

Site Servicing Report

3043 Dunning Road



Table of Contents

1.0	Introduction	1
1.1	Site Description and Background	1
1.2	Existing Infrastructure.....	1
1.3	Municipal Design Guidelines	2
1.4	Pre-Consultation, Permits and Approvals	2
2.0	Proposed Servicing.....	2
2.1	Water Servicing	2
2.2	Wastewater Servicing.....	2
2.2.1	Septic Design (Design by Kollaard Associates Engineers)	2
2.2.2	Non-agricultural Source Material (NASM) Facility.....	3
3.0	Storm Runoff Peak Flow Assessment	4
3.1	General	4
3.2	Pre-Development Condition	6
3.3	Post-Development Condition	6
3.4	Assessment of Peak Flows	7
3.5	Summary and Conclusions.....	7

List of Appendices

Appendix A	-	Property Survey
Appendix B	-	Sewage System Design Plan and Topographic Survey
Appendix C	-	NASM Information
Appendix D	-	Pre-Consultation Feedback Forms
Appendix E	-	Stormwater Management Calculations

List of Figures

Figure 1	-	Pre and Post Development Drainage Figure
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List of Tables

Table 4-1	-	Area Breakdown
Table 4-2	-	Calculated Peak Flows – Pre-Development Condition
Table 4-3	-	Calculated Peak Flows – Post-Development Condition

1.0 Introduction

1.1 Site Description and Background

J.L. Richards & Associates Limited (JLR) has been retained by Robert Laplante and Laplante Poultry Farms Ltd to prepare this Site Servicing Report (SSR) in support of a Site Plan Control application for the property located at 3043 Dunning Road, Sarsfield Ontario.

The proposed development primarily involves interior conversions of an existing building with no proposed changes to the existing lot line setbacks. The subject property is located in the east end of rural Ottawa, in proximity to the Village of Sarsfield, Ontario.

Laplante, the Owner of both Laplante Poultry Farms Ltd and the subject property, also owns the two adjacent lots south of 3043 Dunning Road for poultry farming operations and the owner's residence. However, the subject Site Plan Control application only applies to Part 1 (PIN: 145420120).

The subject property is legally described as PT LT 7 CON 4 Cumberland PT 1, 4R11019; Cumberland. It is located in Area D Rural in the east end of Ottawa, as shown on Zoning By-law Schedule 1. The property is located near the intersection of Highway 28 and Highway 35, about two (2) kilometres north-west of the Village of Sarsfield.

The proposed development will consist of the implementation of an interior conversion of an existing poultry barn into a poultry processing facility (abattoir).

1.2 Existing Infrastructure

A review of existing information was carried out in the vicinity of the site. Available information has been included in Appendix A and B. Based on the review of the available information, the following infrastructure has been identified on or adjacent the site:

Stormwater Conveyance:

- There are on-site ditches on both the north and south property lines abutting other lands owned by the applicant averaging about 300mm in depth which outlet to the Jules Potvin Municipal Drain, which abuts the eastern property limit. A small catchment area along the site frontage outlets to the Dunning Roadside ditch. Where access lanes cross the on-site ditching, runoff is conveyed via culverts.

Water Supply:

- An existing agricultural and livestock supply well located at the northwest corner of the poultry facility currently services the site.

Wastewater Conveyance:

- No on-site conveyance of wastewater currently exists.

Site Servicing Report

3043 Dunning Road

1.3 Municipal Design Guidelines

This SSR and detailed design drawings were prepared in support of the Application for Site Plan Control in accordance with the following:

Ottawa Sewer Design Guidelines (December 2025) were used to complete the design as well as the latest Technical Bulletins current at the time of preparation of this report.

1.4 Pre-Consultation, Permits and Approvals

Stage 1 and Stage 2 pre-consultation meetings were held between JLR and the City of Ottawa on September 5, 2023, and subsequently on March 13, 2024, respectively (refer to Appendix D for a copy of the pre-consultation Feedback Forms).

2.0 Proposed Servicing

2.1 Water Servicing

The subject property is not serviced by municipal water, as municipal water infrastructure is not available along the Dunning Road frontage. Consequently, the existing agricultural and livestock supply well, located at the northwest corner of the poultry facility, that is currently servicing the operation and will remain operational to support the proposed usage as demonstrated by the hydrogeological report. As a result, there is no new domestic water supply infrastructure proposed as part of development.

Suitability of the existing supply well for quality and quantity is documented in the hydrogeological report prepared by Gemtec (GEMTEC Project: 100117.056) and provided under separate cover.

Stantec Consulting Ltd. has prepared a memorandum assessing the water supply requirements for firefighting purposes and provides recommendations regarding the required firefighting water storage volume. Refer to Appendix B for the memorandum.

The required firefighting water storage volume will be provided by a dedicated water storage tank. The detailed design of the tank and associated firefighting infrastructure will be completed by the tank manufacturer. Shop drawings and supporting calculations provided by the manufacturer are included in Appendix B.

2.2 Wastewater Servicing

2.2.1 Septic Design (Design by Kollaard Associates Engineers)

A septic system design has been prepared by Kollaard Associates Engineers to service the proposed development. The proposed system has been sized to accommodate the proposed abattoir and is provided under separate cover (Refer to Appendix D).

2.2.2 Non-agricultural Source Material (NASM) Facility

2.2.2.1 Background

Non-Agricultural Source Material (NASM) is regulated under the “The Nutrient Management Act” and is administered by the Ontario Ministry of Food, Agriculture and Rural Affairs (OMAFRA) and the Ministry of Environment, Conservation and Parks (MECP) in accordance with O.Reg 267/03.

NASM plans must be prepared by a certified NASM plan developer and comply with the applicable legislative and legislative requirements. Refer to Appendix D for a letter summarizing these requirements to the City of Ottawa.

The NASM being applied to agricultural land is for the chicken processing wastewater. The Owner, Laplante Poultry farms, currently has an existing chicken processing plant located in Monkland, Township of North Stormont which has a NASM approval to receive, store and apply NASM on the land and also has an on-site sewage system for chicken processing wastewater.

2.2.2.2 Proposed NASM Facility

Laplante Poultry farms intend to continue operating the existing Monkland facility until the proposed processing facility at 3043 Dunning Road has been refitted and becomes operational.

Once operational, it is proposed that a liquid NASM facility be constructed on the adjacent property at 3105 Dunning Rd, with chicken processing wastewater conveyed from the processing facility via a dedicated pipeline (refer to storage overview map in Appendix D).

The proposed NASM facility would need to be approved by OMAFRA through a NASM plan amendment with an updated Engineering Requirement Form to oversee the design and construction of any piping from the refitted chicken processing plant to the proposed NASM facility.

As an alternative, the chicken processing wastewater could be hauled off-site to another existing NASM facility. However, this option is not currently preferred. The final NASM management strategy will be confirmed prior to commencement of operations at the new processing facility.

3.0 Storm Runoff Peak Flow Assessment

3.1 General

A storm runoff peak flow assessment was completed to quantify peak runoff rates under pre-development and post-development conditions and evaluate any changes resulting from the proposed development. Due to the presence of a drainage divide near Dunning Road, separate assessments were undertaken for the Jules Potvin Municipal Drain, and the Dunning Road roadside ditch system.

Table 4-1 and Table 4-2 summarize the drainage area breakdowns under pre-development and post-development conditions, respectively. Refer to Figure 1 for the pre-development and post-development drainage plans.

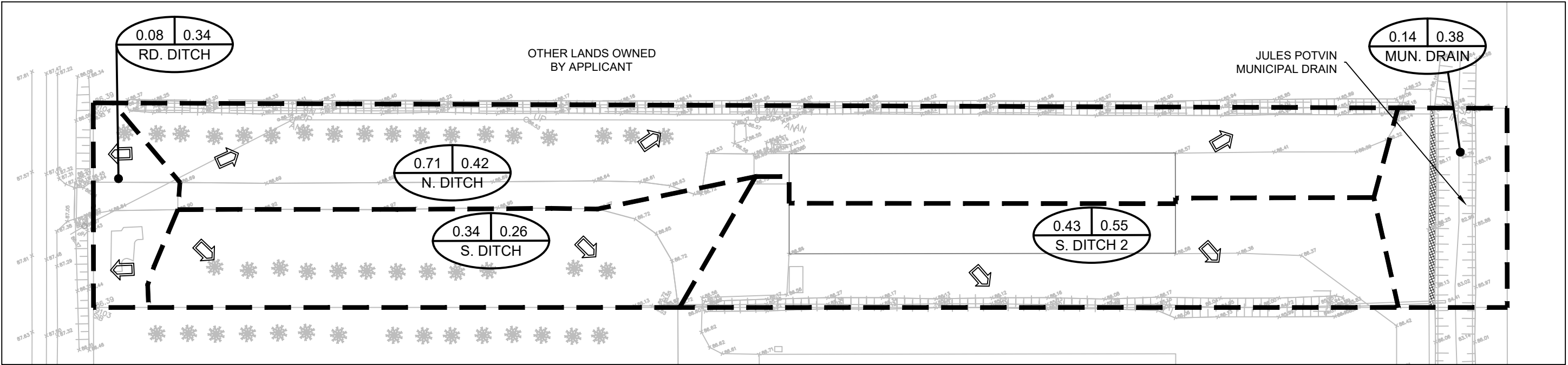
Table 4-1 – Area Breakdown (Pre-Development)

<u>Type of Area</u>	<u>Area (m²)</u>
Road Ditch	777
South Ditch	3,355
North Ditch	7,138
South Ditch 2	4,336
Municipal Drain	1,443
Total =	16,271

Table 4-2 – Area Breakdown (Post-Development)

<u>Type of Area</u>	<u>Area (m²)</u>
Road Ditch	777
South Ditch	3,364
North Ditch	7,444
South Ditch 2	4,024
Municipal Drain	1,443
Total =	16,271

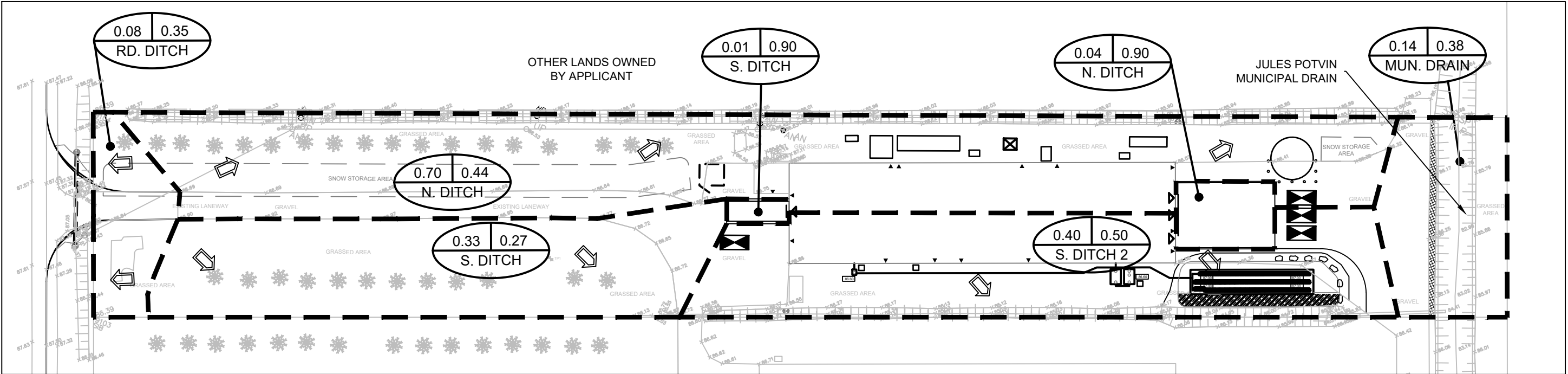
File Location: P:\32000\32627-000 - 3043 Dunning Road Due Diligence\06-Production\01-Civil\Figures\32627 P STORM DRAINAGE FIGURE.dwg



01
FIG 1

PRE-DEVELOPMENT
DRAINAGE PLAN

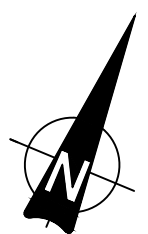
SCALE: 1:1000



02
FIG 1

POST-DEVELOPMENT
DRAINAGE PLAN

SCALE: 1:1000



PROJECT:		LAPLANTE POULTRY FARMS LTD 3043 DUNNING ROAD, OTTAWA, ONTARIO	
DRAWING:			
PRE AND POST DEVELOPMENT DRAINAGE FIGURE			
 J.L. Richards ENGINEERS-ARCHITECTS-PLANNERS	This drawing is copyright protected and may not be reproduced or used for purposes other than execution of the described work without the express written consent of J.L. Richards & Associates Limited.		DESIGN: WR
			DRAWN: NQ
			CHECKED: LJ
			JLR #: 32627-000
			DRAWING #: FIG. 1

PLOT DATE: Friday, July 3, 2026 10:37:17 AM

Site Servicing Report

3043 Dunning Road

3.2 Pre-Development Condition

The pre-development peak flow was calculated under both the 1:2-year and 1:100-year events based on the drainage areas and runoff coefficients shown on FIG. 1. For the 100-year event, in accordance with the City of Ottawa Sewer Design Guidelines, runoff coefficients were increased by 25%. Given the internal drainage divide, the pre-development calculations were completed for both the Jules Potvin Municipal Drain and Dunning Road catchments.

The pre-development peak flows under both 1:2-year and 1:100-year are presented in the table below (refer to Appendix F for the Excel Design Sheet).

Table 4-2: Calculated Peak Flows – Pre-Development Condition

Storm Outlet	Area (m2)	Weighted Runoff Coefficient (2-yr)	1:2yr Peak Flow (L/s)	Weighted Runoff Coefficient (100-yr)	1:100-year Peak Flow (L/s)
Jules Potvin Municipal Drain	16,271	0.42	145.9	0.52	424.0
Dunning Rd Ditch	777	0.34	5.7	0.42	16.6

3.3 Post-Development Condition

The post-development peak flows were carried out under both the 1:2-year and 1:100-year and based on the drainage areas and runoff coefficients displayed on FIG. 1. For the 100-year event, in accordance with the City of Ottawa Sewer Design Guidelines, runoff coefficients were increased by 25%. As noted in Section 4.2, the calculations were completed for both the Jules Potvin Municipal Drain and Dunning Road catchments.

