



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

Site Location: 15 Tradesman Road

File No.: D07-12-25-0034

Date of Application: March 17, 2025

This SITE PLAN CONTROL application submitted by Tim Davis Design Inc., on behalf of 2040503 Ontario Inc. , is APPROVED upon resolution of the conditions stated in this report

And the following plans are approved:

1. **Proposed Grading Plan for Building Addition**, G-1, prepared by T.L. MAK Engineering and Consultants Ltd., dated March 2024, revision 7, dated 06/06/25.
2. **Topographic Plan of Survey**, 06-24, prepared by Farley, Smith & Denis Surveying Ltd., dated February 2, 2024, revised March 6, 2024.

And as detailed in the following report(s):

1. **Geotechnical Investigation**, prepared by Paterson Group, revision 1 dated June 6, 2025.
2. **Tree Conservation Report (TCR)**, prepared by BCH Environmental Consulting Inc., dated November 28, 2024.
3. **Zoning Confirmation Report**, prepared by Tim Davis Design Inc., dated March 2025.

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. Execution of Letter of Undertaking

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

2. Update to Plans and Reports

The Owner acknowledges and agrees, prior to the preparation of the Letter of Undertaking or issuance of a Commence Work Notification, to update the list of required plans and studies listed below to address the comments from the formal review letter dated August 11, 2025, to the satisfaction of the General Manager, Planning, Development and Building Services Department. The Owner further acknowledges and agrees that the submission may necessitate changes to the plans and reports approved herein. If necessary, the Owner further acknowledges and agrees to provide all revised plans and reports to the General Manager, Planning, Development and Building Services Department prior to preparation of the Letter of Undertaking or the issuance of a Commence Work Notification.

- i) Proposed Site Plan
- ii) Traffic Management Diagram
- iii) Traffic Management Checklist

3. 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.

4. Development Charges

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

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.

Special Conditions

6. Professional Engineering Inspection

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

7. Private Approach Detail

The Owner agrees that all private approaches, including temporary construction access to the subject lands, shall be designed and located in accordance with and shall comply with the City's Private Approach By-Law, being By-law No. 2003-447, as amended, and shall be subject to approval of the General Manager, Planning, Development and Building Services.

8. 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 **Geotechnical Investigation** (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.

9. **Permits**

The Owner shall obtain such permits as may be required from municipal or provincial authorities and shall file copies thereof with the General Manager, Planning, Development and Building Services.

10. **Well Abandonment**

The owner agrees to abandon the well at 15 Tradesman Road in accordance with Well Regulations (R.R.O. 1990, Regulation 903 - Wells) under the Ontario Water Resources Act. See O.Reg.903 – Section 21(3) for wells not being maintained for future use, (4) for wells producing mineralized water and (5) for wells producing water that is not potable. The Ministry of Environment, Conservation and Parks Well Record for the well abandonment shall be provided to the General Manager of the Planning, Development and Building Services Department.

11. **Waste Collection**

The Owner acknowledges and agrees that garbage, recycling, and organic waste collection will not be provided by the City and it shall make appropriate arrangements with a private contractor for garbage, recycling, and organic waste collection at the Owner's sole expense. The Owner shall consult a private contractor regarding any access requirements for garbage and/or recycling and organic waste collection.

12. **Parkland Dedication**

- a. The Owner acknowledges and agrees that the conveyance requirement to the City is 162 square metres.
- b. The Owner covenants and agrees that the conveyance requirement has been calculated at the rate set out below in accordance with the Parkland Dedication By-law, being By-law No. 2022-280, as amended:
 - i. 2% of the gross land area (commercial & industrial uses).

13. **Cash-In-Lieu of Conveyance of Parkland**

Prior to registration of the execution of the Letter of Undertaking, the Owner acknowledges and agrees to pay cash-in-lieu of conveyance of parkland as referenced in Schedule "B" herein. Pursuant to the City's Parkland Dedication By-law, being By-law No. 2022-280, as amended, 40% of said funds collected shall be directed to City wide funds, and 60% shall be directed to Ward 20 funds. The Owner shall also pay the parkland appraisal fee of \$850.00 plus H.S.T. of \$110.50, as referenced in Schedule "B" herein.

August 13, 2025

Date



Stephan Kukkonen
Planner I, Development Review Rural,
Planning, Development and Building
Services Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-25-0034

SITE LOCATION

15 Tradesman Road , and as shown on Document 1.

SYNOPSIS OF APPLICATION

- The site is an approximately 0.8-hectare parcel located within a historic industrial subdivision and includes a portion of wetlands towards the southeast corner of the site. The surrounding sites include vacant lands and other industrial related developments. The subdivision is served by a collector road.
- The site is currently used as a storage yard which is largely graveled and includes a small one-storey metal structure, as well as moveable sheds and storage containers. The proposal is to formalize the existing structures and erect a new one-storey prefabricated storage structure measuring approximately 297 square metres. In addition to the structures, the plan establishes a formal parking area with seven parking spaces including one accessible space towards the southern lot line. Access to the site is provided by a single six metre wide access from Tradesman Road.
- The site has an installed well that is currently not in use. Considering the known water quality concerns in this area, the site will not be utilizing the well. Instead, it will be capped/decommissioned as per the Ontario Water Resources Act, R.R.O. 1990, Reg. 903: WELLS. Staff have accordingly included a specific condition to ensure the work is completed. Wastewater services will not be available as they are not proposed as a part of the application and municipal wastewater is not available. Stormwater management will maintain the existing sheet flow drainage patterns onsite.

