



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

Site Location: 151-159 Wescar Lane

File No.: D07-12-24-0105

Date of Application: September 16, 2024

This SITE PLAN CONTROL application submitted by Keith Argue, Argue Construction Ltd., on behalf of Sunbelt Rentals Inc., is APPROVED as shown on the following plan(s):

1. **Site Plan**, Drawing A1.0, prepared by Peter Mansfield, Architect, dated 08-17-2023, revision 07 dated 11-15-2024.
2. **Site Details**, Drawing A1.1, prepared by Peter Mansfield, Architect, dated 08-17-2023, revision 07 dated 11-15-2024.
3. **Building Elevations - North & West Phase 1 Building**, Drawing A3.0, prepared by Peter Mansfield, Architect, dated 08-17-2023, revision 07 dated 11-15-2024.
4. **Building Elevations - South & East Phase 1 Building**, Drawing A3.1, prepared by Peter Mansfield, Architect, dated 08-17-2023, revision 07 dated 11-15-2024.
5. **Building 2 Elevations Phase 2 Building**, Drawing A3.2, prepared by Peter Mansfield, Architect, dated 08-17-2023, revision 07 dated 11-15-2024.
6. **Topographical Plan of Survey of Part of Block 31 and Block 28, Registered Plan 4M-356, Geographic Township of West Carleton in the City of Ottawa**, prepared by George N. Bracken, Ontario Land Surveyor, dated Feb. 27, 2023.
7. **Site Overview**, Drawing C-1 of 17, prepared by D.B. Gray Engineering Inc., dated Jul 17-23, revised Aug 22-24.
8. **Site Servicing Plan (East Area)**, Drawing C-2 of 17, prepared by D.B. Gray Engineering Inc., dated Jul 17-23, revised Aug 22-24.
9. **Site Servicing Plan (South Area)**, Drawing C-3 of 17, prepared by D.B. Gray Engineering Inc., dated Jul 17-23, revised Aug 22-24.
10. **Site Servicing Plan (West Area)**, Drawing C-4 of 17, prepared by D.B. Gray Engineering Inc., dated Jul 17-23, revised Aug 22-24.

11. **Septic System**, Drawing C-5 of 17, prepared by D.B. Gray Engineering Inc., dated Jul 17-23, revised Aug 22-24.
12. **Sewer Insulation**, Drawing C-6 of 17, prepared by D.B. Gray Engineering Inc., dated Aug 16-23, revised Aug 22-24.
13. **Water Profile Table (Line A, B, C & D)**, Drawing C-7 of 17, prepared by D.B. Gray Engineering Inc., dated Aug 16-23, revised Aug 22-24.
14. **Water Profile Table (Line E & F)**, Drawing C-8 of 17, prepared by D.B. Gray Engineering Inc., dated Aug 16-23, revised Aug 22-24.
15. **Sanitary Forcemain Profile Table**, Drawing C-9 of 17, prepared by D.B. Gray Engineering Inc., dated Aug 16-23, revised Aug 22-24.
16. **Grading Plan (East Area)**, Drawing C-10 of 17, prepared by D.B. Gray Engineering Inc., dated May 18-23, revised Aug 22-24.
17. **Grading Plan (South Area)**, Drawing C-11 of 17, prepared by D.B. Gray Engineering Inc., dated May 18-23, revised Aug 22-24.
18. **Grading Plan (West Area)**, Drawing C-12 of 17, prepared by D.B. Gray Engineering Inc., dated May 18-23, revised Aug 22-24.
19. **Erosion & Sediment Control Plan**, Drawing C-13 of 17, prepared by D.B. Gray Engineering Inc., dated Jul 17-23.
20. **Details**, Drawing C-14 of 17, prepared by D.B. Gray Engineering Inc., dated Jul 17-23, revised Aug 22-24.
21. **Notes & Schedule**, Drawing C-15 of 17, prepared by D.B. Gray Engineering Inc., dated Jul 17-23.
22. **Pre-Development Drainage Plans**, Drawing C-16 of 17, prepared by D.B. Gray Engineering Inc., dated Jul 17-23, revised Aug 22-24.
23. **Post-Development Drainage Plans**, Drawing C-17 of 17, prepared by D.B. Gray Engineering Inc., dated Jul 17-23, revised Aug 22-24.
24. **Retaining Wall Details**, Drawing S-100, prepared by D+M Structural Ltd., dated 2024-06-11.
25. **Landscape Plan**, Drawing L1.01, prepared by Levstek Consultants Inc., dated Aug. 2023, revised Nov. 14/24.
26. **Landscape Plan Soil Volume Data Layer**, Drawing L1.01B, prepared by Levstek Consultants Inc., dated Aug. 2023, revised Nov. 14/24.
27. **Landscape Details**, Drawing L2.01, prepared by Levstek Consultants Inc., dated Aug. 2023, revised Aug 16/24.