The post-development peak flows under both 1:2-year and 1:100-year are presented in the table below (refer to Appendix F for the Excel Design Sheet).

Table 4-3: Calculated Peak Flows - Post-Development Condition

Storm Outlet	Area (m2)	Weighted Runoff Coefficient (2-yr)	1:2-year Peak Flow (L/s)	Weighted Runoff Coefficient (100-yr)	1:100-year Peak Flow (L/s)
Jules Potvin Municipal Drain	16,271	0.42	145.9	0.52	424.0
Dunning Rd Ditch	777	0.35	5.7	0.44	16.7

3.4 Assessment of Peak Flows

The peak flows summarized in Table 4-2 and 4-3 were reviewed for both catchments to assess potential changes resulting from the proposed development.

Jules Potvin Municipal Drain

The area tributary to the Jules Potvin Municipal Drain amounts to 16,271 m² over the overall project area of 17,048 m². Thus, this catchment area represents 95% of the overall project area.

Changes associated with the proposed development include the addition of concrete pads for generators, HVAC equipment, fuel tanks, and the ammonia system, as well as new concrete loading and receiving ramps. These increases in impervious areas are offset by the conversion of a portion of the existing gravel area on the east side of the building to a grassed area to accommodate the proposed septic system.

As shown in the above noted tables, there is no increase in the weighted runoff coefficient from the pre-development to the post-development conditions. Accordingly, the peak flow calculations indicate that the proposed development is not expected to increase runoff or peak discharge to the Jules Potvin Municipal Drain.

Dunning Road Ditch

As previously noted, modifications to the private approach from Dunning Rd were identified consisting of increased radii at the entrance to meet the ZBLA.

A minor increase in imperviousness area is being proposed (approx.. 5 m²) over the overall project area of 17,048 m², which amounts to ±0.03% of the overall project area.

Based on the peak flow calculations for the Dunning Road catchment (Appendix F), an increase in peak flow of 0.1 L/s was estimated under the 1:100-year. This peak flow increase represents a 0.60% percent increase for the 1-100-year storm event, which is deemed negligible as this flow discharges directly in a drainage ditch along the Dunning Road which will also receive flow from the turning lanes included on the municipal ROW.

Considering the no peak flow increase to the Jules Potvin Municipal Drain which represents the majority of the site (95%) and the peak flow increase of 0.6% for the area draining to the Dunning Road ditch (Appendix F), no stormwater management is being proposed as the peak flow increase is marginal. As such, the calculations in Appendix E show an increase of 0.1 L/s 1:100-year. Any measures implemented at the entrance would not be practical to reduce the peak flows by 0.1 L/s under the 1:100-year, respectively.

3.5 Summary and Conclusions

A peak flow assessment was carried out to assess any peak flow increase resulting from this proposed development. The calculations demonstrate that under the post-development condition, peak flows will remain at pre-development levels for the Jules Potvin Municipal Drain,

Site Servicing Report

3043 Dunning Road

representing 95% of the Site. In light of the assessment, no stormwater measures are recommended.

Similarly, the peak flow assessment carried out for the Dunning Road catchment has shown an increase in peak flows in the order of 0.1 L/s under the 1:100-year, respectively. In light of these results, no stormwater management measures are proposed as it would not be practical to implement measures to reduce peak flows by 0.1 L/s 1:100-year, respectively.

Site Servicing Report

3043 Dunning Road

This report has been prepared by J.L. Richards & Associates Limited for Laplante Poultry Farm Limited's exclusive use. Its discussions and conclusions are summary in nature and cannot properly be used, interpreted or extended to other purposes without a detailed understanding and discussions with the client as to its mandated purpose, scope and limitations. This report is based on information, drawings, data, or reports provided by the named client, its agents, and certain other suppliers or third parties, as applicable, and relies upon the accuracy and completeness of such information. Any inaccuracy or omissions in information provided, or changes to applications, designs, or materials may have a significant impact on the accuracy, reliability, findings, or conclusions of this report.

This report was prepared for the sole benefit and use of the named client and may not be used or relied on by any other party without the express written consent of J.L. Richards & Associates Limited, and anyone intending to rely upon this report is advised to contact J.L. Richards & Associates Limited in order to obtain permission and to ensure that the report is suitable for their purpose.

J.L. RICHARDS & ASSOCIATES LIMITED

Prepared by:

Reviewed by:



William Rugamba, M. Eng, P. Eng
Civil Engineer

A handwritten signature in blue ink, appearing to read "Lee Jablonski", with a stylized flourish at the end.

Lee Jablonski, P.Eng., LEED
Associate
Senior Civil Engineer
Practice Lead, Transportation (Eastern Ontario)

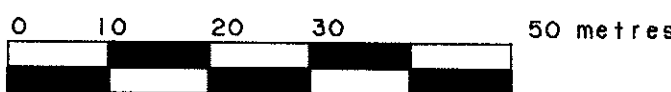
Appendix A

Survey
Topographic Survey

SURVEYOR'S REAL PROPERTY REPORT

PART 1: PLAN OF
PART 1 AND 2, PLAN 4R-11019 BEING
PART OF LOTS 7 AND 8
CONCESSION 4
TOWNSHIP OF CUMBERLAND
 FORMERLY IN THE COUNTY OF RUSSELL, NOW IN THE
 REGIONAL MUNICIPALITY OF OTTAWA-CARLETON
1 9 9 5

SURVEYED BY: DENIS DUTRISAC, O.L.S.
 SCALE 1 : 750



METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTE

- 1) THIS PLAN MUST BE READ IN CONJUNCTION WITH PART 2 OF THE SURVEYOR'S REAL PROPERTY REPORT, WRITTEN BY D. DUTRISAC, O.L.S., AND DATED 1st FEBRUARY, 1995.
- 2) BUILDING TIES SHOWN HEREON ARE PERPENDICULAR TO PROPERTY LINE UNLESS OTHERWISE NOTED.
- 3) ALL BEARINGS AND DISTANCES SHOWN ON THIS PLAN ARE PER PLAN 4R-11019, WHICH WAS DONE IN CONJUNCTION WITH THIS SURVEY.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS
 COMPLETED ON THE 27th DAY OF JANUARY, 1995.

1st FEBRUARY, 1995

DATE

DENIS DUTRISAC
 ONTARIO LAND SURVEYOR
 ROCKLAND, ONTARIO

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
SIB	DENOTES	STANDARD IRON BAR (25mm X 120cm)
IB	DENOTES	IRON BAR (16mm X 60cm)
SSIB	DENOTES	SHORT STANDARD IRON BAR (25mm X 60cm)
SU	DENOTES	SOURCE UNKNOWN
WIT.	DENOTES	WITNESSES
Meas.	DENOTES	MEASURED
O.L.S.	DENOTES	ONTARIO LAND SURVEYOR
INST. N°	DENOTES	INSTRUMENT NUMBER
CON.	DENOTES	CONCESSION
N° 1491	DENOTES	DENIS DUTRISAC, O.L.S.
N° 990	DENOTES	J.G. PAYETTE, O.L.S.
CONC.	DENOTES	CONCRETE
HP	DENOTES	HYDRO POLE
Ø	DENOTES	DIAMETER
CL	DENOTES	CENTERLINE
JDB	DENOTES	J.D. BARNES LIMITED.
AOG	DENOTES	ANNIS, O'SULLIVAN & VOLLEBEKK ONTARIO LAND SURVEYORS

REFERENCE BEARING.

BEARINGS HEREON ARE GRID BEARINGS AND ARE DERIVED FROM THE
 LINE BETWEEN THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON
 3rd ORDER CONTROL NETWORK MONUMENTS 064920502 AND 064920503,
 IT HAVING A BEARING OF N71°55'59"E AND ARE REFERRED TO THE
 CENTRAL MERIDIAN 76°30'W LONGITUDE.

NOTE: NOT FOR REGISTRATION PURPOSES

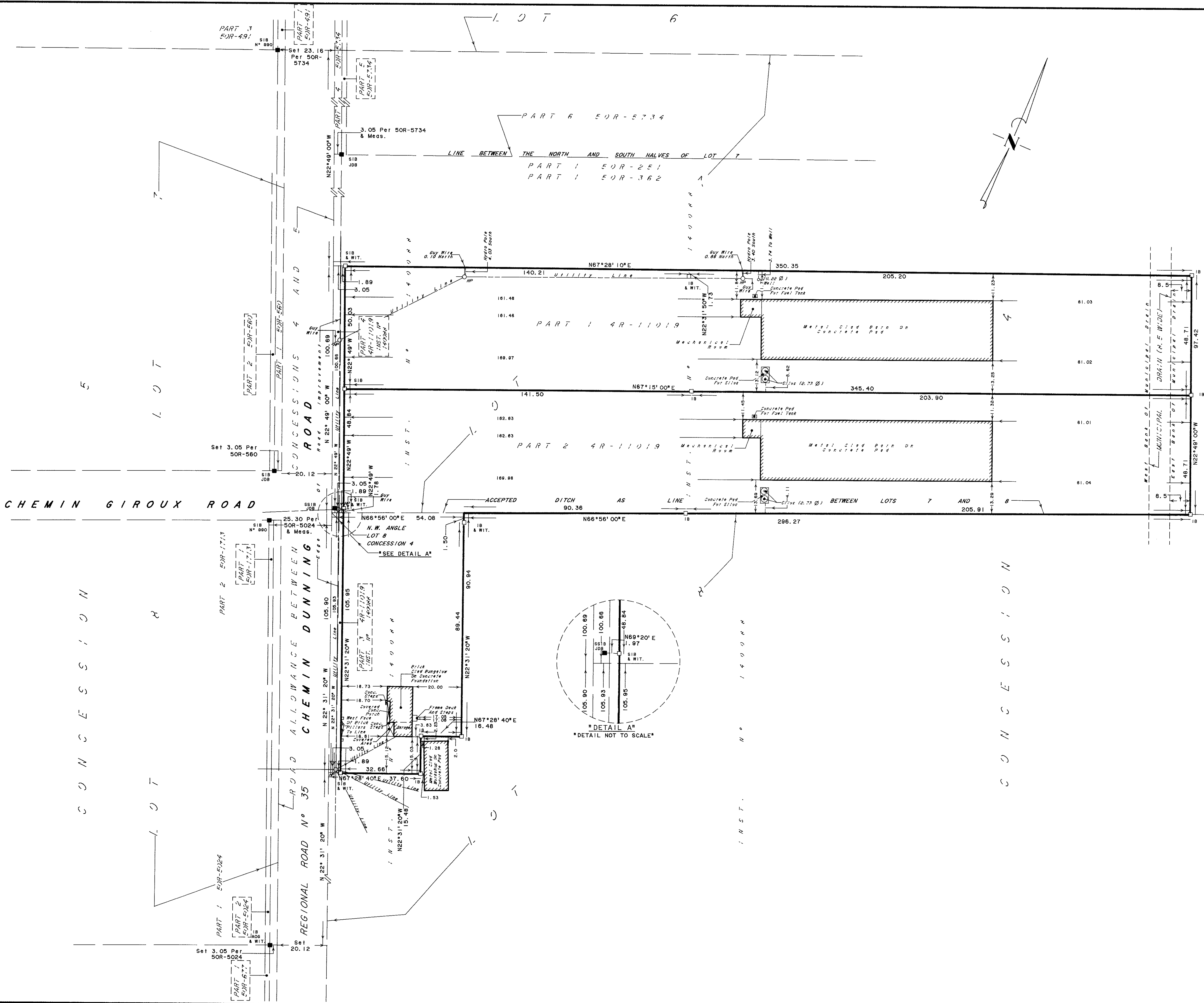
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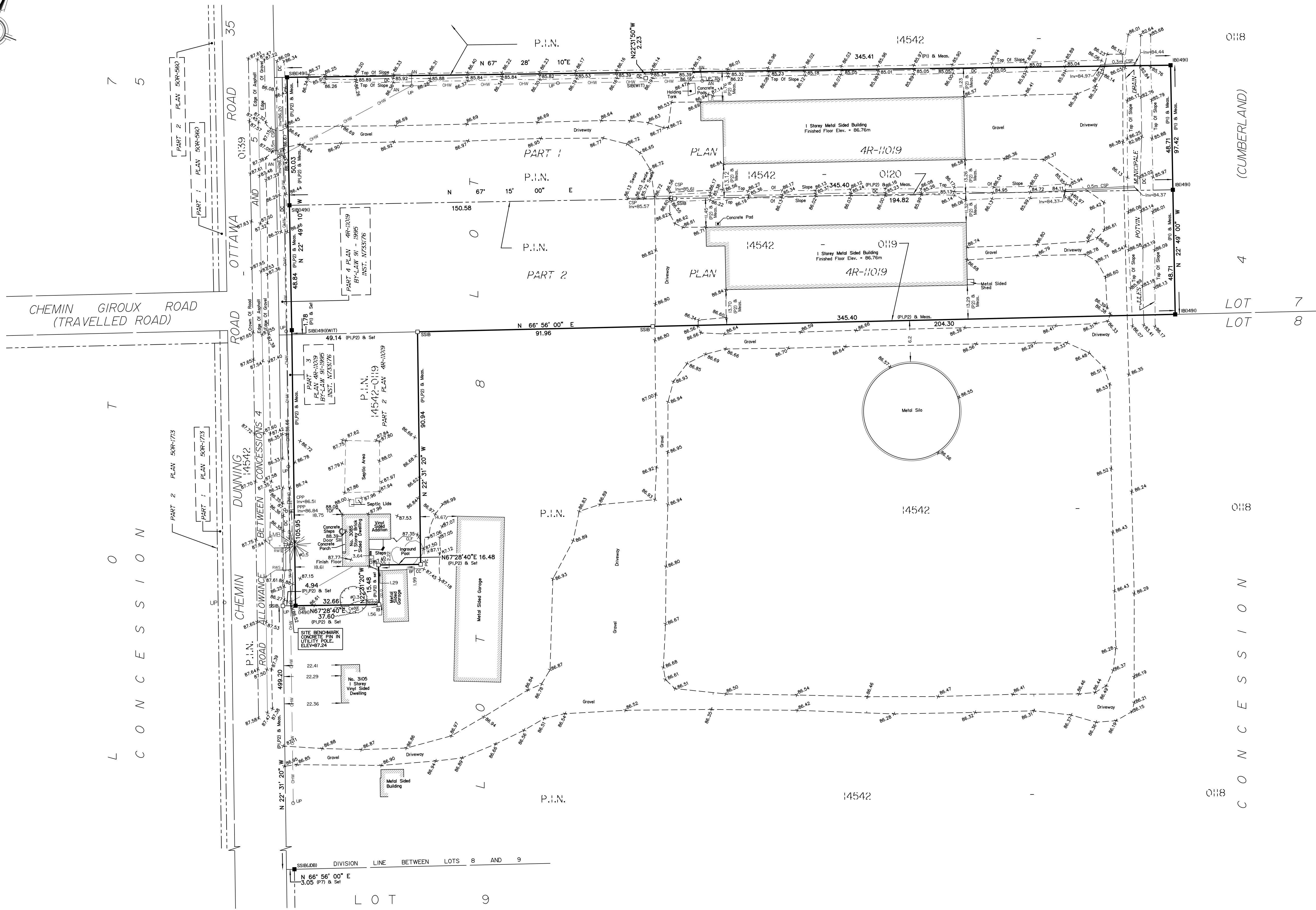
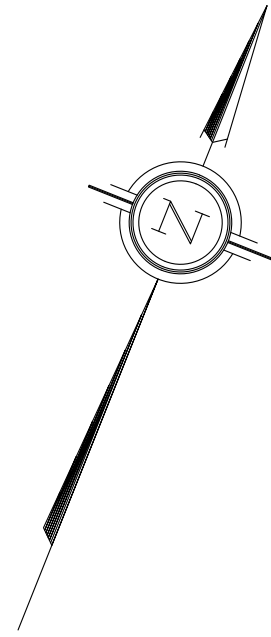
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 RELATED PARTIES, PERMISSION TO USE THE
 ORIGINAL SIGNED AND SEALED COPIES OF
 THIS SURVEYOR'S REAL PROPERTY REPORT
 IN A TRANSACTION INVOLVING "THE CLIENT".

