



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

Site Location: 64 Jamie Avenue

File No.: D07-12-25-0079

Date of Application: June 10, 2025

This SITE PLAN CONTROL application submitted by Malcolm Wildeboer, VW Architects, on behalf of Tony Graham Motors (1980) Ltd., is APPROVED pursuant to the conditions stated in this report.

And the following plans are approved:

1. **Site Plan**, A001, prepared by Vandenberg & Wildeboer Architects., dated February 10, 2025, revision 9, dated September 24, 2025.
2. **Tree Conservation Report & Landscape Plan**, Drawing No. L.1, prepared by James B. Lennox & Associates., dated May 2025, revision 4 dated 09/11/2025.
3. **Site Servicing Plan**, Drawing No. C-1, prepared by D.B. Gray Engineering Inc., dated May 7, 2025, revision 3 dated October 3, 2025.
4. **Grading Plan**, Drawing No. C-2, prepared by D.B. Gray Engineering Inc., dated May 7, 2025, revision 3 dated October 3, 2025.
5. **Erosion & Sediment Control Plan**, Drawing No. C-3, prepared by D.B. Gray Engineering Inc., dated May 7, 2025, revision 3 dated October 3, 2025.
6. **Details, Schedules, and Existing Conditions, Removals & Abandonment Plan**, Drawing No. C-4, prepared by D.B. Gray Engineering Inc., dated May 7, 2025, revision 3 dated October 3, 2025.
7. **Notes**, Drawing No. C-5, prepared by D.B. Gray Engineering Inc., dated May 7, 2025, revision 3 dated October 3, 2025.
8. **Post-Development Drainage Plan**, Drawing No. C-6, prepared by D.B. Gray Engineering Inc., dated May 7, 2025, revision 3 dated October 3, 2025.

And as detailed in the following reports:

1. **Geotechnical Investigation – 64 Jamie Avenue**, Project No. 25014, prepared by AllRock Consulting Ltd., dated September 15, 2025.

2. **Site Servicing & Stormwater Management Report – 64 Jamie Avenue**, prepared by D.B. Gray Engineering Inc., dated June 9, 2025, revised October 3, 2025.
3. **Phase I Environmental Site Assessment – 64 Jamie Avenue**, Project No. 25071, prepared by AllRock Consulting Ltd., dated May 5, 2025.
4. **Phase II Environmental Site Assessment – 64 Jamie Avenue**, Project No. 25071, prepared by AllRock Consulting Ltd., dated May 16, 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 favour 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

2. 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.

3. Prior Site Plan Agreement

The Owner acknowledges and agrees that all terms and conditions of the Site Plan Agreement between The Corporation of the City of the Nepean and Tony Graham Motors Limited (Owner) registered as Instrument No. LT1043632 on April 24, 1997 are reconfirmed and are in full force and effect except as otherwise varied or amended in this Site Plan Approval Report. The Owner further acknowledges and agrees that the relevant portion of the Approved Plans as referenced in this Site Plan Approval Report shall supercede and replace and/or be in addition to, as the case may be, the relevant sections of the corresponding Plans contained in the previous Site Plan Agreement.

4. 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.

5. **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.

6. **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.

7. **Extend Internal Walkway**

The Owner shall 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 General Manager, Planning, Development and Building Services.

8. **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 Site Plan Approval Report 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 Site Plan Approval Report 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

9. **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, 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, 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, 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.

10. 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 approved Geotechnical Investigation – 64 Jamie Avenue (the “Report”), referenced 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.

11. Spill Contingency and Pollution Prevention Plan

The Owner shall, within six (6) months of entering into a Letter of Undertaking, 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.

12. **Protection of City Sewers**

- (a) Prior to the issuance of a building permit, the Owner shall, at its expense:
 - (i) obtain a video inspection of the City Sewer System within Jamie Avenue, between MHST18378 – MHST18379 and MHSA18551 – MHSA18552, prior to any construction to determine the condition of the existing City Sewer System prior to construction on the lands and to provide said video inspection to the General Manager, Planning, Development and Building Services.
- (b) Upon completion of construction on the lands, the Owner shall, at its expense and to the satisfaction of the General Manager, Planning, Development and Building Services:
 - (i) obtain a video inspection of the existing City Sewer System within Jamie Avenue, between MHST18378 – MHST18379 and MHSA18551 – MHSA18552, to determine if the City Sewer System sustained any damages as a result of construction on the lands; and
 - (ii) assume all liability for any damages caused to the City Sewer System within Jamie Avenue, between MHST18378 – MHST18379 and MHSA18551 – MHSA18552, and compensate the City for the full amount of any required repairs to the City Sewer System.