And as detailed in the following report(s):

1. **Drainage Study - Part of Cardevco Subdivision 106 to 181 Wescar Lane & 121 to 135 Crdevco Road and the Removal of a 9.0m Drainage Easement at 151-159 Wescar Lane, Ottawa**, prepared by D. B. Gray Engineering Inc., dated June 12, 2024, revised July 18, 2024.
2. **Environmental Impact Study (EIS) & Tree Conservation Report, 151-159 Wescar Lane, Part of Lot 6, Concession 3, City of Ottawa**, prepared by BCH Environmental Consulting Inc., dated November 18, 2024.
3. **Hydrogeological and Terrain Study, Proposed Light Industrial Buildings 151-159 Wescar Lane, City of Ottawa, Ontario**, prepared by Kollaard Associates, dated November 13, 2023.
4. **Phase One Environmental Site Assessment, 151 and 159 Wescar Lane, Carp, Ontario**, prepared by GEMTEC Consulting Engineers and Scientists Limited, dated October 25, 2024.
5. **Report on Geotechnical Investigation, Proposed Commercial Buildings 151-159 Wescar Lane, City of Ottawa, Ontario**, prepared by Kollaard Associates, dated June 14, 2023, revised December 6, 2023 & August 29, 2024.
6. **Stage 1 and 2 Archaeological Assessment: 151 and 159 Wescar Lane, Part Block 31, Plan 4M-356; Part 16 and 17, Plan 4R10176; Part 8, Plan 4R-395; Part Lot 6, Concession 3, Geographic Township of Huntley, Carleton County, City of Ottawa, Ontario**, prepared by Matrix Heritage Inc., dated July 2023.
7. **Review and Entry into the Ontario Public Register of Archaeological Reports: Archaeological Assessment Report Entitled, "Stage 1 and 2 Archaeological Assessment: 151 and 159 Wescar Lane Part Block 31, Plan 4M-356 Part 16 and 17, Plan 4R10176 Part 8, Plan 4R-395 Part Lot 6, Concession 3, Geographic Township of Huntley, Carleton County, City of Ottawa, Ontario "**, Dated Jul 26, 2023, Filed with MCM Toronto Office on Jul 31, 2023, MCM Project Information Form Number P369-0370-2023, P369-0362-2023, MCM File Number 0018980, dated Jan 18, 2024, prepared by Paige Campbell, Archaeology Review Officer, Ministry of Citizenship and Multiculturalism (MCM).
8. **Site Servicing Study & Stormwater Management Report, 151-159 Wescar Lane, Ottawa, Ontario**, prepared by D. B. Gray Engineering Inc., dated August 13, 2023, revised August 22, 2024.
9. **Summary of Groundwater Level Measurements, Proposed Commercial Development, 151-159 Wescar Lane, City of Ottawa, Ontario**, prepared by Kollaard Associates, dated May 29, 2024.
10. **Sunbelt Rentals inc. Equipment Maintenance Facility, 151-159 Wescar Lane, Carp, Ontario**, prepared by Massoud Yazdani, P. Eng., M & E Engineering, dated November 08, 2024.

11. **Waste Disposal Site Impact Memorandum, 151 and 159 Wescar Lane, Carp, Ontario, K0A 1L0**, prepared by GEMTEC Consulting Engineers, dated October 25, 2024.
12. **Zoning Confirmation Report**, prepared by ZanderPlan Inc., dated October 31, 2024, revised November 19, 2024.

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

Requirements

1. The Owner shall submit a certificate of insurance in a form satisfactory to the City. The certificate of insurance must be issued in favor of the City of Ottawa in an amount not less than five million dollars per occurrence, must contain an endorsement naming the City as an additional insured and an unconditional thirty days' notice of any material change or cancellation of the policy.

General Conditions

1. Lapsing of Approval

The Owner shall enter into this Site Plan Control Agreement, including all standard and special conditions, financial and otherwise, as required by the City. In the event that the Owner fails to sign this Agreement, complete the conditions to be satisfied prior to the signing of this Agreement, and have the corresponding building permit(s) issued within three (3) years of Site Plan approval, the approval shall lapse.