" This is not an
 original copy
 unless embossed
 with surveyor's seal"

DUTRISAC & JOHNSON INC.
 ONTARIO LAND SURVEYORS

ROCKLAND CORNWALL
 PHONE: (613) 446-7101 PHONE: (613) 936-9292
 FAX: (613) 446-7102 FAX: (613) 933-1287
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TOPOGRAPHIC PLAN OF SURVEY OF

PART OF LOTS 7 AND 8
CONCESSION 4
GEOGRAPHIC TOWNSHIP OF CUMBERLAND
CITY OF OTTAWA

ARPENTAGE DUTRISAC SURVEYING INC., 2026

Scale 1 : 750



Metric Note

Distances and/or coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99999.

Bearing Note

Bearings are grid, derived from Can-Net 3.0 Real Time Network GPS observations and are referred to the Central Meridian of MTM Zone 9 NAD-83 (CSRS) (2010).

- For bearing comparisons, a rotation of 0°47'20" counter-clockwise was applied to bearings on Plan P3 and P4.
- For bearing comparisons, a rotation of 01°01'20" counter-clockwise was applied to bearings on Plan P5 and P6.

Elevation Notes

- Elevations shown are geodetic and are referred to Geodetic Datum CGVD-28.78 and are derived from control monument N° 0011993U867 having a published elevation of 87.496.
- It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

Notes

All ties to property lines are perpendicular to the property line unless otherwise noted.

Legend

	Denotes	Survey Monument Planted
	"	Survey Monument Found
	"	Standard Iron Bar
	"	Short Standard Iron Bar
	"	Iron Bar
	"	Round Iron Bar
	"	Witness
	"	Measured
	"	Plan 4R-11019
	"	(1491) Plan dated Feb 1st, 1995 (Index: CUM-4-7-3)
	"	Plan 50R-362
	"	Plan 50R-362
	"	Plan 50R-4876
	"	Plan 4R-9114
	"	Plan 50R-5024
	"	Plan 50R-1528
	"	Utility Pole
	"	Anchor
	"	Top Of Foundation
	"	Corrugated Plastic Pipe
	"	Corrugated Steel Pipe
	"	Perforated Plastic Pipe
	"	Centreline of Ditch
	"	Top of Gate
	"	Inverse
	"	Sign
	"	Chain Link Fence
	"	Board Fence
	"	Polyvinyl Chloride Fence
	"	Stone Retaining Wall
	"	Gate
	"	Mail Box
	"	Air Conditioner
	"	Location of Elevations
	"	Centreline
	"	Property Line
	"	Deciduous Tree
	"	Coniferous Tree

Surveyor's Certificate

- I CERTIFY THAT :
- This survey and plan are correct and in accordance with the Surveyors Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
 - The survey was completed on the 25th day of June, 2026.

July 3, 2026
Date

Daniel Robinson
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-130382



ADSI
Arpentage Dutriscac Surveying Inc.

Unit 3, 2884 RUE CHAMBERLAND STREET, ROCKLAND, ONTARIO K4K 1M6
TEL: (613) 446-7101 EMAIL: INFO@GEOMATICSADSI.COM

J:\ADSI\jobs\2025147\2025147 Laplante Ptl178& C4 CU O F.dwg

INDEX No.: CUM-4-7-4 FILE No.: 2025147

Appendix B

Water Supply for Firefighting
Memorandum

Feb 4, 2026

Updated May 28, 2026

Project/File: 131601229

Laplanche Poultry

Robert Laplanche
3043 Dunning Road
Ottawa ON

Dear Robert Laplanche,

Reference: Preliminary Water Supply for Firefighting for Change of Use to Poultry Processing Facility, 3043 Dunning Road, Ottawa, Ontario

Stantec Consulting Ltd has been requested to analyze the required water supply for firefighting at the above address. An existing one-storey barn approximately 25 m x 100 m is proposed to be renovated and the use changed from poultry housing to a poultry processing facility.

Background

A separate report by Stantec documents the application of the 2024 Ontario Building Code (OBC) to the change of use of this farm building and proposes an alternative solution approach for the occupancy classification and construction requirements as a poultry processing facility. Part 11 "Renovations" of the OBC is applicable to the project since the existing building is more than 5 years old.

Part 11 does not mandate an assessment of water supply for firefighting for a change of use, and Part 2 does not require a water supply for firefighting for farm buildings of low human occupancy.

However, this preliminary analysis is presented because on-site water for firefighting is one element of the alternative solution approach for occupancy classification and construction requirements. Water supply for firefighting supports life safety for occupants and firefighters, and can provide a measure of property protection, both of which are objectives of the OBC.

2024 OBC Provisions

A new building of this size, with the exception of farm buildings, would be subject to Sentence 3.2.5.7.(1) *"Every building shall be provided with an adequate supply for firefighting"*. This is a qualitative performance-based provision since the measure of "adequate" is not quantified in the Code.

The appendix note A-3.2.5.7. provides guidance and a means to calculate water supply with the formula: $Q = KVS$ where Q is the total volume of water supply, K is a coefficient based on occupancy and construction, V is the building volume, and S is a spatial separation factor. The A-3.2.5.7. calculation also includes a table that establishes a minimum flow based on the total volume.

Reference: Water Supply for Fire Protection

The appendix note describes the purpose of the water supply for firefighting – to enable fire department personnel using fire hoses to control fire growth until the building is safely evacuated, prevent fire from spreading to adjacent buildings, limit environmental impact of the fire, and provide a limited measure of property protection.

A summary of the calculation under A-3.2.5.7. is:

- Coefficient (K) = 39 based on Table 1, Group F, Division 2 occupancy, combustible construction
- Volume of building (V) = 14,260 m³ (2,300 m² and average height of 6.2 m to underside of roof)
- Spatial separation coefficient (S) = 1.0 since > 10 m to property lines on all sides
- Water Supply (Q) = KVS = 556,200 L (rounded to nearest hundred)

The minimum flow rate for this volume of water supply is 9,000 L/min per Table 2 in A-3.2.5.7.

Discussion

The primary purpose of providing a water supply for firefighting is for life safety, so firefighters have an available and accessible water supply with sufficient volume and flow to enable use of their hoses to control fire growth until the building is safely evacuated and search and rescue operations are completed. The fire protection water supply can also protect adjacent buildings from fire spread, and can provide a limited measure of property protection.

The above water supply volume calculation would apply to new construction of a non-farm building. Additional consideration is warranted for the change of use and renovations of an existing building on farmland. Other factors about this site and building that warrant consideration in the final determination of volume of on-site water supply for firefighting include:

- The building will have low human occupancy with a maximum travel distance of 30 metres to an exterior exit door, so evacuation is expected to be efficient, and occupants will be able to move away from the building before arrival of the fire department.
- The interior of the building will be compartmentalized by two 2-hour rated fire separations, creating three fire compartments that will act to slow fire spread, providing additional time to evacuate and additional time for firefighting efforts.
- The building is 25 m away from the closest building on the same farm, and is over 200 m from the closest structures neighbouring properties.
- An on-site water supply will be present for the daily water demand of the poultry processing operation, so additional water volume may be available depending on the use profile of process water.
- This is in a rural area where the local fire department is expected to regularly respond to fires with a tanker vehicle, and would have established procedures for bringing water to site from local water supplies which would complement an on-site water supply.

Reference: Water Supply for Fire Protection

A-3.2.5.7. states that the water supply should provide the minimum flow rate for a minimum duration of 30 minutes, to support the fire department's search and rescue activities as the primary objective is life safety.

The final determination of water supply volume for firefighting is recommended to be in consultation with the local fire department since their equipment and flow capabilities are factors to consider in sizing the water supply. Using only a 30 minute duration as a consideration:

- A flow rate of 9,000 L/min will require a firefighting water supply (Q) of 270,000 L .
- A flow rate of 4,500 L/min will require a firefighting water supply (Q) of 135,000 L.
- A flow rate of 3,600 L/min will require a firefighting water supply (Q) of 108,000 L.

Summary

In summary, under OBC Part 11 this change of use is not required to evaluate or provide a water supply for firefighting, regardless of the new occupancy classification. However, considering the alternative solution approach to the occupancy classification and construction requirements, it is recommended that a water supply for fighting be provided on this site for the poultry processing facility. A preliminary estimate of an adequate on-site water supply is framed by flow rates for a duration of 30 minutes. The total volume will depend on fire department equipment and flow capabilities, other sources of water available to the fire department, the AHJ review of the alternative solution, and the agreement of all parties on the objective of the water supply.

The final determination of an adequate volume for on-site water supply for firefighting for the poultry processing building is recommended to be considered with input from building officials, the local fire department, the design team and the owner. The details of location of the water supply, distance from the building, access by fire department vehicles, and provision of firefighting water over-and-above daily operational water needs will require confirmation from the above stakeholders.

Sincerely,

Stantec Consulting Ltd.