13. Stormwater Works Certification

Upon completion of all stormwater management Works, the Owner acknowledges and agrees to retain the services of a Professional Engineer, licensed in the Province of Ontario, to ensure that all measures have been implemented in conformity with the approved Plans and Reports, referenced herein. The Owner further acknowledges and agrees to provide the General Manager, Planning, Development and Building Services with certificates of compliance issued by a Professional Engineer, licensed in the Province of Ontario, confirming that all recommendations and provisions have been implemented in accordance with the approved Plans and Reports referenced herein.

14. 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 & Stormwater Management Report – 64 Jamie Avenue, referenced 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.

15. Private Storm Sewer Connection to City Sewer System

The Owner acknowledges and agrees that any new storm sewers to be installed as part of this development shall not be connected to the City's existing storm sewer system until such time as either:

- (a) a certificate of conformance and As-built Drawings have been received from a Professional Engineer, licensed in the Province of Ontario, certifying that all required inlet control devices have been properly installed to City Standards or Specifications, and that the storm sewer system has been installed in accordance with the approved engineering drawings for site development and City Sewer Design Guidelines. The inlet control devices shall be free of any debris; or
- (b) a flow limiting orifice plate, designed by a Professional Engineer licensed in the Province of Ontario and to the satisfaction of the City, has been installed at the storm water outlet prior to connecting any upstream storm sewers. Such orifice plate shall not be removed until subsection (a) above has been satisfied and approved by the General Manager, Planning, Development and Building Services.

16. Site Lighting Certificate

- (a) 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.

17. Parkland Dedication

- (a) The Owner acknowledges and agrees that the conveyance requirement is 60.84 square metres.

18. Cash-In-Lieu of Conveyance of Parkland

- (a) Prior to building permit issuance, the Owner acknowledges and agrees to pay cash-in-lieu of conveyance of parkland as referenced in Schedule "B" to be attached to the Letter of Undertaking. 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 (Account 830015), and 60% shall be directed to Ward 9 Account Number 830298 .
- (b) The Owner acknowledges and agrees to pay, prior to building permit issuance, the parkland appraisal fee of \$850.00 plus H.S.T. of \$110.50.

19. 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.

20. Video Examination

Video examination of storm and sanitary sewers 200mm or larger in diameter shall be required by the General Manager, Planning, Development and Building Services, at the Owner's expense, before final Acceptance or Approval of the Works.

21. Testing

The Owner may be required by the City to perform qualitative and quantitative testing, at the Owner's expense, of any materials which have been or are proposed to be used in the construction of any of the Works required by this Site Plan Approval Report to determine whether they are in conformity with applicable

standards as determined by the General Manager, Planning, Development and Building Services.

22. **Provision of As-Built Drawings**

The Owner shall supply to the General Manager, Planning, Development and Building Services, one set of mylar or plastic film as-constructed road, grading and service drawings including the location of all Works, certified under seal by a Professional Engineer, licensed in the Province of Ontario, for City records upon Acceptance and Approval of the Works. Furthermore, the Owner shall provide the As-built Drawings and the attribute data for the Works in a form that is compatible with the City's computerized systems.

November 28, 2025



Date

Kersten Nitsche
Manager (A), Development Review
West, Planning, Development and
Building Services Department

Enclosure: Site Plan Control Application approval – Supporting Information



SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-25-0079

SITE LOCATION

64 Jamie Avenue, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject property is located at the southeast corner of the intersection of Jamie Avenue and Sutherland Street. The site is currently occupied by an automobile cleaning and detailing shop. The site is a rectangular-shaped parcel with an area of approximately 5700 square metres, and approximately 91 metres and 62 metres of frontage along Jamie Avenue and Sutherland Street, respectively. Surrounding land uses include a diverse mix of commercial and industrial uses, including automotive services, light manufacturing facilities, and warehouse operations. Further north along Sutherland Street, on the north side of West Hunt Club Road is Costco and the Shell refinery.

The proposed development, located on the west side of the existing building, will be a two-storey structure that includes a mezzanine, with a total gross floor area of 601 square metres. It is intended to support the operational expansion of the existing business. The site will provide 19 parking spaces, including one accessible space, as well as three bicycle parking spaces. Vehicular access will remain from Jamie Street. Landscaping is proposed along the western and northern lot lines to improve the site's appearance and provide effective screening.

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal conforms to the applicable policies of the Official Plan, including those specific to the Outer Urban Transect (Section 5.3) and the Industrial and Logistics (Section 6.4)
- The proposed development conforms to the provisions of the IH1 – Heavy Industrial Zone, Subzone 1, as set out in Zoning By-law 2008-250.