2. Barrier Curbs

The Owner acknowledges and agrees that the parking areas and entrances shall have barrier curbs and shall be constructed in accordance with the drawings of a design professional, such drawings to be approved by the General Manager, Planning, Development and Building Services.

3. Water Supply for Fire Fighting

The Owner shall provide adequate water supply for fire fighting for every building. Water supplies may be provided from a public water works system, automatic fire pumps, pressure tanks or gravity tanks.

4. Construction Fencing

The Owner acknowledges and agrees to install construction fencing, at its expense, in such a location as may be determined by the General Manager, Planning, Development and Building Services.

5. Completion of Works

The Owner acknowledges and agrees that no new building will be occupied on the lands until all requirements with respect to completion of the Works as identified in

this Agreement have been carried out and received Approval by the General Manager, Planning, Development and Building Services, including the installation of municipal numbering provided in a permanent location visible during both day and night and the installation of any street name sign on relevant streets. Notwithstanding the non-completion of the foregoing Works, occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning, Development and Building Services, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Development and Building Services for such occupancy in writing.

Until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Development and Building Services, the Owner shall give notice to the City of a proposed conveyance of title to any building at least thirty (30) days prior to any such conveyance. No conveyance of title to any building shall be effective unless the Owner has complied with this provision.

Nothing in this clause shall be construed as prohibiting or preventing the approval of a consent for severance and conveyance for the purposes of obtaining financing.

6. **Development Charges**

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

7. **Update to Plans and Studies**

The Owner acknowledges and agrees, prior to issuance of a Commence Work Notification and building permit, to update the following plans and studies to address the comments from the formal review letter dated January 20, 2025 to the satisfaction of the General Manager, Planning, Development and Building Services Department.

- (a) **Site Plan**, Drawing A1.0, prepared by Peter Mansfield, Architect, dated 08-17-2023, revision 07 dated 11-15-2024.
- (b) **Site Details**, Drawing A1.1, prepared by Peter Mansfield, Architect, dated 08-17-2023, revision 07 dated 11-15-2024.
- (c) **Landscape Plan**, Drawing L1.01, prepared by Levstek Consultants Inc., dated Aug. 2023, revised Nov. 14/24.
- (d) **Landscape Details**, Drawing L2.01, prepared by Levstek Consultants Inc., dated Aug. 2023, revised Aug 16/24.
- (e) **Zoning Confirmation Report**, prepared by ZanderPlan Inc., dated October 31, 2024, revised November 19, 2024.

- (f) **Site Overview**, Drawing C-1 of 17, prepared by D.B. Gray Engineering Inc., dated Jul 17-23, revised Aug 22-24.
- (g) **Site Servicing Plan (East Area)**, Drawing C-2 of 17, prepared by D.B. Gray Engineering Inc., dated Jul 17-23, revised Aug 22-24.
- (h) **Site Servicing Plan (South Area)**, Drawing C-3 of 17, prepared by D.B. Gray Engineering Inc., dated Jul 17-23, revised Aug 22-24.
- (i) **Site Servicing Plan (West Area)**, Drawing C-4 of 17, prepared by D.B. Gray Engineering Inc., dated Jul 17-23, revised Aug 22-24.
- (j) **Sewer Insulation**, Drawing C-6 of 17, prepared by D.B. Gray Engineering Inc., dated Aug 16-23, revised Aug 22-24.
- (k) **Water Profile Table (Line A, B, C & D)**, Drawing C-7 of 17, prepared by D.B. Gray Engineering Inc., dated Aug 16-23, revised Aug 22-24.
- (l) **Water Profile Table (Line E & F)**, Drawing C-8 of 17, prepared by D.B. Gray Engineering Inc., dated Aug 16-23, revised Aug 22-24.
- (m) **Sanitary Forcemain Profile Table**, Drawing C-9 of 17, prepared by D.B. Gray Engineering Inc., dated Aug 16-23, revised Aug 22-24.
- (n) **Grading Plan (East Area)**, Drawing C-10 of 17, prepared by D.B. Gray Engineering Inc., dated May 18-23, revised Aug 22-24.
- (o) **Grading Plan (South Area)**, Drawing C-11 of 17, prepared by D.B. Gray Engineering Inc., dated May 18-23, revised Aug 22-24.
- (p) **Grading Plan (West Area)**, Drawing C-12 of 17, prepared by D.B. Gray Engineering Inc., dated May 18-23, revised Aug 22-24.
- (q) **Erosion & Sediment Control Plan**, Drawing C-13 of 17, prepared by D.B. Gray Engineering Inc., dated Jul 17-23.
- (r) **Details**, Drawing C-14 of 17, prepared by D.B. Gray Engineering Inc., dated Jul 17-23, revised Aug 22-24.
- (s) **Notes & Schedule**, Drawing C-15 of 17, prepared by D.B. Gray Engineering Inc., dated Jul 17-23.
- (t) **Post-Development Drainage Plans**, Drawing C-17 of 17, prepared by D.B. Gray Engineering Inc., dated Jul 17-23, revised Aug 22-24.
- (u) **Retaining Wall Details**, Drawing S-100, prepared by D+M Structural Ltd., dated 2024-06-11.
- (v) **Zoning Confirmation Report**, prepared by ZanderPlan Inc., dated October 31, 2024, revised November 19, 2024.