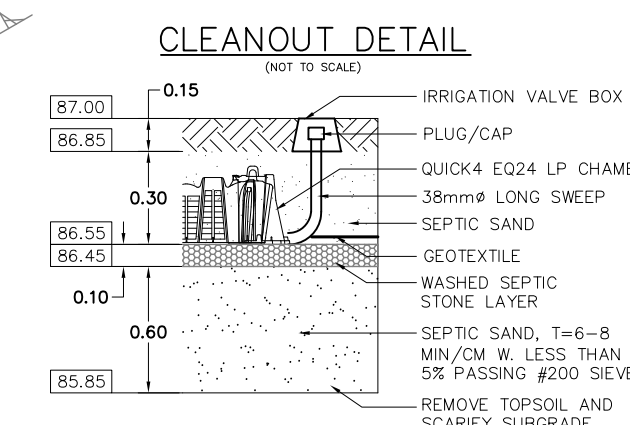
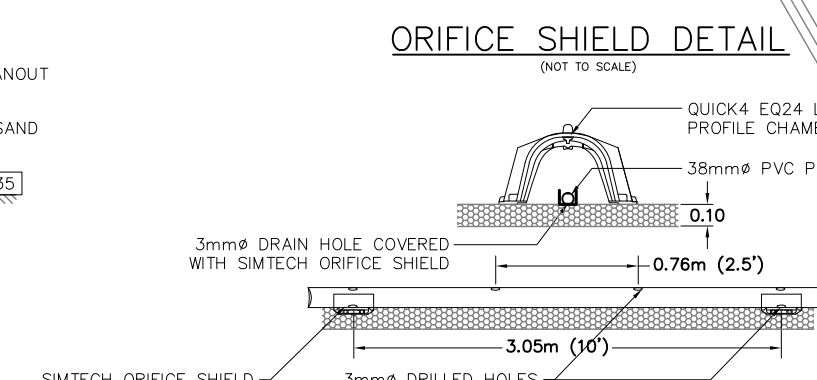
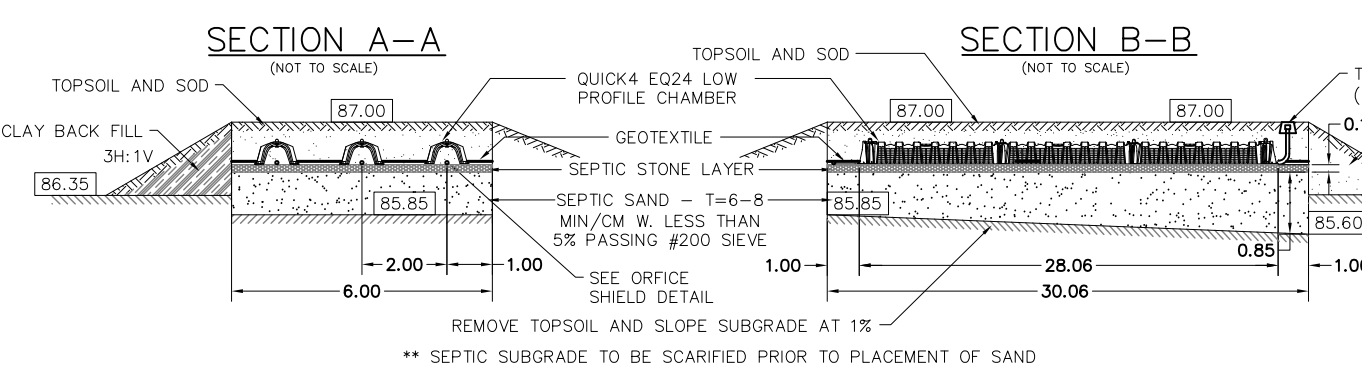
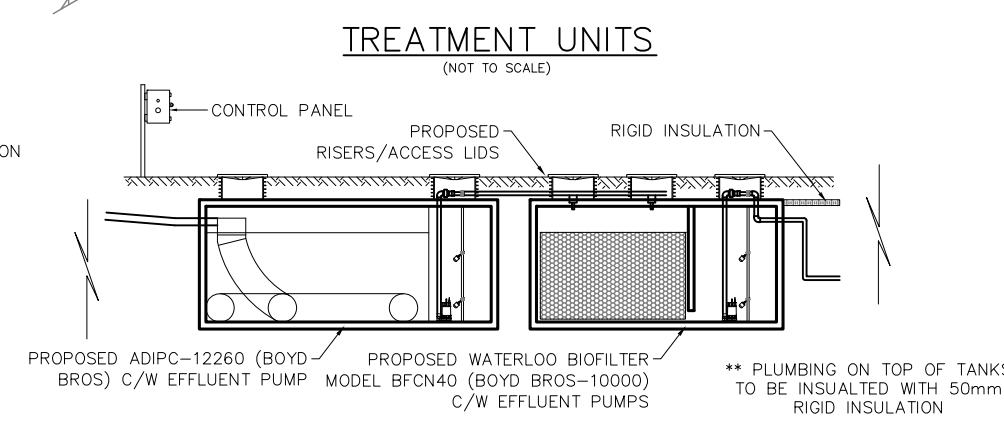
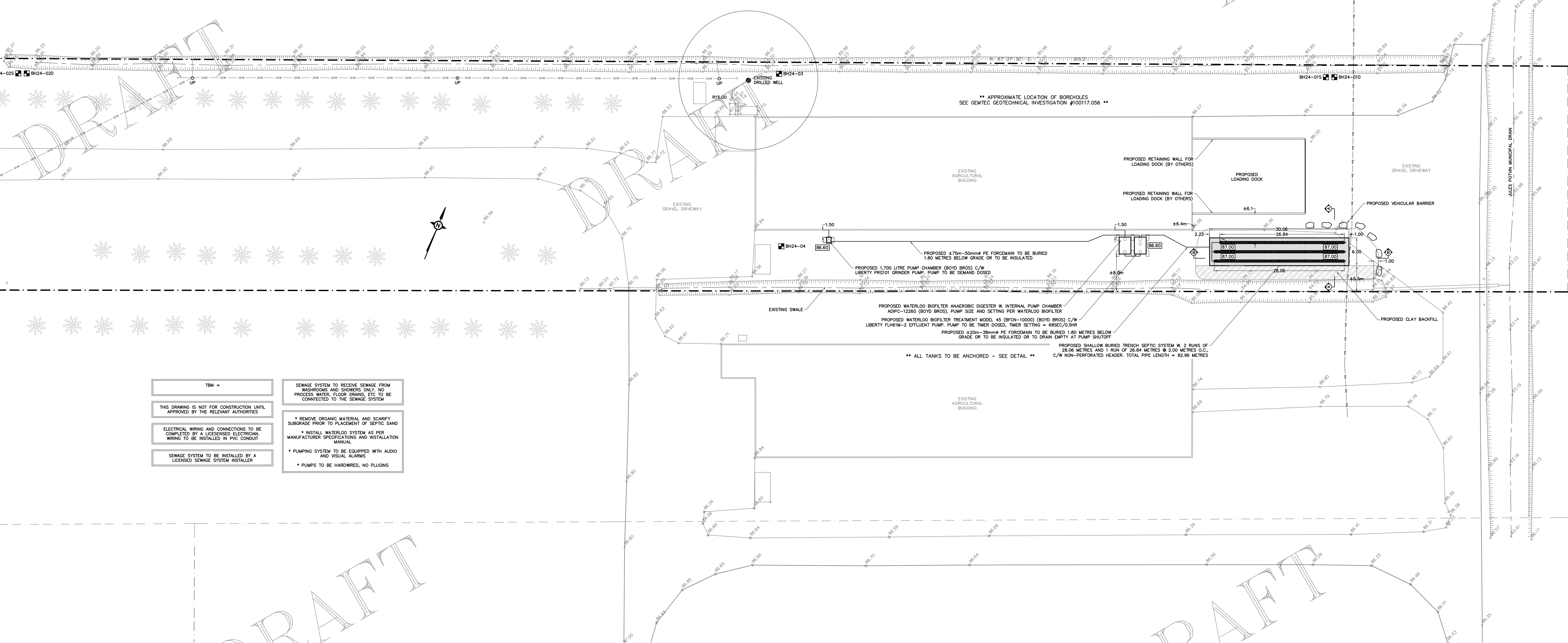
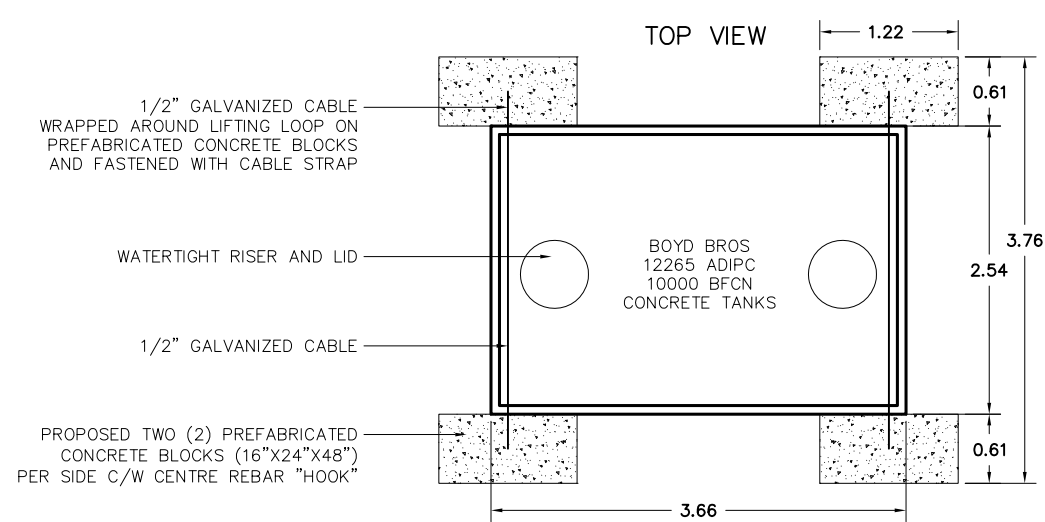
Dana Scherf P.Eng.
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Phone: 613-739-3253
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Appendix C

Sewage System Design



CONSTRUCTION NOTES:

1. All dimensions and elevations are in metres. Do not scale drawing.
2. This drawing is not a legal survey, a utility plan or a site plan and is for specific purposes only.
3. TBM = xxxxx
4. This drawing cannot be accepted as acknowledging all of the utilities, and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
5. The design and construction until approved by the relevant authority.
6. The sewage system (sewage) as identified on the drawing must be maintained free of the deposit or disposal of any materials, structures, or equipment other than the material or structure specified on the drawing.
7. Topsoil removal (ergonika) to be removed from bed area and exposed subgrade. No wheeled vehicles to be allowed in leaching bed area.
8. The topsoil to be replaced with 100mm of topsoil with a 100mm of 2000 (0.085 mm) mesh.
9. Stone layer to be washed specific stone, free of fine material, with gradation conforming to OBC Table 6.7.3.3.A.
10. The septic system leaching bed is to be graded to provide positive drainage away from the septic system and treated with 150 mm permeable topsoil and hydroseed. Grass growth is to be established.
11. Following are not to be connected to the septic system: Water softener, swimming pool or filter system backwash; sump pump discharge.
12. Septic system to be installed in accordance with the OBC.
13. Septic tank to meet criteria described in the OBC.
14. No oily sludge or clayey or silty material to be placed around or over leaching bed.

The design must be verified and approved by Kollonak Associates Incorporated.

CLEARANCE DISTANCES:

Minimum clearance from tanks to;

- * structure = 1.5m
- * property line = 3m
- * drilled well = 15m

Minimum clearance from distribution piping to;

- * structure = 6.3m
- * property line = 4.3m
- * drilled well = 16.3m

0.	ISSUED FOR APPROVAL			JUN 15/26	PV
No.	REVISION			DATE	BY



Kollaard Associates
Engineers

210 PRESCOTT STREET
PO BOX 189
KEMPTVILLE ONTARIO
K0G 1J0

STAFF	
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	STAM
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DESIGN	P
CHECKED	K
DRAWN	P
CHECKED	K
APPROVED	K

3043 DUNNING ROAD,
R. PLAN 4R-11019, PART 1
LOT 7 & 8, CONC 4
CUMBERLAND, CITY OF OTTAWA

LAPLANTE POULTRY FARMS

SEWAGE SYSTEM DESIGN

PROJECT No.		240054
DRAWING No.		240054-SD
DATE		JUN 15, 2026
SCALE		1:425

Appendix D

NASM



NATURAIDE

May 16, 2024

Re: Robert Laplante NASM Plan approval for 3105 Dunning Rd, Sarsfield, ON K0A 3E0

It is our understanding that the City of Ottawa's preference is to have the approval for the proposed NASM facility on the applicant's adjacent property (3105 Dunning Road) changed to receive processing wastewater from 3043 Dunning Road prior to a Zoning By-law Amendment Approval.

However, for operational reasons, this cannot be completed as requested by the City. The following is an explanation on the NASM approval process and how it relates to the operation of the existing and proposed chicken processing facilities.

Mr. Laplante currently has an existing chicken processing plant located in Monkland, Township of North Stormont. At present the chicken processing wastewater from the Monkland site is stored and treated onsite through an on-site sewage system which is subject to an ECA (0751-BP3SCT).

Recently, Mr. Laplante has applied for and received a NASM approval from OMAFRA (60908) under Ontario Regulation 267/03, as amended, *Nutrient Management Act* receive, store and apply NASM on the land. The approval included the agricultural operation, the NASM Plan Area, and the materials. An NASM Plan amendment approval was recently granted by OMAFRA.

The approval sets out conditions on the storage of the NASM product (chicken processing wastewater) and the application of the NASM product on the land. One of the conditions in the NASM approval under Schedule A requires that only NASM that is identified in the Approvals Submission may be received at the operation.

As part of the Approvals Submission, the application was to receive, store and apply NASM from the Monkland facility. This was strategically done in order to provide a source of NASM for land application on the farm located at 3105 Dunning Road, while also providing an alternative location for the NASM product to be stored, thereby reducing the wastewater being sent to the existing on-site sewage system.

It is Mr. Laplante's intention to continue to run the Monkland operation while he seeks the appropriate approvals from the City under the *Planning Act* and during the conversion of the existing poultry barn to a chicken processing plant. It is also Mr. Laplante's intention to continue to operate the Monkland facility until the proposed chicken processing plant at 3043 Dunning Road is ready for operation.

After operation, any washwater transfer system from the proposed chicken processing plant at 3043 Dunning Road to a proposed 243 foot diameter by 19 foot depth liquid NASM storage at 3105 Dunning Rd would need to be approved by OMAFRA through a NASM Plan amendment and updated Engineering Requirement Form outlining the duties required by a professional engineer to oversee the design and construction of any transfer pipes from the facility to the NASM storage.

Under the existing NASM approval, the Monkland site must be listed in the approval for the entire duration that NASM product from the Monkland site is expected to be received, stored and applied to the land. Mr. Laplante cannot change the approval to receive NASM from the site at 3043 Dunning Road until the processing plant at 3043 Dunning Road is ready to be operational. Any change in the approval

prior to this point would risk the operation of the Monkland site and the ability to receive NASM for land application at the farm located at 3105 Dunning Road.

It is Mr. Laplante's full intention to apply for an NASM Plan amendment approval once the chicken processing plant at 3043 Dunning Road is operational.

Required Approvals

NASM (Non-agricultural source material) Approval

NASM approval is required for the site at 3105 Dunning Road to receive, store, or apply NASM to the land. The NASM approval is under Ontario Regulation 267/03, as amended made pursuant to the Nutrient Management Act, 2002.

As part of the NASM approval process, the NASM is categorized into three different categories. Wastewater from a chicken processing plant is category 3 and has specific on-farm storage and land application standards specific to that category including solids content, odour potential, metal levels and pathogen content which must be met.

The proposed chicken plan qualifies under the odour category of OC2. NASM that is to be stored at an agricultural operation more than 24 hours before land application must be kept in either a NASM storage facility that meets the requirements of O.Reg 267/03 or a structure approved under the Environmental Protection Act.

NASM plans must be prepared by a certified NASM plan developer and must comply with the nutrient management regulation and the nutrient management protocol, the NASM odour guide and the sampling and analysis protocol.

The Nutrient Management Act is administered by both OMAFRA and MECP (Ministry of Environment, Conservation, Parks). OMAFRA is the approval authority for NASM under O.Reg 267/03. However, it is MECP who enforces compliance with O.Reg 267/03.

As part of the NASM approval, the Ontario Ministry of Environment must be notified of the application of NASM on the land prior to the spreading occurring. Under O.Reg 267/03, there are specific sampling requirements for NASM that must be met. The NASM approval is also limited to a specific rate of application.

The actual handling of NASM or transportation of NASM from the owner or owner's representative of the farm operation receiving the NASM does not require any additional approvals. Only if the NASM is being transported by a party that is not the owner or owner's representative of the farm operation receiving the NASM, then the party must have an appropriate Environmental Compliance Approval (ECA) or be registered as a waste transportation system under the Environmental Activity Sector Registry (EASR) regulation, O.Reg. 351/12. Category 3 NASM can only be transported to an agricultural operation that has a valid NASM plan prepared by a certified NASM plan developer.