- Conditions of approval are included in this report to ensure the proposed development conforms with City policies and guidelines.
- The proposed development demonstrates appropriate site design 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 Sean Devine 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

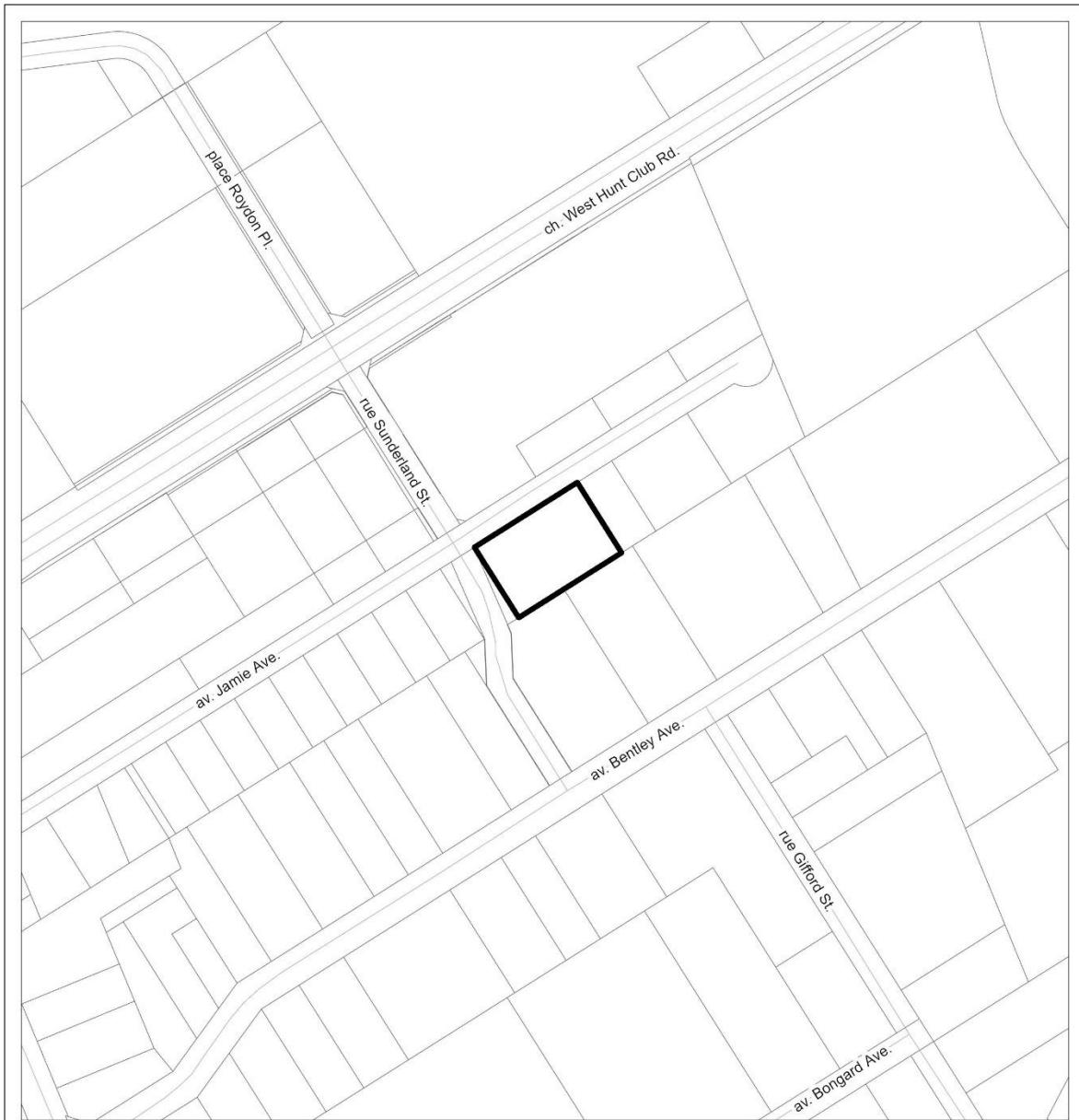
All technical agency correspondence was forwarded to the applicant, and the applicant was advised to address the provided comments directly with the technical agencies.

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date. The Council approved timeline has not been met due to multiple submissions required.

Contact: Emily Charby Tel: 613-580-2424, ext. 76243 or e-mail: emily.charby@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-25-0079	25-1108-H	 64 av. Jamie Ave.	
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REVISION / RÉVISION - 2025 / 08 / 12			

 NOT TO SCALE