- (w) **Drainage Study - Part of Cardevco Subdivision 106 to 181 Wescar Lane & 121 to 135 Cardevco Road and the Removal of a 9.0m Drainage Easement at 151-159 Wescar Lane, Ottawa**, prepared by D. B. Gray Engineering Inc., dated June 12, 2024, revised July 18, 2024.
- (x) **Environmental Impact Study (EIS) & Tree Conservation Report, 151-159 Wescar Lane, Part of Lot 6, Concession 3, City of Ottawa**, prepared by BCH Environmental Consulting Inc., dated November 18, 2024.
- (y) **Hydrogeological and Terrain Study, Proposed Light Industrial Buildings**, 151-159 Wescar Lane, prepared by Kollaard Associates Ltd., dated November 13, 2023.
- (z) **Site Servicing Study & Stormwater Management Report, 151-159 Wescar Lane, Ottawa, Ontario**, prepared by D. B. Gray Engineering Inc., dated August 13, 2023, revised August 22, 2024.
- (aa) **Summary of Groundwater Level Measurements, Proposed Commercial Development**, 151-159 Wescar Lane, City of Ottawa, Ontario, prepared by Kollaard Associates, dated May 29, 2024.
- (bb) **Waste Disposal Site Impact Memorandum, 151 and 159 Wescar Lane, Carp, Ontario, K0A 1L0**, prepared by GEMTEC Consulting Engineers, dated October 25, 2024.

The Owner further acknowledges and agrees that the submission may necessitate changes to the plans and reports approved herein. If necessary, the Owner further acknowledges and agrees to provide all revised plans and reports to the General Manager, Planning, Development and Building Services Department prior to issuance of a Commence Work Notification and building permit.

Special Conditions

8. Professional Engineering Inspection

The Owner shall have competent Professional Engineering inspection personnel on-site during the period of construction, to supervise the Works, and the General Manager, Planning, Real Estate and Economic Development, shall have the right at all times to inspect the installation of the Works. The Owner acknowledges and agrees that should it be found in the sole opinion of the General Manager, Planning, Real Estate and Economic Development, that such personnel are not on-site or are incompetent in the performance of their duties, or that the said Works are not being carried out in accordance with the approved plans or specifications and in accordance with good engineering practice, then the General Manager, Planning, Real Estate and Economic Development, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

9. Easement

The Owner acknowledges and agrees, prior to issuance of a Commence Work Notification and building permit, to provide evidence to the satisfaction of the General Manager, Planning, Development and Building Services Department that a Release of the easement corresponding with Instrument No. LT306284 and as shown as Part 8 on Plan 4R-3951 and Part 17 on Plan 4R-10176 has been registered against all lands named within said easement.

10. **Merging of Title**

The Owner acknowledges and agrees to consolidate the parcel titles for PIN 04536-0077 and 04536-0078 into a single registered parcel title and provide evidence of the completed title merger, or to provide evidence that the titles are merged as a result of the parcels' common ownership, to the satisfaction of the General Manager, Planning, Development and Building Services Department.

11. **Private Access**

The Owner acknowledges and agrees that all private accesses to Roads shall comply with the City's Private Approach By-Law being By-Law No. 2003-447 as amended, or as approved through the Site Plan control process.

ENGINEERING

Geotechnical Engineering and Soils

12. **Geotechnical Investigation**

The Owner acknowledges and agrees that it shall retain the services of a geotechnical engineer, licensed in the Province of Ontario, to ensure that the recommendations of the Report on Geotechnical Investigation, Proposed Commercial Buildings 151-159 Wescar Lane, City of Ottawa, Ontario (the "Report"), referenced in Schedule "E" herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Development and Building Services with confirmation issued by the geotechnical engineer that the Owner has complied with all recommendations and provisions of the Report, prior to construction of the foundation and at the completion of the Works, which confirmation shall be to the satisfaction of the General Manager, Planning, Development and Building Services.