Please contact me if you require additional information.

Regards,

A handwritten signature in black ink, appearing to read 'Hugh Metcalfe', with a stylized, cursive script.

Hugh Metcalfe
Owner, Naturaide and Certified NASM Planner, NASM22880

Laplante Poultry Farms Ltd - Proposed liquid NASM storage site map

Farm Name	Laplante Poultry Farms Ltd
911 Location	3105 Dunning Rd Sarsfield, ON K0A 3E0
Upper Tier Municipality	
Lower Tier Municipality	CITY OF OTTAWA
Geotownship	CUMBERLAND
Roll Number	061450010128100
Lot	8
Concession	4
Notes	DW = Drilled well, >15m from storage - Berm installation required to increase flow path from surface water
Drilled Wells	Yes
Other Wells	None within regulated distance of nutrient storage
Municipal Wells	None within regulated distance of nutrient storage
Surface Water	Yes
Tile Inlets	None within regulated distance of nutrient storage



0 0.1 km



Ontario



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THIS IS NOT A PLAN OF SURVEY.

Map Created : 8/31/2023

Map Center: 45.45326 N, -75.36483 W

Appendix E

Pre-Consultation Feedback Forms



File No.: PC2023-0212

J.L. Richards and Associates Limited
Via email: jbatchelor@jlrichards.ca

**Subject: Pre-Consultation: Meeting Feedback
Proposed Site Plan Control Application – 3043 Dunning Road**

Please find below information regarding next steps as well as consolidated comments from the above-noted pre-consultation meeting held on September 5, 2023.

Pre-Consultation Preliminary Assessment

1 ☐	2 ☒	3 ☐	4 ☐	5 ☐
----------------------------	---------------------------------------	----------------------------	----------------------------	----------------------------

One (1) indicates that considerable major revisions are required while five (5) suggests that the 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.

Next Steps

1. A review of the proposal and materials submitted for the above-noted pre-consultation has been undertaken. Please proceed to complete a Phase 2 Pre-consultation Application Form and submit it together with the necessary studies and/or plans to planningcirculations@ottawa.ca.
2. In your subsequent pre-consultation submission, please ensure that all comments or issues detailed herein are addressed. A detailed cover letter stating how each issue has been addressed must be included with the submission materials. Please coordinate the numbering of your responses within the cover letter with the comment number(s) herein.
3. Please note, if your development proposal changes significantly in scope, design, or density before the Phase 3 pre-consultation, you may be required to complete or repeat the Phase 2 pre-consultation process.

Supporting Information and Material Requirements

1. The attached **Study and Plan Identification List** outlines the information and material that has been identified, during this phase of pre-consultation, as either required (R) or advised (A) as part of a future complete application submission.
 - a. The required plans and studies must meet the City's Terms of Reference (ToR) and/or Guidelines, as available on Ottawa.ca. These ToR and Guidelines outline the specific requirements that must be met for each plan or study to be deemed adequate.

Consultation with Technical Agencies

1. You are encouraged to consult with technical agencies early in the development process and throughout the development of your project concept. A list of technical agencies and their contact information is enclosed.

General

1. The applicant shared the follow concept plan during the meeting:



Planning

Comments:

1. The subject site is designated **Agricultural Resource Area by Schedule B9** of the Official Plan. The intent of this designation is to protect prime agricultural lands for long-term use, support diversification of farming operations to increase local supply of goods and services, and to protect farmland from uses that would impede productive farming.
2. The Zoning By-law Interpretation team has confirmed the proposed chicken processing plant is considered **Heavy Industrial by the Zoning By-law**. A Zoning By-law Amendment will be required to permit the use.
3. The required Site Plan Control application is applicable to all properties involved in the proposed development. As of right now, the drive aisles, parking, services, and potentially stormwater expand across 3 properties.

- a. It is strongly recommended to contain all necessary parking and services to one property, or alternatively allow the 3 properties to merge on title. It appears that there is sufficient room along the front of the building and along the sides of the drive aisle on 3043 Dunning Road to support the necessary parking.
4. The Zoning By-law Amendment application will have to clearly define how each property will be involved in the proposed development. It is ultimately the applicant's responsibility to propose the new zone. However, based on the current proposal, it is anticipated that 3043 Dunning Road will have to be rezoned to permit heavy industrial and part of 3105 Dunning Road will have to be rezoned to permit a parking lot and wastewater area servicing the chicken processing plant on 3043. It is strongly recommended that the parking and services be moved to 3043 Dunning Road.
5. Easements are required for any drive aisles or fire routes that cross property lines.
6. For the Site Plan, please ensure the proposed/current uses for each building and area are clearly labelled for each property involved in the Site Plan Control application (i.e. services, parking, storage for processing plant, poultry barn, agriculture, or any other proposed or current use)
7. We strongly recommend additional trees along the front lot line, any parking areas, and any outdoor employee amenity areas. This will provide additional screening from the public road, contribute to the city's overall canopy coverage targets, and reduce the urban heat island effect.
8. A Planning Rationale is required for the Zoning By-law Amendment and must demonstrate how the proposed rezoning and use is appropriate for the Official Plan designation and Provincial Policy Statement.
9. I strongly recommend looking into building code requirements to convert the structure from agriculture to heavy industrial as soon as possible. It is anticipated that required changes to things such as fire suppression and water storage will impact the site design.
10. Please confirm the proposed development and waste water lagoon adhere to all MDS requirements.

Feel free to contact Sean Harrigan, File Lead, for follow-up questions.

Urban Design

Comments:

11. This proposal does not run along or does not meet the threshold in one of the City's Design Priority Areas and need not attend the City's UDRP. Staff will be responsible for evaluating the Urban Design Brief and providing design direction.

12. Comments related to design:

- a. This proposal does not have any design implications.
- b. We recommend the proposal investigate additional landscaping opportunities, particularly adjacent to the front lot line.
- c. The landscape plan requested can be combined with the site plan provided.
- d. An Urban Design Brief is a required submittal for re-zoning and site plan applications. The Urban Design Brief should be structured by generally following the headings highlighted under Section 3 – Contents of these Terms of Reference. Please see the Urban Design Brief Terms of Reference provided.
 - i. **Note. The Urban Design Brief submittal should have a section which addresses these pre-consultation comments.**

Feel free to contact Christopher Moise, Urban Design, for follow-up questions.

Engineering

Comments:

13. A **Site Servicing Study** will be required with the Zoning By-law Amendment and Site Plan Control application. This report should be completed exceeding the minimum requirements laid out in the Site Servicing Study Terms of Reference. The report will serve to address how the design of the site complies with City design guidelines and Official Plan policies, among other evaluation criteria noted in the Terms of Reference. The Official Plan, which receives authority through the Planning Act, identifies in Policy 6, section 2.2.3, that flooding is the costliest type of natural disaster in Canada. The risks of not implementing stormwater management practices could include damage to property, infrastructure, contamination of drinking water sources, and affecting people's safety, finances, physical and mental health. The City looks to lessen these risks by reviewing development to ensure

stormwater management practices are being implemented, infrastructure is resilient to future climate conditions, including extreme weather events, and using low impact development where feasible to manage smaller, infrequent events. The study forms part of the requirements for Site Plan Control applications noted in the Studies and Plan Identification List, provided with the feedback documents.

- a. The quantity criteria will be that the 100-yr post development peak flow rate must match the 2-year pre-development peak flow rate. The pre-development condition will be considered the site prior to installation of the proposed parking areas and wastewater lagoon, or equivalent SWM/storage facility. As part of complete site plan control applications, whether development or redevelopment, must identify and mitigate the impacts of additional runoff resulting from increased imperviousness through measures such as site-specific stormwater management postulated in policy 6, section 4.7.1 of the Official Plan.
- b. The pre-development runoff coefficient or a maximum equivalent 'C' of 0.5, whichever is less as described in the Sewer Design Guidelines, Second Edition, document no. SDG002, October 2012, City of Ottawa, including technical bulletins ISDTB-2014-01, PIEDTB-2016-01, ISTB 2018-01, ISTB-2018-04, ISTB-2019-02, section 8.3.7.3.
- c. A calculated time of concentration cannot be less than 10 minutes as described in section 5.1.4 of the Sewer Design Guidelines.
- d. The Jules Potvin Municipal Drain crosses the site and the appropriate setbacks must be contemplated based on the engineer's report for the drain. Should any modifications to the drain be proposed, they must follow the procedure set out by the Municipal Drainage staff.
- e. The water quality control should be an enhanced level treatment, 80% long term suspended sediment removal, as per the Beckett's Creek Subwatershed Study. Reporting of TSS removal shall be extensive and if peer reviewed and

published papers are relied on for conclusions, the conclusions shall be patently clear and the report shall show overwhelming agreement.

- f. Runoff will need to be conveyed to a legal and sufficient outlet. If it is proposed to discharge storm water to the existing ditches in the ROW, the ditches will need to be shown to provide continuous flow to an outlet. This comment is sourced from the Official Plan which notes in policy 8, section 4.7.1, that proof of legal and sufficient outlet for proposed stormwater management and drainage systems will be required as a condition of Site Plan Control.
- g. Low Impact Development (LID) is to be implemented as per the bulletin from the former MOECC (now MECP) titled Expectations RE: Stormwater Management released in February 2015. The Official Plan defines LID as a stormwater management strategy that seeks to mitigate the impacts of increased runoff and stormwater pollution by managing runoff as close to its source as possible. LID comprises a set of site design strategies that minimize runoff through distributed, small scale structural practices that mimic natural or predevelopment hydrology through the processes of infiltration, evapotranspiration, harvesting, filtration and detention of stormwater. These practices can effectively remove nutrients, pathogens and metals from runoff, and they reduce the volume and intensity of stormwater flows. The City has released a document titled 'Low Impact Development Technical Guidance Report – Implementation in Areas with Potential Hydrogeological Constraints' which aids sites which may have constraints such as low permeability or high groundwater.

14. Background Studies

- a. The site is within the Beckett's Creek Subwatershed Study area and the reporting should contemplate and detail concurrence with the contents and recommendations of the report.

- i. Stormwater management solutions should consider the impacts on the overall hydrologic cycle with a focus on maintaining, or improving, the components of the water budget.
- ii. Development setbacks from surface water features shall be determined following the policies in Section 4.9.3 of the Official Plan.

15. Grading and Drainage

- a. A **Grading and Drainage Plan** will be required identifying the existing and proposed drainage patterns and their relationship with the surface runoff control. As part of a complete Site Plan Control application, the Grading and Drainage Plan should identify and implement site, grading, building, and servicing design measures to protect new development from flooding as per policy 6, section 4.7.1 of the Official Plan. The plan forms part of the requirements for Site Plan Control applications noted in the Studies and Plan Identification List, provided with the feedback documents.
 - i. The Plan should have a note that references the horizontal and vertical datums that were used and tied into to complete the project. The drawing should also make reference (on the face of the plan) to a site benchmark that can be used by anyone with a level to carry out checks on the particular project.

16. Hydrogeological and Terrain Analysis requirements

- a. A **Hydrogeological and Terrain Analysis** will be required for the Zoning By-law Amendment and Site Plan Control application to establish that there is an adequate quantity and quality of groundwater to support the proposed development(s). The requirements for the Hydrogeological and Terrain Analysis Report are outlined in the City of Ottawa Hydrogeological and Terrain Analysis Guidelines, Section 7.0 for Zoning amendments and 5.0 for Site Plans. The study forms part of the requirements for Site Plan Control applications noted in the Studies and Plan Identification List,

provided with the feedback documents. The Official Plan section 4.7.2 requires that as part of a complete application where development is on the basis of private services, sufficient information must be provided with the application to assess the likelihood that;

- a. Sufficient quantity of groundwater exists on site to service the development, and
 - b. The quality of the groundwater meets or exceeds the Ontario Drinking Water Standards, Objectives and Guidelines, including the City's Hydrogeological and Terrain Analysis Guidelines, and
 - c. The operation of the on-site wastewater system on the lot will not adversely impact the wells of neighboring properties.
- b. Note that the expected groundwater in this area has potential to be poor quality and moderate yield.
- c. A supply well will have to be drilled and tested to confirm water quantity and quality suitability prior to site plan approval based on section 5.1 of the Hydrogeological and Terrain Analysis Guidelines, March 2021. Support must be provided for the pump test rate; which should be the maximum day rate. The pumping rate should consider the actual use, as well as any uses permitted under the proposed Heavy Industrial zoning. A site-specific exception may be required should the well not produce sufficient quantity to support all uses under the proposed zoning. No MECP well records were found for this address. Some research has been completed on Poultry water demand and estimated 3.5 – 10 gal/per animal processed.
- d. The parameters of water quality that will be tested will be the "subdivision suite" known to local well testing companies, as well as trace metals and VOCs. Requirements are outlined in the City of Ottawa Hydrogeological and Terrain Analysis Guidelines, section 5.2.4. The report should also

provide an assessment of adjacent land uses and concerns and determine if any other parameters need to be tested (e.g. petroleum hydrocarbons, etc.).

- e. Bollards, or other means of preventing vehicle access, will need to be provided between areas with vehicle access and the existing or proposed well(s).
- f. Technical consultation with the hydrogeological report reviewer can be accommodated, please contact the assigned Infrastructure Project Manager to schedule a technical pre-consultation review prior to commencing site work, as desired. The hydrogeological consultant should have conducted background review and provide a work plan prior to the meeting.
- g. A **Septic System Impact Assessment** must be completed as part of the Hydrogeological and Terrain Analysis Report, as per the City's Hydrogeological and Terrain Analysis Report Guidelines and MECP Guideline D-5-4, please refer to the HGTA for the predictive assessment for commercial/industrial developments (not residential developments). The sewage system design must be submitted with the application.
- h. Note that compact gravel will be considered impermeable in the septic impact assessment unless accompanied by field testing to confirm infiltration rates.
- i. If the expected sewage daily design flow is 10,000 L/d or less, the septic permit from the Ottawa Septic System Office must be issued prior to Site Plan Approval being granted.
- j. If the sewage design flow from sewage systems exceeds 10,000 L/d, a Reasonable Use Assessment must accompany the application to the City. Sewage systems with design flows exceeding 10,000 L/d require the

issuance of an Environmental Compliance Approval (ECA) from the MECP prior to Site Plan Approval being granted.

