

APPLICANT'S STUDY AND PLAN IDENTIFICATION LIST



**– SITE PLAN APPLICATION – private/communal servicing
-with zoning by-law amendment
PC2020-0002**

For information on preparing required studies and plans refer to:

<http://ottawa.ca/en/development-application-review-process-0/guide-preparing-studies-and-plans>

required	ENGINEERING		S/A
Site plan only	1. Site Servicing Plan	2. Assessment of Adequacy of Servicing / Site Servicing Study	yes
Site plan only	3. Grade Control and Drainage Plan	4. Geotechnical Study / Slope Stability Study	yes
	5. Composite Utility Plan	6. Groundwater Impact Study (septic) (Required if Septic flow exceeds 10,000L/day)	yes
	7. Servicing Options Report	8. Wellhead Protection Study	
Site plan only	9. Transportation Impact Assessment	10. Erosion and Sediment Control Plan	Site plan only
Both site plan and zoning	11. A preliminary Stormwater Management Design, demonstrating that the headwater feature function can be maintained is required for zoning. A detailed stormwater report can be provided at site plan. Preferably a single detailed study is provided with the zoning	12. Hydro-geological report and Terrain Analysis (well)	Conceptual may be provided for a zoning change. Full report with well installed and pump test completed, is needed for site plan. Preferably the full report is provided with the zoning .
	13. Hydraulic Water main Analysis	14. Noise / Vibration Study	
	15. Roadway Modification Design Plan	16. Confederation Line Proximity Study	

S/A	PLANNING / DESIGN / SURVEY		S/A
	17. Draft Plan of Subdivision	18. Plan Showing Layout of Parking Garage	
	19. Draft Plan of Condominium	20. Planning Rationale - cover letter needed for site plan	Zoning
Site plan only	21. Site Plan	22. Minimum Distance Separation (MDS)	
Zoning only	23. Concept Plan Showing Proposed Land Uses and Landscaping	24. Agrology and Soil Capability Study	
	25. Concept Plan Showing Ultimate Use of Land	26. Cultural Heritage Impact Statement	
Site plan only	27. Landscape Plan -can be part of site plan	28. Archaeological Resource Assessment Requirements: S (site plan) A (subdivision, condo)	
both	29. Survey Plan	30. Shadow Analysis	
Site plan only	31. Architectural Building Elevation Drawings (dimensioned)	32. Design Brief (includes the Design Review Panel Submission Requirements)	
	33. Wind Analysis		

S/A	ENVIRONMENTAL		S/A
	34. Phase 1 Environmental Site Assessment	35. Impact Assessment of adjacent Waste Disposal/Former Landfill Site	
	36. Phase 2 Environmental Site Assessment (depends on the outcome of Phase 1)	37. Assessment of Landform Features	
	38. Record of Site Condition	39. Mineral Resource Impact Assessment	
Site plan	40. Tree Conservation Report	41. Environmental Impact Statement / Impact Assessment of Endangered Species	
	42. Mine Hazard Study / Abandoned Pit or Quarry Study	Lighting certificate	Site plan
Zoning	43. Headwater Drainage Feature Assessment		

S/A	Number of copies	ADDITIONAL REQUIREMENTS		S/A	Number of copies
		44.	45.		

Meeting Date: **January 27, 2020 – amended October 8th 2020**

Application Type: **zbl amendment and site plan**

File Lead: **Anissa McAlpine**

Engineer/Project Manager:
Brian Morgan

Site Address: 2822 Carp Road

*Preliminary Assessment: 1 2 3 4 5

*One (1) indicates that considerable revisions are required before a planning application is submitted, while five (5) suggest that proposal appears to meet the City's key land use policies and guidelines. This assessment is purely advisory and does not consider technical aspects of the proposal, or in any way guarantee application approval.

It is important to note that the need for additional studies and plans may result during application review. If following the submission of your application, it is determined that material that is not identified in this checklist is required to achieve complete application status, in accordance with the Planning Act and Official Plan requirements, City Planning will notify you of outstanding material required within the required 30 day period. Mandatory pre-application consultation will not shorten the City's standard processing timelines, or guarantee that an application will be approved. It is intended to help educate and inform the applicant about submission requirements as well as municipal processes, policies, and key issues in advance of submitting a formal development application. This list is valid for one year following the meeting date. If the application is not submitted within this timeframe the applicant must again pre-consult with the City.

**SITE PLAN APPLICATION – PRIVATE/COMMUNAL SERVICING
REQUIRED ENGINEERING STUDIES AND ASSESSMENTS**



Notes:

2. The City requires sufficient information (water, stormwater, sanitary) - required as per Official Plan section 4.4.2. for proposals. May be a brief at submission stage.
4. Geotechnical Study / Slope Stability Study – required as per Official Plan section 4.8.3. All site plan applications need to demonstrate the soils are suitable for development. A Slope Stability Study may be required with unique circumstances (Schedule K or topography may define slope stability concerns).
6. Groundwater Impact Assessment required as per Official Plan sections 4.4.2, 4.7.5 & 4.8.2. When reviewing development applications the City will consider the potential impact on groundwater.
8. Wellhead Protection Plan required as per Official Plan sections 4.4.2, 4.4.2.4, 4.7.5 & 4.8.2. When reviewing development applications, the City will consider the potential impact on wellhead protection areas (municipal wells and wells with an MRA).
10. Erosion and Sediment Control Plan – required with all site plan applications as per Official Plan section 4.7.3.
11. Stormwater Management Report/Brief - required with all site plan applications as per Official Plan section 4.7.6.
12. Hydrogeological and Terrain Analysis Study – required as per Official Plan 4.4.2.1, 4.4.2.4 & 4.7.5. Will be required for a proposed change in land use that would allow residential development or institutional uses (such as schools or seniors homes) on private water and wastewater servicing.
14. Noise and Vibration Study – a Noise Study will be required if noise sensitive development is proposed within 250 metres of an existing or proposed highway or a railway right-of-way, or 100 metres of an arterial or collector roadway or rapid-transit corridor. A Vibration Study will be required if the proposed development is within 75 metres of either an existing or proposed railway ROW. A Noise Study may also be required if the proposed development is adjacent to an existing or proposed stationary noise source..
35. An Impact Assessment of an Adjacent Waste Disposal/Former Landfill Site study is required for development proposals within 500 metres of a solid waste disposal site or other appropriate influence area or former landfill site. For contaminated sites a Record of Site Condition or letter of continued use is required.
39. A Mineral Resource Impact Assessment study is required, as per Official Plan section 3.7.4 adjacent to an unlicensed Limestone Resource or Sand and Gravel Resource Area (very limited uses considered within 500 metres of Limestone Resource Area or 300 metres of Sand and Gravel Resource Area). A study is required
 - adjacent to, or within 300 metres of, a licensed pit
 - adjacent to, or within 500 metres of, a licensed quarry