13. **Retaining Wall**

The Owner agrees to submit to the General Manager, Planning, Development and Building Services, prior to issuance of a building permit, details of the retaining walls which are greater than one metre in height, as shown on the approved Site Plan, Landscape Plan, and Site Servicing Plan (East Area) referenced in Schedule "E" hereto, which shall be designed and prepared by a Professional Structural Engineer, licensed in the Province of Ontario, to the satisfaction of the General Manager, Planning, Development and Building Services. The Owner shall provide confirmation to the General Manager, Planning, Development and Building Services that the Professional Structural Engineer has inspected and confirmed

that the retaining walls have been constructed in accordance with the approved retaining wall details.

14. **Retaining Wall – Stability**

The Owner acknowledges and agrees to install the proposed retaining walls in accordance with the approved Retaining Wall Design for the infiltration trench in the southeast corner of the site and as shown on the approved Site Plan, Landscape Plan, and Site Servicing Plan (East Area), both referenced in Schedule “E” hereto. The Owner shall provide written confirmation, satisfactory to the General Manager, Planning, Development and Building Services, that a Geotechnical Engineer/Professional Structural Engineer, licensed in the Province of Ontario, has inspected and confirmed that the retaining walls have been constructed in accordance with the said approved Retaining Wall Design for the infiltration trench in the southeast corner of the site. The Owner further acknowledges and agrees to provide an Internal Compound Stability (ICS) analysis from a Geotechnical Engineer / Professional Structural Engineer, licensed in the Province of Ontario, that all retaining walls, which are greater than one metre in height have been checked for global stability, have a factor of safety of at least 1.5 for static conditions (as calculated through SLIDE) and 1.1 for seismic conditions is achieved, which shall be to the satisfaction of the General Manager, Planning, Development and Building Services. The report shall provide structural details of the retaining wall(s).

The Owner further acknowledges and agrees to retain the services of a Professional Structural Engineer and a Soils Engineer, licensed in the Province of Ontario, to inspect any retaining walls on the subject lands and confirm that the retaining walls have been constructed in accordance with the approved retaining wall details.

Groundwater

15. **Notice on Title – Quality and Quantity of Groundwater**

The Owner acknowledges and agrees that a notice shall be registered on title to the subject lands, at the Owner’s expense. The Owner further acknowledges and agrees that such notice on title, or the clauses as written directly below, shall be included in all agreements of purchase and sale and lease agreements to inform prospective purchasers and tenants of these matters. The notice on title shall include, but not be limited to, the following:

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

“The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that the City of Ottawa does not guarantee the quality or the quantity of the groundwater. The purchaser/lessee further acknowledges being advised that if, at some future date, the quality or the quantity of the groundwater becomes deficient, the City of Ottawa shall bear no responsibility, financial or otherwise, to provide solutions to the deficiency. All efforts

and costs to remedy such deficiencies in the groundwater shall be the sole responsibility of the owner.”

“The purchaser/lessee covenants with the vendor/lessor that the above clauses, verbatim, shall be included in all subsequent agreements of purchase and sale and lease agreements for the lands described herein, which covenant shall run with the said lands.”

16. **Hydrogeological and Terrain Analysis Report**

The Owner shall prepare, at its own cost, a Hydrogeological and Terrain Analysis Report demonstrating that the proposed work is in accordance with all applicable City Specifications or Standards, Design Guidelines, Terms of Reference, the Official Plan, or other applicable documents. The design shall be subject to the approval of the General Manager of the Planning, Development and Building Services Department. Written authorization, in the form of a Commence Work Notification, will be required prior to any site works and all comments on the reporting are to be addressed to the sole satisfaction of the City on the following unresolved issues:

- Low pumping test flow rate,
- Duration of pumping test,
- Well development and turbidity,
- Antimony above federal MAC,
- Manganese above federal MAC,
- Post-development infiltration area determination,
- Septic flow omissions (factory and warehouse), and
- Well setback to SWM feature.

17. **Notice on Title – Water Quality Exceedances (Manganese, Antimony) in Groundwater**

The Owner acknowledges and agrees that a notice shall be registered on title to the subject lands, at the Owner’s expense. The Owner further acknowledges and agrees that such notice on title, or the clauses as written in the hydrogeological reporting, shall be included in all agreements of purchase and sale and lease agreements to inform prospective purchasers and tenants of these matters. The notice on title shall be developed considering the recommendations of the approved Hydrogeological and Terrain Analysis Report and provide Ottawa Public Health fact sheet(s) for information on parameters that exceed the water quality standards and guidelines, where such fact sheets exist.