- k. Since this application is a site plan (not lot creation or zoning) septic treatment (i.e. tertiary treatment with nitrate dilution) may be considered as part of the septic impact assessment calculations. A system certified though NSF or BNQ should be recommended.
- l. Bollards, or other means of preventing vehicle access, will need to be provided between areas with vehicle access and the proposed septic system(s).

17. Construction constraints

- a. The wastes generated as a part of this proposal may impact the siting of existing or proposed servicing. Liquid or solid waste transfer facilities, septic systems, etc. are considered sources of contamination and would require setbacks from the wells according to O.Reg. 903 – Wells Regulation and surface water features following section 4.9.3 of the Official Plan.
- b. At this stage, construction constraints may be applicable, but the proposed work is unclear.

18. An MECP Environmental Compliance Approval may be required for the proposed development. For information on whether an ECA or a NASM Plan, under the NMA, is required for the site, contact the ministry district/area office responsible for the area in which the site is located.

- a. As noted in the meeting, ECAs are typically required where stormwater management facilities are designed to serve more than one lot of parcel of land, which should be investigated by the project team.

19. Environmental Site Assessment

- a. Phase One and Two Environmental Site Assessments (ESAs) are required for Site Plan Control applications to ensure that development only takes place on sites where the environmental conditions are suitable for the proposed use in accordance with provincial legislation and regulations. A Phase One ESA is required for this application type, but in this case, a submission of a detailed resources and background review (see Terms of Reference for Resources/Background) can be submitted for review to the satisfaction of the City, to determine if a full Phase One ESA is warranted.

20. Site Lighting

- a. Exterior site lighting will require certification by a licensed professional engineer confirming the design complies with the following:
- b. The location of the fixtures, fixture type (make, model, part number and the mounting height) must be shown on one of the approved plans.
 - i. Lighting must be designed only using fixtures that meet the criteria for Full 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 foot-candle is normally the maximum allowable spillage.

Feel free to contact Travis Smith, Infrastructure Project Manager, for follow-up questions.

Noise

Comments:

21. Noise study not required.

Feel free to contact Josiane Gervais, TPM, for follow-up questions.

Transportation

The following comments apply to a zoning bylaw amendment application:

22. A TIA is not required.

23. Ensure that the development proposal complies with the Right-of-Way protection requirements of the Official Plan's Schedule C16.

- a. See [Schedule C16 of the Official Plan](#).
- b. Any requests for exceptions to ROW protection requirements must be discussed with Transportation Planning and concurrence provided by Transportation Planning management.

The following comments apply to a Site Plan application:

24. A TIA is not required.

25. Ensure that the development proposal complies with the Right-of-Way protection requirements of the Official Plan's Schedule C16.

- c. See [Schedule C16 of the Official Plan](#).
- d. Any requests for exceptions to ROW protection requirements must be discussed with Transportation Planning and concurrence provided by Transportation Planning management.

26. As the proposed site is industrial and for general public use, AODA legislation applies.

- e. Ensure all crosswalks located internally on the site provide a TWSI at the depressed curb, per requirements of the Integrated Accessibility Standards Regulation under the AODA.
- f. Clearly define accessible parking stalls and ensure they meet AODA standards (include an access aisle next to the parking stall and a pedestrian curb ramp at the end of the access aisle, as required).
- g. Please consider using the City's Accessibility Design Standards, which provide a summary of AODA requirements. <https://ottawa.ca/en/city-hall/creating-equal-inclusive-and-diverse-city/accessibility-services/accessibility-design-standards-features#accessibility-design-standards>

27. Show all details of the roads abutting the site; include such items as pavement markings, accesses, etc.

28. Ensure site access meets the City's Private Approach Bylaw.

29. Turning movement diagrams required for all accesses showing the largest vehicle to access/egress the site.
30. Turning movement diagrams required for internal movements (loading areas, garbage).
31. Show dimensions for site elements (i.e. lane/aisle widths, access width and throat length, parking stalls, pedestrian pathways, etc.)

Feel free to contact Josiane Gervais, Transportation Project Manager, for follow-up questions.

Environment and Trees

Comments:

32. The watercourse running along the eastern edge of the site (the Jules Potvin Drain) is a protected natural feature whose presence near the proposed development triggers the requirement for an Environmental Impact Study (EIS).
33. With regard to the conversion of the existing building to a processing facility, the EIS should investigate how any changes to the activities and processes on site may affect the ecological function of the protected feature. That includes activities inside the building as well as alterations to local transportation, waste disposal, noise, air pollutants, and other matters that may change as a result of the modified and intensified use on site.
34. The placement of the liquid waste lagoon in such close proximity to the protected features is also a point of concern. I understand that there will be substantial engineering interventions to ensure that the contents of the lagoon remain where they should. However, given the possibility of environmental harm that may come as a result if the lagoon fails in any way, a section of the EIS should provide an overview of the design and protective measures.
35. The watercourse itself is subject to a 30m setback that must be observed. Any additional tree plantings, either along the frontage of the site or between the rear-lot roads and watercourse, would be appreciated.

Feel free to contact Mark Elliot, Environmental Planner for follow-up questions.

Parkland

36. Parkland Dedication:

- a. The amount of parkland dedication required is to be calculated as per the City of Ottawa Parkland Dedication By-law No. 2022-280.

- b. The proposal presented at the pre-consultation meeting included a change from agriculture use to heavy industrial use as defined in the Zoning By-law. The conveyance of parkland requirement for an industrial development is 2% of the gross land area.
- c. Please note that the park comments are preliminary and will be finalized (and subject to change) upon receipt of the development application and any requested supporting documentation. Additionally, if the proposed land use changes, then the parkland dedication requirement will be re-evaluated accordingly.

37. Form of Parkland Dedication:

- a. PFP will be requesting **cash-in-lieu of parkland** in accordance with the Parkland Dedication By-law.

38. General Comments:

- a. Please note that Parks and Facilities Planning undertook a legislated replacement of the Parkland Dedication By-law, with the new by-law approved by City Council on August 31, 2022. To ensure you are aware of parkland dedication requirements for your proposed development, we encourage you to familiarize yourself with the [staff report](#) and [By-Law](#) that were approved by Council on [August 31, 2022](#).
- b. Other Parkland Dedication By-law sections that may be relevant to this application:
 - i. Section 11 (2) of the Parkland Dedication By-law states that “No conveyance of land or payment of cash-in-lieu under this by-law is required in the case of development or redevelopment of:
 - 1. agricultural use and agricultural-related uses as defined in the Zoning By-law”
 - ii. Section 11 (3) of the Parkland Dedication By-law states that “No conveyance of land or payment of cash-in-lieu under this by-law is required for:
 - 1. a change of use from commercial or industrial to another commercial or industrial use, or for the alteration of an existing building where there is no net increase in gross floor area resulting in a change of use from commercial or industrial to another commercial or industrial use.”

Feel free to contact Warren Bedford, Parks Planner, for follow-up questions.

Conservation Authority

Comments:

39. Natural Hazards

- a. There are no known natural hazards associated with the property. There is a watercourse along the rear property line (Jules Potvin Drain). A flood analysis has not been completed for this part of the watershed and the potential for flooding is unknown.
- b. If development of the site increases drainage to the watercourse, a technical review of the stormwater management design may be completed by South Nation Conservation to ensure no negative impacts.

40. Conservation Authority Regulations

- a. South Nation Conservation (SNC) implements O.Reg 170/06. Any interference with a watercourse may require a permit under the regulation and restrictions may apply.

Feel free to contact James Holland, South Nation Conservation Authority, for follow-up questions.

Other

41. The High Performance Development Standard (HPDS) is a collection of voluntary and required standards that raise the performance of new building projects to achieve sustainable and resilient design. The HPDS was passed by Council on April 13, 2022.

- a. At this time, the HPDS is not in effect and Council has referred the 2023 HPDS Update Report back to staff with direction to bring forward an updated report to Committee with recommendations for revised phasing timelines, resource requirements and associated amendments to the Site Plan Control By-law by no later than Q1 2024.
- b. Please refer to the HPDS information attached and ottawa.ca/HPDS for more information.

Submission Requirements and Fees



1. The attached **Study and Plan Identification List** outlines the information and material that has been identified as either required (R) or advised (A) as part of a future complete application submission.
 - a. The required plans and studies must meet the City's Terms of Reference (ToR) and/or Guidelines, as available on Ottawa.ca. These ToR and Guidelines outline the specific requirements that must be met for each plan or study to be deemed adequate.
2. All of the above comments or issues should be addressed to ensure the effectiveness of the application submission review.

Should there be any questions, please do not hesitate to contact myself or the contact identified for the above areas / disciplines.

Yours Truly,
Sean Harrigan

cc.

Travis Smith
Kevin Hall
Jeffery Ostafichuk
Warren Bedford
Mark Elliot
Christopher Moise
Josiane Gervais
Urban Design

DRAFT COMMENTS

J.L. Richards and Associates Limited
Via email: jbatchelor@jlrichards.ca

**Subject: Phase 2 Pre-Consultation: Meeting Feedback
Proposed Zoning By-law Amendment & Site Plan Control Application
– 3043 Dunning Road**

Please find below information regarding next steps as well as consolidated comments from the above-noted pre-consultation meeting held on March 13, 2024.

Pre-Consultation Preliminary Assessment

1 ☐	2 ☐	3 ☐	4 ☐	5 ☒
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One (1) indicates that considerable major revisions are required while five (5) suggests that the 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.

Next Steps

1. A review of the materials submitted for the above-noted pre-consultation has been undertaken and staff are satisfied that the information is consistent with previous direction provided and sufficient to move to a Phase 3 pre-consultation.
2. Please note that if your development proposal changes significantly in scope, design, or density between the Phase 2 pre-consultation review and Phase 3 pre-consultation submission, you may be required to repeat the Phase 2 pre-consultation process.
3. In your Phase 3 pre-consultation submission, please ensure that all comments or issues detailed herein are addressed. A detailed cover letter stating how each issue has been addressed must be included with the submission materials. Please coordinate the numbering of your responses within the cover letter with the comment number(s) herein

Supporting Information and Material Requirements

1. The attached **Study and Plan Identification List** outlines the information and material that has been further identified and/or confirmed, during this phase of pre-consultation, as required (R) or advised (A) as part of a future complete application submission.

- a. The required plans and studies must meet the City's Terms of Reference (ToR) and/or Guidelines, as available on [Ottawa.ca](https://ottawa.ca). These ToR and Guidelines outline the specific requirements that must be met for each plan or study to be deemed adequate.

Consultation with Technical Agencies

1. You are encouraged to consult with technical agencies early in the development process and throughout the development of your project concept. A list of technical agencies and their contact information is enclosed.

Planning

List of Studies and Plans Reviewed:

- ☐ **Site Plan LAPLANTE POULTRY FARMS LTD**, Drawing No.: C01, prepared by J.L. Richards, dated February 16th, 2024.
- ☐ **Zoning Confirmation Report** dated September 5th, 2023.
- ☐ **Comment Response Letter**, prepared by J.L. Richards & Associates Limited, dated February 16, 2024.
- ☐ **Draft Sewage System Design**, prepared by Kollard Associates, dated January 2024.
- ☐ **Environmental Impact Statement – Proposed Zoning By-law Amendment and Site Plan Approval – 3043 Dunning Road**, prepared by Gemtec, dated February 14, 2024.
- ☐ **Hydrogeological Investigation & Terrain Analysis – Proposed Chicken Processing Facility – Part of Lot 7, Concession 4 (3043 Dunning Road)**, prepared by Gemtec, dated February 13, 2024.

Deficiencies:

1. The Site Plan must include all items listed in the Terms of Reference.
2. For the Zoning Confirmation Report, please list relevant information in the report instead of stating 'see site plan'.
3. The Zoning Confirmation Report must be signed and dated by the author.

Comments:

4. The subject site is designated Agricultural Resource Area by Official Plan Schedule B9. The intent of this designation is to protect prime agricultural lands for long-term use, support diversification of farming operations to increase local

supply of goods and services, and to protect farmland from uses that would impede productive farming.

5. As previously mentioned, the Zoning By-law team confirmed the proposed chicken processing plant is considered Heavy Industrial by the Zoning By-law. I understand the Provincial Policy Statement and Official Plan may consider the abattoir as agricultural-related use, but our Zoning By-law clearly defines the use as Heavy Industrial. The PPS, OP, and Zoning By-law are different documents and are permitted to have different definitions.
6. A Zoning By-law Amendment is required to permit the proposed chicken processing plant. The applicant mentioned they may propose a site-specific definition change that would recognize the chicken processing plant as an Agricultural-related use. After talking with the zoning team, we do not support site-specific definition changes as Zoning By-law Amendment applications.
 - The applicant mentioned during the pre-consultation meeting that the primary concern with considering the use as Heavy Industrial is the parking rate and applicability of the Parkland Dedication By-law. To this regard, the applicant has the right to request a reduced parking rate as part of their application. The applicant can also ask City Council to waive the parkland requirement as part of the rezoning application. If you plan on asking City Council to waive the parkland requirement, I recommend consulting the ward Councillor as soon as possible.
7. The proposed chicken processing plant will generate a considerable amount of wastewater. It is understood that the processing wastewater will be transferred across property lines through a pipe to the south to an approved NASM Lagoon. The owner confirmed that the NASM Lagoon has already been approved for their Monkton facility and if this application is successful, they will modify their NASM approval to reflect this location.
 - As part of the rezoning application, we need to ensure that there is an approved NASM facility that can handle the volume of proposed wastewater. To this regard, if the NASM Lagoon approval is not changed before the rezoning application, staff may request a holding provision which would be lifted once we have confirmation that the wastewater will be processed at an approved NASM facility with sufficient capacity.
8. The Site Plan shows several turning movements and drive-isles that cross property lines. As such, easements will be required. After talking with the Senior Planner, I believe the easements can be obtained as conditions of approval for the Site Plan Control application.
9. The Site Plan currently shows turning movements extending past the existing private approach entrances into the culverts. There are also turning movements throughout the site that extend beyond the drive isles into the grassed area.

