

December 18, 2006

Mr. Paul Robinson
Lloyd Phillips and Associates Ltd.
100 Palamino Drive
Kanata, Ontario
K2M1N3

Dear Paul

**Subject: Site Plan Control Application
3580 Strandherd Drive - Former Municipality of Nepean**

The Manager, Development Approvals East/South Division, Planning and Infrastructure Approvals has approved the Site Plan Control application submitted on Jun 30, 2006; subject to the entering into Amending Agreement and the conditions contained in the attached Delegated Authority report.

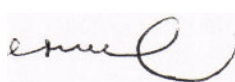
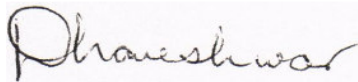
It is important to note that this Site Plan Control Approval will lapse if the Amending Agreement is not entered into by December 18,2006.

Also enclosed is a copy of the approved plan(s). We will retain the original site plan(s).

A copy of the Applicant's Estimate of Costs has been included. This needs to be completed and returned to me in order initiate the preparation of a Amending Agreement. An electronic copy of this form will be e-mailed to you to expedite the processing of this information.

Please contact me at 613-580-2424, extension 27787 or e-mail Dhaneshwar.Neermul@ottawa.ca if you have any questions in this regard.

Yours truly,



Dhaneshwar Neermul MCIP. RPP
Planning and Infrastructure Approvals Branch
Planning, Transit and the Environment

Attach, (incl. distribution) *Shaping our
future together*

Ensemble, formons notre avenir

City of Ottawa
Planning, Transit and the Environment
110 Laurier Avenue West
Ottawa ON K1P 1U1
Tel: 613-580-2400
Fax: 613-580-2576
www.ottawa.ca

Ville d'Ottawa
Urbanisme, Transport en commun et Environnement
110, avenue Laurier Ouest
Ottawa ON K1P 1U1
Tel: 613-580-2400
Fac: 613-580-2576
www.ottawa.ca

Ottawa

**SITE PLAN CONTROL APPROVAL APPLICATION
DELEGATED AUTHORITY REPORT
MANAGER, DEVELOPMENT APPROVALS, EAST/SOUTH DIVISION,
PLANNING AND INFRASTRUCTURE APPROVALS**

Site Location: 3580 Strandherd Drive

File No.: D07-12-06-0169

Date of Application: June 30, 2006

This SITE PLAN CONTROL application submitted by **Paul Robinson**, on behalf of Imperial Oil, is APPROVED as shown on the following plan(s):

- 1. Site Plan - Drive Thru Addition, 3580 Strandherd Drive and Longfields Drive, Sheet 000** prepared by **Imperial Oil**, and last revised May 25, 2006.
- 2. Proposed Landscape Plan, Drive Thru Addition; Existing and Proposed Buffer Planting to Drive Thru, 3580 Strandherd Drive and Longfields Drive, Sheet 001** prepared by **Douglas W. Kerr & Associates Ltd.**, last revised **October 30, 2006**
- 3. Landscape Details and Construction Notes, 3580 Strandherd Drive and Longfields Drive, Sheet 002** prepared by **Douglas W. Kerr & Associates Ltd.**, last revised **October 30, 2006**
- 4. TDL Conversion - Proposed Exterior Elevations, 3580 Strandherd Drive, Sheet A06** prepared by **Imperial Oil**, and last revised **October 30, 2006**.

And subject to the following Standard and Special Conditions:

Standard Conditions

1. The applicant shall enter into a standard site development agreement consisting of the following conditions. In the event the Owner fails to enter into such agreement within one year, this approval shall lapse.
2. The Owner shall obtain such permits as may be required from Municipal or Provincial authorities and shall file copies thereof with the Director, Planning and Infrastructure Approvals.