Civil Engineering

18. **Spill Contingency and Pollution Prevention Plan**

The Owner shall, within six (6) months of signing this Agreement, develop and implement a spill contingency and pollution prevention plan, which plan, at a minimum, will include a set of written procedures describing how to prevent and/or mitigate the impacts of a spill within the area serviced by the Works:

- (a) the name, job title and location (address) of the Owner, person in charge, management or person(s) in control of the buildings;
- (b) the name, job title and 24-hour telephone number of the person(s) responsible for activating the spill contingency and pollution prevention plan;
- (c) a site plan drawn to scale showing the facility, nearby buildings, streets, catch basins and manholes, drainage patterns (including direction of flow in storm sewers), and receiving water course that could potentially be significantly impacted by a spill and any features which need to be taken into account in terms of potential impacts on access and response (including physical obstructions and location of response and clean-up equipment);
- (d) steps to be taken to report, contain, clean up and dispose of contaminants following a spill;
- (e) a listing of telephone numbers for local clean-up companies who may be called upon to assist in responding to spills, local emergency responders including health institution(s), and the Ministry of the Environment, Conservation and Parks Spills Action Centre;
- (f) Materials Safety Data Sheets (MSDS) for each hazardous material which may be transported or stored in the said building;
- (g) the means (internal corporate procedures) by which the spill contingency and pollution prevention plan is activated;
- (h) a description of the spill response training provided to employees assigned to work in the said building, the date(s) on which the training was provided and by whom;
- (i) an inventory of response and clean-up equipment available to implement the spill contingency and pollution prevention plan, location and date of maintenance/replacement if warranted; and
- (j) the dates on which the spill contingency and pollution prevention plan was prepared and subsequently, amended.

The Owner covenants and agrees to maintain the spill contingency and pollution prevention plan up to date through revisions undertaken from time to time as required by changes to the general operations of the site. The Owner further covenants and agrees to retain a copy of the spill contingency and pollution prevention plan in a conspicuous, readily accessible location on-site such that it can be used as a reference by employees assigned to work in the said building. The Owner further covenants and agrees that it will make available, for inspection and copying by City personnel, the spill contingency and pollution prevention plan.

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

The Owner acknowledges and agrees it shall be responsible for various grading and maintenance measures along Wescar Lane, which include the following:

- (a) Re-grade the shoulders of the ditch within the road allowance of Wescar Lane abutting the subject lands, to the satisfaction of the General Manager, Planning, Development and Building Services Department;
- (b) Obtain utility clearances prior to the re-grading of any ditch;
- (c) Obtain approval from the City's Roads Services Branch of the Public Works Department if the grade of any ditch bottom is to change; and
- (d) Maintain a grass cover within the road allowance of Wescar Lane abutting the subject lands, to the satisfaction of the General Manager, Planning, Development and Building Services Department.

20. Inlet Control Devices (ICDs)

The Owner acknowledges and agrees to install and maintain in good working order the required in-ground stormwater inlet control devices, as recommended in the approved Site Servicing Study & Stormwater Management Report, 151-159 Wescar Lane, Ottawa, Ontario, referenced in Schedule "E" herein. The Owner further acknowledges and agrees it shall assume all maintenance and replacement responsibilities in perpetuity. The Owner shall keep all records of inspection and maintenance in perpetuity, and shall provide said records to the City upon its request.

Site Lighting

21. Site Lighting Certificate

- (a) In addition to the requirements contained in Clause 19 of Schedule "C" hereto, the Owner acknowledges and agrees, prior to the issuance of a building permit, to provide the City with a certificate from an acceptable professional engineer, licensed in the Province of Ontario, which certificate shall state that the exterior site lighting has been designed to meet the following criteria:
 - (i) it must be designed using only fixtures that meet the criteria for full cut-off (sharp cut-off) classification, as recognized by the Illuminating Engineering Society of North America (IESNA or IES); and
 - (ii) it must result in minimal light spillage onto adjacent properties. As a guideline, 0.5 fc is normally the maximum allowable spillage.
- (b) The Owner acknowledges and agrees that, upon completion of the lighting Works and prior to the City releasing any associated securities, the Owner shall provide certification satisfactory to the General Manager, Planning, Development and Building Services, from a Professional Engineer, licensed in the Province of Ontario, that the site lighting has been constructed in accordance with the Owner's approved design plan.