During the meeting, it was mentioned that perhaps the wrong truck size was used to calculate the turning radii. Please provide the current turning radii on the Site Plan and if necessary, identify any modifications to the existing private approach entrances and drive isles.

10. Staff strongly recommend planting as much trees as possible around any parking spots and the front lot line. This will help provide valuable shade, reduce the urban heat island effect, and provide appropriate screening from the road.

11. Submission Requirements – Zoning By-law Amendment

- A **Planning Rationale** is required and should clearly detail the proposed new zoning details as well as compliance with the PPS, OP, and any other relevant provincial documents.
- A **Survey** is required and must show the necessary Right-of-Way protection.
- A **Landscape Plan** is required and should illustrate additional tree plantings along the front lot line and any parking spots and drive isles.
- A **Site Plan** is required which must include all items listed in the Terms of Reference.
- A **Zoning Confirmation Report** is required.

12. Submission Requirements – Site Plan Control

- **Survey.**
- **Landscape Plan.**
- **Site Plan.**
- **Zoning Confirmation Report.**

Feel free to contact Sean Harrigan, File Lead, for follow-up questions.

Urban Design

Comments:

13. I have no additional design comments.

Feel free to contact Christopher Moise, Urban Designer, for follow-up questions.

Engineering

List of Studies and Plans Reviewed:

- ☐ **Site Plan**, C01, prepared by J.L. Richards, dated February 18, 2024.
- ☐ **Digital Terrain Model**
- ☐ **Sewage System Design**, 240054-SD, prepared by Kollaard Associates Inc., dated January 2024.
- ☐ **Hydrogeological Investigation & Terrain Analysis**, prepared by GEMTEC Consulting Engineers and Scientists Ltd., dated February 13, 2024.

Deficiencies:

14. A Site Servicing Study was identified as a required study in the Studies and Plan Identification List but was not provided in the Phase 2 submission package for the Zoning By-law Amendment and Site Plan Control applications. This study forms part of the standard requirements for site plan control and zoning bylaw amendment applications, was deemed applicable for this application, and will be required for a complete application submission.
15. A Grading and Drainage Plan was identified as a required study in the Studies and Plan Identification List but was not provided in the Phase 2 submission package for the Site Plan Control Application. This plan forms part of the standard requirements for site plan control applications, was deemed applicable for this application, and will be required for a complete application submission.
16. A Phase One Environmental Assessment or Detailed Resources and Background Review was identified as a required study in the Studies and Plan Identification List but was not provided in the Phase 2 submission package for the Zoning By-law Amendment and Site Plan Control applications. There is a known risk, among any others to be identified by the Qualified Person, regarding the existing above ground fuel storage near the existing well which should be contemplated, among any other potentially contaminating activities occurring on the site and in the area. This study or review forms part of the standard requirements for site plan control and zoning bylaw amendment applications, was deemed applicable for this application, and will be required for a complete application submission. Agriculture is deemed a sensitive type of property use as defined in O.Reg. 153/04 Records of Site Condition – Part XV.1 of the Act.

Comments:

17. Servicing (**Zoning By-law Amendment & Site Plan Control**)

- The following elements should be contemplated in the Site Servicing Study. This is not meant to be an extensive list of concerns but rather to provide help scope the report. The study must meet the requirements of the relevant guidelines, standards, higher level studies, etc. to the satisfaction of the City.
 - i. Determination of the water usage and discussion of the demands for the proposed use versus the rate tested in the hydrogeological investigation. Data from Monkland site should be incorporated,
 - ii. Discussion of results from the pumping test completed as part of the Hydrogeological investigation,
 - iii. Determination, calculations, and supporting rationale for any locations of supplementary water storage,
 - iv. Determination of the septic system design parameters, preferred location, etc.,
 - v. Description of how solid and liquid wastes generated from the proposed abattoir use will be handled on the site,
 - vi. Description/breakdown of the OMAFRA & NMA approval processes ongoing and approved,
 - vii. NASM plan for the sewage lagoon including details of how the lagoon will be operated and maintained,
 - viii. It is anticipated that an Environmental Compliance Approval for sewage works would be required, in addition to the OMAFRA requirements stated in the meeting, based on the proposed sewage works being located on properties owned by Ferme Gerald Laplante et Fils Ltee. The sites are dependent on one another to operate from a servicing perspective. It is noted that the Monkland poultry processing facility has an ECA for both sewage works and air & noise.
 - 1. Discussion of whether the application is exempt from an ECA given the stormwater management appears to be shared amongst the 3 properties,
 - 2. Discussion of whether the application is exempt from an ECA given the heavy industrial nature of the proposed use,

3. Discussion of whether the application is exempt from an ECA for the storage of liquid and solid wastes in terms of the definition of sewage works,
 4. Confirmation from the MECP of the scope of approvals required given the works proposed on 3043 Dunning and those proposed on 3085 and 3105 Dunning as part of the proposed development.
-
- ix. Discussion of how fire protection requirements are met given the new proposed change of use and increased number of employees. Building Code Services must be contacted to confirm required scope of work in addition to requirements of Development Review,
 - x. Discussion of the proposed work and the resulting increased imperviousness and effects on surface runoff,
 - xi. Discussion of the requirements with regards to alterations to the site given the Jules Potvin Municipal Drain being the primary drainage outlet, and
 - xii. Discussion of the requirements with regards to alterations to the site and the Beckett's Creek Subwatershed Study area.

18. Grading (**Site Plan Control**)

- The Digital Terrain Model provided to describe the existing drainage does not meet the Terms of Reference to be considered a Grading and Drainage Plan as identified in the Phase 1 Pre-Application Consultation. The plan must be prepared, signed and stamped by a Professional Engineer, licensed in the province of Ontario. The plan does not meet the requirements of the Grading and Drainage Plan Terms of Reference and the minimum requirements described therein.
- The scope of development remains unclear for the application. The Grading and Drainage Plan serves to demonstrate the existing and proposed grading and servicing for the site. This must be clarified on the Grading and Drainage Plan that is provided as part of a complete site plan control application.
 - i. Proposed easements for the accesses to and from the site to the other properties owned by the applicant and family for
 1. drive aisles,
 2. fire routes, and
 3. piping to the proposed lagoon.

- ii. Proposed septic system,
- iii. Proposed parking lot expansion (extents not defined, dependent on zoning),
- iv. Drive aisles expansion/widening (extents not defined),
- v. Private approach widening with new culvert (extents not defined),
- vi. Relocated above ground oil storage tanks based on recommendations of the Hydrogeological report. National Farm Building Code notes fuel storage should be a minimum of 12 meters from property lines, other occupancies and such additional distance from buildings shall be provided as will ensure that any vehicle, equipment or container being filled directly from such tank will be not less than 12 m from any building or property line,
- vii. Location of bollards surrounding the well based on recommendations of the Hydrogeological report,
- viii. On-site snow and salt storage areas (maximizing distance to supply well(s)),
- ix. Liquid and solid waste storage facilities, storage, piping, etc. on 3043, 3085 and 3105 Dunning given the dependent nature of the servicing of the proposal, and
- x. On-site fire retention storage (as determined through consultation with Building Code Services).

19. Hydrogeology (**Zoning By-law Amendment & Site Plan Control**)

- In section 6.4, how does the maximum well yield compare to the anticipated water demands of the proposed use? Section 7.3 of the report provided the water demand from LPFL, but does not provide supplementary information on how the demand was derived. Reference can be provided to the Site Servicing Study to be completed.
- In section 6.4.1, the duration (20 minutes as noted in 6.6.1) until 95% recovery was achieved following the pumping test should be added for clarity.
- In section 6.7, it was noted that mitigative measures such as extending the well depth, drilling a second supply well, or utilizing storage as options to address long term yield concerns with the associated drawdown. Please expand the discussion in the reporting in regards to how it was assessed that the drawdown associated with the proposed use will not affect the supply of nearby groundwater users. The question of whether 15 meters

of drawdown over a 20-year period is appropriate should be contemplated and laid out in the reporting.

- In Appendix J, the Potential for Surficial Settlement document identifies a risk for settlement and impact on the existing structure adjacent to the supply well. It seems appropriate, given the risk identified, that the proponent complete the necessary geotechnical assessment to assess the risk based on the proposed groundwater extraction and the site conditions. Contemplation should be made with regards to the pumping rate and whether a reduction in the maximum rate or mitigative measures be in place to ensure impacts to the structure are acceptable.

Feel free to contact Travis Smith, Infrastructure Project Manager, for follow-up questions.

Hydrogeological

The following Report has been reviewed:

Hydrogeological Investigation and Terrain Analysis

Proposed Chicken Processing Facility

3043 Dunning Road, Ottawa, Ontario

Prepared by GEMTEC Consulting Engineers and Scientists Limited (GEMTEC), and dated February 13, 2024

The Report was prepared to support a zoning by-law amendment and site plan application for a proposed chicken processing plant, located at 3043 Dunning Road in Ottawa, Ontario, owned by Laplante Poultry Farms Limited (LPF). The Report was reviewed to confirm sufficient water quality and quantity can be obtained from an onsite well, to confirm acceptable impacts from the proposed onsite septic systems, and to confirm acceptable impacts from the onsite activity including pumping at the well, as per applicable Provincial regulations and guidelines, including the "City of Ottawa Hydrogeological and Terrain Analysis Guidelines" (HGTA, March 2021) and Ontario Drinking Water Standards, Objectives and Guidelines (ODWS, June 2006). In my review, consideration has been given to a technical consultation meeting conducted on March 25, 2024, between the City of Ottawa, the owner and the consultant (technical meeting).

In summary, additional information and assessment are required before the report meets Provincial and City Guideline requirements. Details are provided below.

Deficiencies:

Water Quantity and Quality Assessment:

20. An existing onsite well (TW1) was used to evaluate water quantity and quality suitability, with supporting information from available well records, homeowner interviews and geological mapping used to characterize soils for a septic impact assessment. Above ground oil storage tanks (ASTs) are reportedly located within 15 m distance from the TW1 and GEMTEC reported includes a recommendation to relocate the ASTs to comply with separation distances specified in O. Reg. 903. Two onsite monitoring clusters (shallow 24-1S and 24-2S and deep 24-1D and 24-2D) in addition to a water supply well at an adjacent property owned by LPF, were utilized to monitor the aquifer response during the pumping test.

The report includes a recommendation to potentially install another well to meet the ultimate demand. As discussed in the technical meeting however, it is understood that TW1 will be the only well utilized, with no intention to install another well. An updated report is required to explicitly state if the current well will be sufficient to meet the ultimate demand, otherwise, a second well must be established and tested.

21. Water Quantity: A pump test was completed at TW1 on January 25th and 26th, 2024, with a maximum drawdown of about 10 m and 95% recovery after 20 min of pumping termination reported. A drawdown of about 0.7 m, recovering to 86% after 15 hrs following pump termination was noted at 24-1D and 24-2D. No response was noted in the 24-1S and 24-2S monitors. A long-term TW1 well yield analysis is provided in section 6.7 at pages 23-24 of the report, with concerns for the long-term sustainability of the water supply. The availability and the long-term sustainability of the water supply should be demonstrated before approval is granted (see specific requirements below). Further, the calculated 153,750 L/day demand rate is greater than 50,000 L/day provincial threshold. A permit to take water (PTTW) from MECP is required and should be obtained prior to the site plan approval.
22. As discussed in the technical meeting, the pump test was not conducted at the correct rate to provide sufficient water supply for the total demand of 153,750 L/day if the well is used during typical 'working hours' (i.e., 8 or 10 hours per day). Further, the driller (step test) noted 172 L/min is the well capacity, which

would require about 15 hrs/day of pumping in order to meet the total daily demand. Thus, an updated report must include a discussion with regards operations, if an additional well installation and testing is not elected as a solution to meet the demand. The discussion should include, for example, details about how and where will the water storage be handled. If an additional well is required to meet the demand, the well needs to be drilled and tested for quality and quantity accordingly. In addition, the impact on neighboring wells needs to be assessed if a high rate is needed to meet the daily demand; a pump test should be designed to assess the potential impact.

23. Water Quality: Water samples were taken during the pump test, and water quality is assessed on section 6.5 at pages 19-21 of the report. Water quality meets the Ontario Drinking Water Quality Objectives, Standards and Guidelines (ODWS) for all parameter except hardness concentration of 345 to 340 mg/L, exceeding the 80 to 100 (OG) and iron 0.5 mg/L concentration reported above the ODWS (AO) of 0.3 mg/L but within the MCCRT treatable limit of 5.0 mg/L. The report recommends treatment for hardness and iron, with a bypass of the water softener for drinking water suggested. The sodium concentrations were below the aesthetic exceedance, and above the 20 mg/L health-related reporting limit. The report includes a recommendation to inform Ottawa Public Health (OPH) about the sodium concentration. Color values were 73 and 26 ACU in the water samples collected after 9 and 18 hrs of pumping, respectively, above the ODWS guidelines, attributed to be likely due to oxidization of metals in the samples during collection and transport. The field colour measured was 2 TCU. Turbidity value was above the ODWS at both the field and the sample collected after 9 hours of pumping but decreased below ODWS after 18 hours of pumping in both the laboratory and the field measurement.

24. The total coliforms, E. coli were non-detect at both water samples collected during the pumping test. However, a preliminary water sample collected from a pressure tank bypass has shown total coliform count of 48 CFU/100mL, attributed by the consultant to the sampling location within centimeters of the floor. It is not clear why the preliminary water sample was collected from the pressure tank bypass, since it is expected to exhibit exceedances and is not required as part of the groundwater sampling analysis. We will accept the water quality data collected during the pumping test.