3. The Owner agrees to extend internal walkways beyond the limits of the subject lands to connect to existing or proposed public sidewalks, at the sole expense of the Owner, to the satisfaction of the Director, Planning and Infrastructure Approvals.
4. The Owner agrees that the parking areas (and entrances) shall have barrier curbs and shall be constructed in accordance with a design professional and approved by the Director, Planning and Infrastructure Approvals.
5. The Owner agrees that any portion of the subject property which is intended to be used for snow storage shall be as shown on the approved site plan or as otherwise approved by the Director, Infrastructure Approvals and shall not interfere with approved grading and drainage patterns or servicing. Snow storage areas shall be setback from property lines, foundations, fencing or landscaping a minimum of 1.5 metres. Snow storage areas shall not occupy driveways, aisles, required parking spaces or any portion of a road allowance.
6. The Owner shall be responsible to design and construct sidewalk(s) within public right-of-ways or on other city owned lands (to provide a pedestrian connection from or to the site) as may be determined by the Director of Planning and Infrastructure Approvals. Such sidewalk(s) shall be located and constructed to City Standards and as approved by the Director, Infrastructure Approvals.
7. The Owner shall reinstate at its expense, to the satisfaction of the Director, Infrastructure Services, any property of the City, including, but not limited to, sidewalks and curbs, boulevards, that are damaged as a result of the subject development.

Karen Currie

Manager, Development Approvals East/South
Planning and Infrastructure Approvals

Attach: Site Plan Control Application approval - Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

SITE LOCATION

3580 Strandherd Drive, D07-12-06-0169

SYNOPSIS OF APPLICATION

This application proposal is to construct a Tim Horton's Drive-Thru on this site in conjunction with the existing convenience store and gas station. The drive-through will be constructed on the easterly portion of the existing convenience store building. No new buildings or additions to the existing buildings are proposed. Minor modifications to the on-site circulation will be undertaken to accommodate the drive-thru lane and minimize pedestrian and automobile conflicts.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The site is designated as a General Urban Area in the 2003 Ottawa Official Plan. The proposal conforms to the Official Plan policies relating to this designation.
- The site underwent a zoning by-law amendment in April 2006 to a change the zoning to CA3 (CN) Block 10 through By-law 2006-158. This amendment added the Drive-thru Operation to this site, provided it was integrated into the existing convenience store. The proposal conforms to all other provisions in the zoning bylaw.
- A registered amended site plan agreement is required because the total amount of securities to be provided to the City exceeds \$5,000.

CONSULTATION DETAILS

Councillor Jan Harder - Barrhaven has concurred with the proposed conditions of approval.

Councillor Jan Harder - Barrhaven indicated the following:

The Councillor requested to be kept informed of any objections or comments from the neighbours to the site.

Response to Comments:

Staff received one comment from an owner of a business located in the neighbouring Strandherd Plaza to the east. Councillor Harder was informed of the objection and attempts were made to meet with the owner.

Public Comments

This application was subject to the Public Notification and Consultation Policy.

Supplemental notification was done.

Supplemental notification was carried out, and included:

- written notice to an abutting resident who is located to the north of the gas station. This resident also appeared at Planning and Environment Committee to object the proposed Zoning By-law amendment in April 2006. No comments were received from this resident.

Summary of Comments and Response

The only comment received on this application, through the Barrhaven Business Improvement Association (BBIA), was from the neighbouring business owner of Steamers Coffee House in the plaza to the east of this site. The concern was that the introduction of drive-thru at this location would negatively impact the business operation of Steamers. Staff responded that the opportunity to object to the use should have been done through the Zoning By-law amendment process, which was carried out in April 2006. It was further explained that this was a site plan process, which did not afford any ability to object to the use, but rather was to deal with site related issues to integrate the drive-thru into the existing use in an efficient manner. Staff contacted the owner on various occasions to arrange a meeting to discuss the zoning process that led to the use and the current site plan. These attempts went unanswered.

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority due to the attempts at resolving the abutting owners objections to the use.

Contact: Dhaneshwar Neermul Tel: 613-580-2424 extension 27787 , fax 613-580-2576 or e-mail: Dhaneshwar.Neermul@ottawa.ca