PLANNING AND OTHER

Planning and Design

22. Phasing

The Owner acknowledges and agrees that the proposed development will be constructed in Phases as shown on the approved Site Plan referenced in Schedule "E" herein. The Owner acknowledges and agrees that this Site Plan Approval is subject to the Owner entering into an Amending Site Plan Agreement, for the lands shown as Phase 2 on the approved Site Plan referenced in Schedule "E" herein, the payment of any applicable fees and securities, and any other requirements that the City may require, all to the satisfaction of the General Manager, Planning, Development and Building Services.

AGENCIES

23. Mississippi Valley Conservation Authority

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

24. Bell Canada

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

25. Hydro One

The Owner agrees that the following conditions shall be met:

(a) Locates

- (i) All underground locates must be obtained prior to beginning any excavation. Locates are required to identify Hydro One underground infrastructure.
- (ii) Hand dig within 1.0 metre of any Hydro One buried plant.
- (iii) Please call Ontario One Call at 1-800-400-2255 for Hydro One locates.

(b) Underground Infrastructure

- (i) A Hydro One representative must inspect any exposed cable prior to backfill.
- (ii) Minimum utility joint trench separations to be maintained as per specifications/standards.

- (iii) Minimum horizontal clearances are to be maintained for all new cable, pedestals and/or vaults as per Hydro One specifications/standards for underground infrastructure.
 - (iv) Any costs for underground cables that become exposed, require isolation and/or inspection will be charged to the requesting party.
- (c) Overhead Infrastructure
- (i) Minimum horizontal clearances from poles are to be maintained for all new conduit/cable/pedestals/Vaults as per Hydro One specifications/standards.
 - (ii) Review and maintain 3rd Party Excavation Zone Limits.
 - (iii) Please see <https://www.hydroone.com/business-services/builders-and-contractors> for the above-referenced documents.
 - (iv) All workers and equipment must remain at least 10 feet from all overhead primary voltage lines, as per "Limits of Approach" provided by Ontario's Occupational Health and Safety Act (OH&S Act), General Construction (O. Reg.213/91).
 - (v) Any costs for supporting poles, overhead conductor isolation, relocation and or change will be charged to the requesting party.

Refer to [Schedule D Conditions](#)

17 January 2025



Date

Adam Brown
Manager, Development Review Rural,
Planning, Real Estate and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-24-0105

SITE LOCATION

151 - 159 Wescar Lane, and as shown on Document 1.

SYNOPSIS OF APPLICATION

151 and 159 Wescar Lane (hereafter referred to as “the site”) are adjacent parcels of undeveloped land totalling approximately 4.6 hectares in area. In preparation for development, the site was cleared of trees and other vegetation in 2022 and is consistently flat other than a deposit of excess soil and landscaping debris in the eastern part of the site near the Wescar Lane frontage. A small portion of 159 Wescar Lane immediately adjacent to Wescar Lane is currently being used as a small-scale waste disposal site consisting of several small- to medium-sized containerized waste bins and associated vehicles.

The site is located at the western boundary of the Cardevco business park and the corresponding RG4 – Rural General Industrial Zone, Subzone 4 zone boundary. Most of the business park has been developed with various small-scale industrial and commercial uses housed in one- and two-storey buildings to the north, east and southeast of the subject site. To the south and southwest of the site is a large parcel of rural land that is partially forested and partially cleared for agricultural use. To the northwest of the site is an established rural estate lot subdivision, and two detached dwellings adjacent to the subdivision.

The proposed development, owned and operated by Sunbelt Rentals, consists of two buildings containing heavy equipment and vehicle storage, servicing and wash bays, with office areas and a small retail area in each building. Associated surface parking for staff, clients and the heavy vehicle fleet is also provided. The development is to be constructed across two phases.

Occupying approximately 60% of the site, Phase 1 consists of a 3,300 square metre building containing a two-storey office and retail display area, equipment storage, and service, repair and wash bays for the heavy vehicle fleet. Phase 1 also includes the two site accesses from Wescar Lane, 66 surface parking spaces for staff and clients and 91 surface parking spaces for the heavy vehicle and equipment fleet. The staff and client parking area, including accessible and bicycle parking, is located between the building and the Wescar Lane frontage, with heavy vehicle and equipment parking located to the west of the building.

The balance of the site will be developed as Phase 2 and consists of a one-storey, 1,000 square metre building containing service and repair bays, offices and small retail display area, as well as 32 surface parking spaces for staff and clients and 32 surface parking spaces for the heavy vehicle and equipment fleet. Staff and client parking, including additional bicycle and accessible parking, is located south of the building, with the heavy vehicle and equipment parking located north of the building, adjacent to the easterly and westerly lot lines.