Cumulative Impact Assessment:

25. An assessment of potential interference with neighboring drinking water wells is provided on section 7.3 at page 26 of the report. A drawdown of 0.7 m is reported

at the deep monitors (24-1D and 24-2D) located 150 m from TW1, recovered to 86% after 15 hrs following pump termination and it is unclear if the recovery, reported as up to 0.2 m, falls within the natural background fluctuations. From the technical consultation meeting, it is understood that background water level information was collected and will be expanded in the next submission. The nearest homeowner well on Dunning Road is located at a relatively comparable distance of about 200 m from TW1. It is understood that a cumulative impact assessment will be conducted for which a groundwater monitoring program, contingency plan and mitigation measures will be provided to MECP as part of the PTTW application. A copy of the cumulative impact assessment, groundwater monitoring program, contingency plan and mitigation measures should be provided for the City's review and records at an earlier stage of the application. The assessment should consider frequency and the magnitude of the impact (i.e., the potential for the daily drawdown expected to occur in the daily pumping operations, and the magnitude of the daily drawdown in relation to potential water quantity concerns for nearby well users).

Septic Impacts Assessment:

26. It is understood that processing waters from the proposed facility will be taken to an approved offsite receiver, identified as a lagoon located just out of the property boundary, and thus the onsite septic system flow will only include wastewater from employee washrooms.

27. Hydrogeological sensitivity: Sufficient support and professional opinion are provided that the site is not hydrogeologically sensitive.

28. Septic Impact Assessment: Assessment of potential impact from the septic system is provided on pages 10 to 15 of the report. The clay overburden is interpreted by the consultant to be an isolation layer for the underlying water supply aquifer, with enough supporting evidence provided in the report. Table 2.1 identifies 8 overburden wells within 500 m of the site. The report, however, identifies that no dug wells located within 200 m of the site. This was further confirmed in the technical meeting conducted in March 25, 2024. The updated report should include a discussion of the identified 8 overburden wells (well records to be included) to support the isolation argument.

29. Processing wastewater: It is understood that wastewater will be taken offsite to a nearby lagoon, as NASM, under an existing OMAFRA approval. It is unclear if

MECP is involved in the regulation of the lagoon. The updated report should discuss approval details of the wastewater, the logistics of the wastewater storage and transportation (i.e., temporarily stored onsite, pipe connection, lagoon capacity for daily wastewater...etc.), and the associated aquifer protection measures (i.e., capacity of lagoon given the daily volume of wastewater, operational details of transportation of wastewater from the lagoon to maintain daily capacity...etc.).

Additional notes :

- An update of the misplaced labels 24-02S and 24-01D in Table 6.3 is required.
- Section 8.1 recommends that bollards to be placed to protect the well if there is a risk of vehicular damage. The site development plan should be finalized at the site plan application and the need for bollards should be identified and finalized.
- Section 8.1 further recommends decommissioning any well onsite that will not be used in the future. The updated report should clearly state the plan for all wells at the site, including the monitoring wells, in relation to the possible long-term monitoring program. Any onsite wells that are not going to be used for water supply and/or for monitoring purposes, should be decommissioned according to well regulations.
- If they are planning to install a backup supply well as recommended in the report, they should indicate the location of the backup supply well on all plans and confirm that all required separation distances can be met. They do not need to test the backup supply well, but they still need to support that the proposed well yield can be met from the existing well(s) onsite, as discussed in the other comments in my review.

An updated report should be submitted to include all required data, analyses, and conclusions.

Feel free to contact Obai Mohammed, Hydrogeologist, for follow-up questions.

Transportation

Comments:

30. Show all details of the roads abutting the site; include such items as pavement markings, accesses, etc.

31. The turning movement diagrams identified on the site plan show that the existing access is not functional as vehicles movements travel through the ditches on either side of the access. Confirm design vehicle is appropriate. Submit turning movement diagram as a separate plan.
32. Should revisions be required to the site access due to accommodating turning movements, ensure site access meets the City's Private Approach Bylaw.
33. Internal turning movements show vehicles traveling off the driveway paths. Confirm design vehicle is appropriate. Submit turning movement diagram as a separate plan.
34. Show dimensions for site elements (i.e. lane/aisle widths, access width and throat length, parking stalls, pedestrian pathways, etc.)

Feel free to contact Josiane Gervais, Transportation Project Manager, for follow-up questions.

Environment

List of Studies and Plans Reviewed:

- ☐ **Environmental Impact Statement**, prepared by Gemtec, dated February 14, 2024.
- ☐ **Site Plan**, prepared by JL Richards, undated.
- ☐ **Draft Sewage System Design**, prepared by Kollard Associates, dated January 2024

Deficiencies:

35. A single EIS was submitted for both the Zoning Bylaw Amendment and Site Plan Control applications. While this document contains sufficient information on the ZBLA application, it did not have enough detail on the Site Plan application. A revised version, containing more information on the site plan stage should be submitted.
36. The 'drainage ditches' on site have not received a thorough enough analysis. It is recognized that the conservation authority does not consider these features to be a full watercourse, but they nevertheless do contribute to the ecological function of the recognized watercourse on site, the Jules Potvin Drain. More information on these 'ditches' is necessary.

Compensation plantings, especially on the south side of these features, would be useful in providing habitat, reducing heat, and preventing pollution from entering

these ditches and, therefore, the drain. These compensation plantings would be an acceptable substitute for a more detailed Headwaters Drainage Features Assessment, as the most likely mitigation recommended from this report would be compensation plantings anyway.

37. The Jules Potvin Drain is a recognized watercourse. The current drive aisles at the back of the site are within the required 30m setback. Currently, the City is not requesting the relocation of these features, but compensation plantings between the drive aisles and the drain are required in order to help reduce the impacts operations are having, and will have, on this feature.

38. Additional tree plantings, similar to what exists on the west end of the site, would be encouraged on other sections of the site as well. The City prefers that all tree plantings be of a native and non-invasive species.

Feel free to contact Sami Rehman (or if he is not available, Mark Elliott), Environmental Planner, for follow-up questions.

Forestry

Comments:

39. Landscape Plan (LP) only required if new trees are proposed. **Landscape Plan Terms of Reference must be adhered to:**

(https://documents.ottawa.ca/sites/documents/files/landscape_tor_en.pdf).

For more information on these requirements please contact

hayley.murray@ottawa.ca

- Please ensure any retained trees are shown on the LP
- Minimum Setbacks
 - i. Maintain 1.5m from sidewalk or MUP/cycle track or water service laterals.
 - ii. Maintain 2.5m from curb
 - iii. Coniferous species require a minimum 4.5m setback from curb, sidewalk, or MUP/cycle track/pathway.
 - iv. Maintain 7.5m between large growing trees, and 4m between small growing trees. Park or open space planting should consider 10m spacing, except where otherwise approved in naturalization / afforestation areas.

- v. Adhere to Ottawa Hydro's planting guidelines (species and setbacks) when planting around overhead primary conductors.

40. Tree specifications

- Minimum stock size: 50mm tree caliper for deciduous, 200cm height for coniferous.
- Maximize the use of large deciduous species wherever possible to maximize future canopy coverage.
- Tree planting on city property shall be in accordance with the City of Ottawa's Tree Planting Specification; and if possible, include watering and warranty as described in the specification.
- No root barriers, dead-man anchor systems, or planters are permitted.
- No tree stakes unless necessary (and only 1 on the prevailing winds side of the tree)

41. Hard surface planting

- If there are hard surface plantings, a planting detail must be provided.
- Curb style planter is highly recommended.
- No grates are to be used and if guards are required, City of Ottawa standard (which can be provided) shall be used.
- Trees are to be planted at grade.
- Soil Volume - Please demonstrate as per the Landscape Plan Terms of Reference that the available soil volumes for new plantings will meet or exceed the minimum soil volumes requested

42. Sensitive Marine Clay - Please follow the City's 2017 Tree Planting in Sensitive Marine Clay guidelines.

43. The city requests that consideration be given to planting native species wherever there is a high probability of survival to maturity.

44. Efforts shall be made to provide as much future canopy cover as possible at a site level, through tree planting and tree retention. The Landscape Plan shall

show/document that the proposed tree planting and retention will contribute to the City's overall canopy cover over time. Please provide a projection of the future canopy cover for the site to 40 years.

Feel free to contact Hayley Murray, Forester, for follow-up questions.

Parkland

Comments:

45. The amount of parkland dedication required is to be calculated as per the City of Ottawa Parkland Dedication By-law No. 2022-280.
46. The proposal presented at the pre-consultation meeting included a change from agriculture use / agricultural-related uses to heavy industrial use as defined in the Zoning By-law. The conveyance of parkland requirement for an industrial development is 2% of the gross land area.
47. Please note that the park comments are preliminary and will be finalized (and subject to change) upon receipt of the development application and any requested supporting documentation. Additionally, if the proposed land use changes, then the parkland dedication requirement will be re-evaluated accordingly.
48. Parks & Facilities Planning (PFP) will be requesting **cash-in-lieu of conveyance of parkland** for parkland dedication in accordance with the Parkland Dedication By-law NO. 2022-280.
49. Other Parkland Dedication By-law sections that may be relevant to this application:
 - Section 3 – Requirement for parkland dedication
 4. Except as otherwise identified herein, only Council has the authority to waive the parkland dedication requirements for development or redevelopment as calculated pursuant to the provisions herein.
 - Section 11 (2) of the Parkland Dedication By-law states that “No conveyance of land or payment of cash-in-lieu under this by-law is required in the case of development or redevelopment of:



- j. agricultural use and agricultural-related uses as defined in the Zoning By-law"

Feel free to contact Warren Bedford, Parks Planner, for follow-up questions.

Conservation Authority

50. Rideau Valley Conservation Authority did not provide comments as part of this pre-consultation. They will be circulated on future pre-consultations, with the applicant's permission, and the formal rezoning and Site Plan Control applications. City staff strongly recommend contacting the RVCA for any comments they may have.

Should there be any questions, please do not hesitate to contact myself or the contact identified for the above areas / disciplines.

Yours Truly,
Sean Harrigan

c.c. Jeffrey Ostafichuk
Travis Smith
Kevin Hall
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Appendix F
Stormwater Management
Calculations

3043 DUNNING ROAD

Pre and Post-development Peak Flow Calculations

Guidance on Approach to Estimate Peak Flow Calculations

- 1 Peak flows shall be estimated based on a 1:2 year and 1:100 year IDF
- 2 Time of Concentration (Tc) is assumed to be 10 minutes.

To Dunning Rd Ditch

Pre-Development Area Breakdown:

Type of Area	Area (m ²)	C-Factor
Road Ditch	777	0.34
Total =	777	0.34

Time of Concentration (existing):

Tc = 10.00 mins

Intensity _(2yr) =	76.81 mm/hr
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Intensity _(100yr) =	178.56 mm/hr
--------------------------------	--------------

Existing Peak Flow Calculations

$$Q_{2yr} = 2.78CAI$$

$$Q_{2yr} = (2.78) \times (0.34) \times (0.08 \text{ ha}) \times (76.81 \text{ mm/hr})$$

Q_{2yr} =	5.7 L/s
--------------------------	----------------

$$Q_{100yr} = 2.78CAI$$

$$Q_{100yr} = (2.78) \times (0.34 \times 1.25) \times (0.08 \text{ ha}) \times (178.56 \text{ mm/hr})$$

Q_{100yr} =	16.6 L/s
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Post-Development Area Breakdown:

Type of Area	Area (m ²)	C-Factor
Road Ditch	777	0.35
Total =	777	0.35

Time of Concentration (proposed):

Tc = 10.00 mins

Intensity _(2yr) =	76.81 mm/hr
------------------------------	-------------

Intensity _(100yr) =	178.56 mm/hr
--------------------------------	--------------

Peak Flow Calculations

$$Q_{2yr} = 2.78CAI$$

$$Q_{2yr} = (2.78) \times (0.35) \times (0.08 \text{ ha}) \times (76.81 \text{ mm/hr})$$

Q_{2yr} =	5.7 L/s
--------------------------	----------------

$$Q_{100yr} = 2.78CAI$$

$$Q_{100yr} = (2.78) \times (0.35 \times 1.25) \times (0.08 \text{ ha}) \times (178.56 \text{ mm/hr})$$

Q_{100yr} =	16.7 L/s
----------------------------	-----------------

To Jules Potvin Municipal Drain

Pre-Development Area Breakdown:

Type of Area	Area (m ²)	C-Factor
South Ditch	3355	0.26
North Ditch	7138	0.42
South Ditch 2	4336	0.55
Municipal Drain	1443	0.38
Total =	16271	0.42

Time of Concentration (existing):

Tc = 10.00 mins

Intensity _(2yr) =	76.81 mm/hr
------------------------------	-------------

Intensity _(100yr) =	178.56 mm/hr
--------------------------------	--------------

Existing Peak Flow Calculations

$$Q_{2yr} = 2.78CAI$$

$$Q_{2yr} = (2.78) \times (0.42) \times (1.63 \text{ ha}) \times (76.81 \text{ mm/hr})$$

Q_{2yr} =	145.9 L/s
--------------------------	------------------

$$Q_{100yr} = 2.78CAI$$

$$Q_{100yr} = (2.78) \times (0.42 \times 1.25) \times (1.63 \text{ ha}) \times (178.56 \text{ mm/hr})$$

Q_{100yr} =	424.0 L/s
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Post-Development Area Breakdown:

Type of Area	Area (m ²)	C-Factor
South Ditch	3364	0.27
North Ditch	7440	0.46
South Ditch 2	4024	0.50
Municipal Drain	1443	0.38
Total =	16271	0.42

Time of Concentration (proposed):

Tc = 10.00 mins

Intensity _(2yr) =	76.81 mm/hr
------------------------------	-------------

Intensity _(100yr) =	178.56 mm/hr
--------------------------------	--------------

Peak Flow Calculations

$$Q_{2yr} = 2.78CAI$$

$$Q_{2yr} = (2.78) \times (0.42) \times (1.63 \text{ ha}) \times (76.81 \text{ mm/hr})$$

Q_{2yr} =	145.9 L/s
--------------------------	------------------

$$Q_{100yr} = 2.78CAI$$

$$Q_{100yr} = (2.78) \times (0.42 \times 1.25) \times (1.63 \text{ ha}) \times (178.56 \text{ mm/hr})$$

Q_{100yr} =	424.0 L/s
----------------------------	------------------

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