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is in conformity with the Zoning By-law.
- The proposal is in conformity with the Official Plan.
- The conditions for Site Plan Approval are to ensure the development occurs pursuant to the approved plans and reports.
- The proposed site design is suitable for the location within the industrial subdivision and represents good planning.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, is being satisfied within this approval through the taking of cash-in-lieu of parkland as detailed in the above conditions.

CONSULTATION DETAILS

Councillor's Comments

Councillor Isabelle Skalski was aware of the application related to this report.

Public Comments

This application was not subject to public circulation under the Public Notification and Consultation Policy. There was no public comment received online.

Technical Agency/Public Body Comments

Summary of Comments –Technical

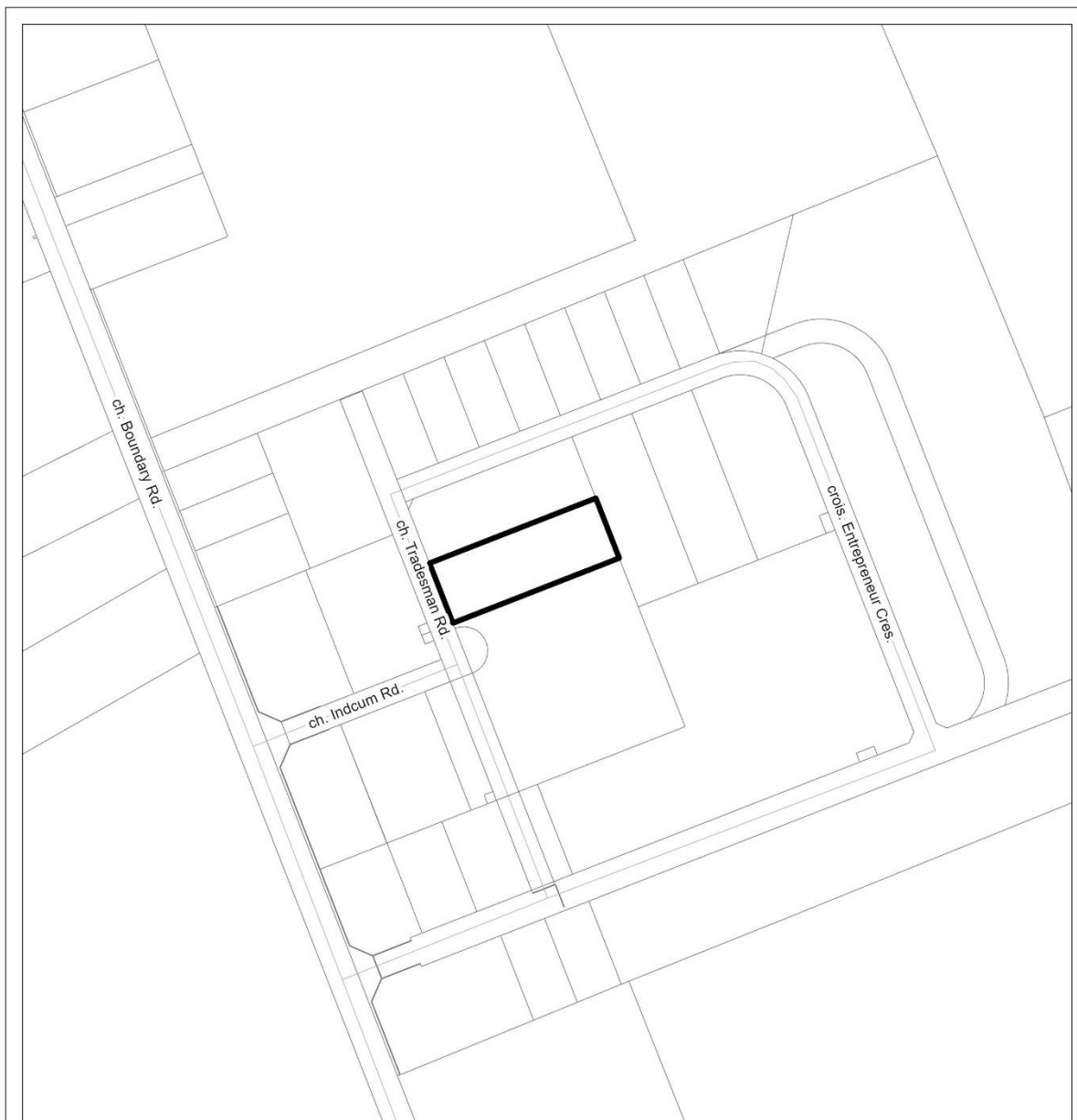
N/A

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was processed by the On Time Decision Date. The Council approved timeline **has been met.**

Contact: Stephan Kukkonen Tel: 613-580-2424, ext. 12860 or e-mail: stephan.kukkonen@ottawa.ca

Document 1 – Location Map



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REVISION / RÉVISION - 2025 / 07 / 02

LOCATION MAP / PLAN DE LOCALISATION
SITE PLAN / PLAN D'EMPLACEMENT



15 ch. Tradesman Rd.



NOT TO SCALE