. Lapsing of Approval**

The Owner shall enter into this Site Plan Control Agreement and/or Letter of Undertaking, 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/or Letter of Undertaking, 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. Execution of Letter of Undertaking**

The Owner shall execute the City's standard Letter of Undertaking and satisfy the conditions contained within this Site Plan Approval Report. In the event the Owner fails to execute the required Letter of Undertaking, submit any required fees and/or securities within three (3) years, and attain permits, this approval shall lapse.

### **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. Development Charges**

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

### **5. Update to Plans and Studies**

The Owner acknowledges and agrees, prior to registration of this Agreement or issuance of a Commence Work Notification, to update the **Landscape Plan** (L1, prepared by GJA Inc., dated June 30, 2023, revision no. 3, dated May 12, 2025), the **Landscape Plan – Overall** (L0, prepared by GJA Inc.,

dated June 30, 2023, revision no. 3, dated May 12, 2025) and the **Hydrogeological Assessment and Terrain Analysis, Zoning Bylaw Amendment, 1811 Richardson Side Road** (prepared by Paterson Group Inc., revision dated May 5, 2025 – see condition 8 below) to address the comments from the formal review letter dated **May 27, 2025** to the satisfaction of the General Manager, Planning, Development and Building Services Department. The Owner further acknowledges and agrees that the submission may necessitate changes to the plans and reports approved herein. If necessary, the Owner further acknowledges and agrees to provide all revised plans and reports to the General Manager, Planning, Development and Building Services Department prior to registration of this Agreement or the issuance of a Commence Work Notification.

## **SPECIAL CONDITIONS**

### **6. 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, Development and Building Services Department, 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, Development and Building Services Department, 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, Development and Building Services Department, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Development and Building Services Department.

### **7. 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.

### **8. Submission – Hydrogeological and Terrain Analysis**

The Owner shall prepare, at its own cost, a Hydrogeological and Terrain Analysis Report demonstrating that the proposed work is in accordance with all applicable City Specifications or Standards, Design Guidelines, Terms of Reference, the Official Plan, or other applicable documents. The design shall be subject to the approval of the General Manager of the Planning, Development and Building Services Department. Written authorization, in the form of a Commence Work Notification, will be required prior to any site works and all comments on the reporting are to be addressed to the sole satisfaction of the City on the following unresolved issue: reporting of the hydrogen sulphide using a standardized method and revision, as required, of the proposed treatment system to treat hydrogen sulphide to be below the aesthetic objective of 0.05 mg/L.

### **9. Quality and Quantity of Groundwater**

The Owner acknowledges and agrees that, in addition to the City's standard Letter of Undertaking, shall execute a separate letter of undertaking with the City to address concerns over the quality and quantity of groundwater, at the Owner's expense. The Owner further acknowledges and agrees that the clauses as written directly below shall be included in all agreements of purchase and sale and lease agreements to inform prospective purchasers and tenants of these matters.

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 themselves, their 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."

#### **10. Site Lighting Certificate**

- (a) 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, Development and Building Services, 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.

#### **11. 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.

12. **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, Development and Building Services.

4 June 2025



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Date

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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**

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**File Number:** D07-12-25-0030

### **SITE LOCATION**

1811 Richardson Side Road, and as shown on Document 1.

### **SYNOPSIS OF APPLICATION**

The subject lands are located north of Richardson Side Road, adjacent to the traffic circle intersection of Richardson Side Road and Huntmar Drive. The irregularly shaped lot has an area of approximately 11.68 hectares. The north-western portion of the site is wooded with the residential dwelling, barns and event space in the center of the site and the rest of the property is agricultural in nature (apple orchards and market gardening). Surrounding lands uses are primarily agricultural and residential in nature. There is an existing institutional use immediately adjacent to the west and south of the subject lands for the Trinity Presbyterian Church.

The proposed on-farm diversified use for an event space is proposed in an existing 730 square metre building that currently serves as the main location for farm and cider processing and the sale of finished goods. The site was subject to a recent minor Zoning By-law Amendment (file D02-02-24-0069), approved by Council on March 26, 2025. The By-law permitted an expansion to the permitted place of assembly use from 150 m<sup>2</sup> to 477 m<sup>2</sup>.

Access will be via the Richardson Side Road driveway to a gravel parking lot for the required 48 parking spaces along with 3 accessible parking spaces with access from Bradley Side Road. The converted building is adjacent to the northern end of the parking lot along a short walking path. Most of the space servicing the place of assembly use is an open-air pavilion.

### **Related Applications**

The following applications are related to this proposed development:

- Zoning By-law Amendemnt - D02-02-24-0069

### **DECISION AND RATIONALE**

This application is approved for the following reasons:

- The subject property is designated Agricultural Resource Area as per Schedule B9 – Rural Transect of the Official Plan. On-farm diversified uses are permitted in the Agricultural Resource Area as per the Official Plan and the Provincial Planning Statement. As such, the development meets the intent of the Official Plan.
- The proposed development conforms with the City's Zoning By-law 2008-250. The subject lands are zoned Agricultural Subzone Three (AG3), which permits agricultural uses, agricultural-related uses and on-farm diversified uses. The site was subject to a Zoning By-law Amendment, approved by Council on March 26, 2025, which permitted an expansion to the permitted place of assembly use from 150 m<sup>2</sup> to 477 m<sup>2</sup>.
- The proposed site design represents good planning for this agricultural community.

## **PARKLAND DEDICATION**

Parkland dedication, in accordance with By-law 2022-280, is not applicable to this development.

## **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**

#### Summary of Comments –Technical

The Mississippi Valley Conservation Authority had questions regarding stormwater management after their review of the initial submission materials. These concerns were addressed by the applicant with revisions to the plans in a later submission.

Enbridge Gas had no objections to the application, and information was provided to the applicant about contacting the Enbridge Gas Customer Service prior to any site construction activities.

### **Advisory Committee Comments**

#### Summary of Comments – Advisory Committees

The Accessibility Advisory Committee (AAC) appreciated the location of three accessible parking spaces on the site plan. The AAC asked for confirmation on whether the public washrooms provided on the site are accessible.

### Response to Comments – Advisory Committees

The public washrooms will be accessible as per the Building Code requirements for the space.

### **APPLICATION PROCESS TIMELINE STATUS**

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

**Contact:** Jerrica Gilbert Tel: 613-580-2424, ext. 16972 or e-mail:  
jerrica.gilbert@ottawa.ca



## Document 1 – Location Map