A perimeter landscape buffer surrounds the entire site and is sized to accommodate large deciduous and coniferous tree plantings. Additional tree planting areas include all landscape islands throughout the staff, client and fleet vehicle parking areas, around the perimeter of the septic field, and within a City-owned linear parcel of land between the site's northerly lot line and Cavanmore Road. A chain link fence around the perimeter of each heavy vehicle parking area will provide security and additional screening.

The Phase 1 building is oriented east-west, with the staff and client entrance to the retail store and offices at the east end of the building facing Wescar Lane. The portion of the building containing the retail store and offices is finished in a combination of buff brick veneer, concrete block veneer and green metal cladding, with multiple windows and an area of two-storey glazing at the northeast corner. The balance of the building containing the service, repair and wash bays, additional office area and equipment storage is clad in grey metal sheeting. The Phase 2 building is oriented north-south with the staff and client entrance facing south and the service bays facing east and west. The building is finished similarly to the Phase 1 building, with a combination of grey metal cladding and buff brick and concrete block veneer.

The development will be serviced by an existing private well in the southeast corner of the site, and a new septic system located near the middle of the site at the northerly limit of the Phase 1 development area. On-site water for firefighting will be stored in two underground tanks connected to two on-site fire hydrants.

An on-site stormwater management system is proposed. The site drains to the stormwater detention area via 27 catch basins and catch basin manholes. The detention area doubles as an infiltration trench, with any overflow passing through an inlet control device, through an oil grit separator and into the roadside ditches along Wescar Lane. An erosion and sediment control plan has been developed to filter sediments throughout construction. Perimeter drainage will be directed off-site.

An on-site stormwater management system is proposed. Most of the site's drainage will be directed to a stormwater detention area via 27 catch basins and catch basin manholes, with a portion of perimeter land permitted to drain uncontrolled off-site. The detention area doubles as an infiltration trench, with any overflow passing through an inlet control device, through an oil grit separator and into the roadside ditches along Wescar Lane.

An existing 9-metre-wide drainage easement in favour of adjacent properties, registered in 1982, is located along the westerly lot line and portion of the southerly lot line. The City has determined that the easement can be lifted as development of the adjacent properties has redirected drainage off the subject site. Once lifted, the area formerly

subject to the easement will contain the 5-metre perimeter landscape buffer and portions of the fleet parking areas.

The site was identified in the Archaeological Resource Potential Mapping Study of the Regional Municipality of Ottawa-Carleton has having archaeological potential. A Stage 1 Archaeological Assessment identified a single projectile point (arrowhead) on the site; however, a subsequent Stage 2 Assessment, including test pitting and sample screening, did not produce any additional artifacts. Further archaeological investigation was not recommended. The projectile and Stage 1 and 2 assessments were submitted to the Ministry of Citizenship and Multiculturalism, who confirmed that no further investigation was required, and that the Assessment was entered into the Ontario Public Register of Archeological Reports.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposed development is in conformity with all applicable provisions of the Zoning By-law.
- The conditions of approval will address minor revisions to the plans and studies submitted with the application.
- The proposed site design represents good planning in that it is a well-functioning, small-scale light industrial use. The site layout has the majority of the outdoor parking for the heavy vehicle and equipment fleet situated to the interior and rear of the site. A continuous perimeter landscape buffer that is consistently large enough to support significant tree planting will, over time, provide a tree canopy and visual screening of the site from the nearby residential development along Cavanmore Road. Landscaped islands and private servicing areas provide additional permeable surfaces throughout the site. Vehicular parking is in close proximity and with easy access to each building. Minor changes recommended to the accessible and bicycle parking will improve opportunities for accessibility and active transportation to the site, and for additional tree planting. Additional changes are recommended to reduce the width of drive aisles and to reduce the overall number of provided vehicle parking spaces, in favour of larger planting beds and overall increased permeability of the site.

PARKLAND DEDICATION

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

CONSULTATION DETAILS

Councillor's Comments

Councillor Clarke Kelly was aware of the application related to this report.

Public Comments

This application was subject to public circulation under the Public Notification and Consultation Policy. No public comments were received.

Technical Agency/Public Body Comments

Summary of Comments –Technical

N/A

Response to Comments –Technical

N/A

APPLICATION PROCESS TIMELINE STATUS

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

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Document 1 – Location Map

