



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

Site Location: 2750 & 2760 Sheffield Road, 2713 Lancaster Road, 2865 F Walkley Road and two unaddressed parcels as shown on Document 1.

File No.: D07-12-25-0088

Date of Application: June 25, 2025 (Deemed Complete August 22, 2025)

This SITE PLAN CONTROL application submitted by Dani Farah, on behalf of Richcraft Homes Ltd., is APPROVED upon resolution of the conditions stated in the Site Plan Approval Report (D07-12-24-0156).

And the following plans are approved:

1. **Overall Site Plan**, A1.0, prepared by Ware Malcomb, Revision 8, dated 2025-05-01.
2. **Site Servicing Plan**, SSP-1, prepared by Stantec Consulting Ltd., Revision 2, dated 25.08.21.
3. **Erosion Control Plan and Detail Sheet**, ECDS-1, prepared by Stantec Consulting Ltd., Revision 2, dated 25.08.21.
4. **Grading Plan**, GP-1, prepared by Stantec Consulting Ltd., Revision 2, dated 25.08.21.
5. **Storm Drainage Plan Post Development**, SD-2, prepared by Stantec Consulting Ltd., Revision 2, dated 25.08.21.

And as detailed in the following report(s):

1. **2760-2770 Sheffield Warehouse Access Road - Site Servicing and Stormwater Management Report**, prepared by Stantec Consulting Ltd., Project/File No. 160401916, dated August 15, 2025.
2. **Tree Conservation Report for 2760 Sheffield Road, Ottawa**, prepared by IFS Associates Urban Forestry & Forest Management Consulting, dated October 7, 2025.

3. **Geotechnical Recommendations for the Proposed Private Access 2760 Sheffield Road – Ottawa Ontario**, prepared by Paterson Group, File No. PG6530-MEMO.01, dated November 22, 2024
4. **Phase I – Environmental Site Assessment Parts of 2750 & 2760 Sheffield Road**, prepared by Paterson Group, Report PE7065-1, dated June 17, 2025.
5. **Phase II – Environmental Site Assessment Parts of 2750 & 2760 Sheffield Road**, prepared by Paterson Group, Report PE7076-2, dated July 22, 2025.

The conditions of the site plan control approval granted on March 28, 2025 (D07-12-24-0156) continue to apply to this revision application.

October 17, 2025

Date



Geraldine Wildman
Manager, Development Review South,
Planning, Development and Building
Services Department

Enclosure: Site Plan Control Application approval – Supporting Information



REVISION - SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-25-0088

SITE LOCATION

2750 & 2760 Sheffield Road, 2713 Lancaster Road, 2865 F Walkley Road and two unaddressed parcels as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site consists of six parcels of land located between Sheffield Road and Lancaster Road, including portions of the former CN rail corridor. This application seeks to amend the previous site plan control approval (D07-12-24-0156) by extending the storm sewer and upgrading the access road from Sheffield Road. The portion of the site subject to this revision consists of 0.67 hectares of land between Building 3A and Buildings 3C and 4 (all existing).

The new stormwater sewer system that will convey drainage to the existing storm sewer in Sheffield Road. The system consists of several catch basins, a 300 mm diameter storm sewer and a monitoring manhole that will provide quantity storage on site with controlled discharge to the downstream ditch inlet catch basin before discharging into the existing 600 mm storm sewers in the Sheffield Road right-of-way.

The proposed work necessitates the removal of one City-owned tree (Tree #2). As compensation, one new large growing deciduous tree will be planted on private property and a smaller tree will be planted within the right-of-way.

Related Applications

The following applications are related to this proposed development:

- Site Plan Control - D07-12-23-0065
- Site Plan Control - D07-12-24-0156

DECISION AND RATIONALE

This application is approved for the following reasons:

- The development is consistent with the Provincial Planning Statement.
- The development conforms with the Official Plan, which designates the site Mixed Industrial and Industrial & Logistics in the Outer Urban Transect. The site is not

located in proximity to sensitive land uses and does not conflict with the operation of traditional heavy and light industrial uses in the area.

- The development complies with the provisions of the Zoning By-law.
- The subject application revises the previous site plan control application and the conditions from the approval continue to apply.

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.

CONSULTATION DETAILS

Councillor's Comments

Councillor Marty Carr was aware of the application related to this report.

Public Comments

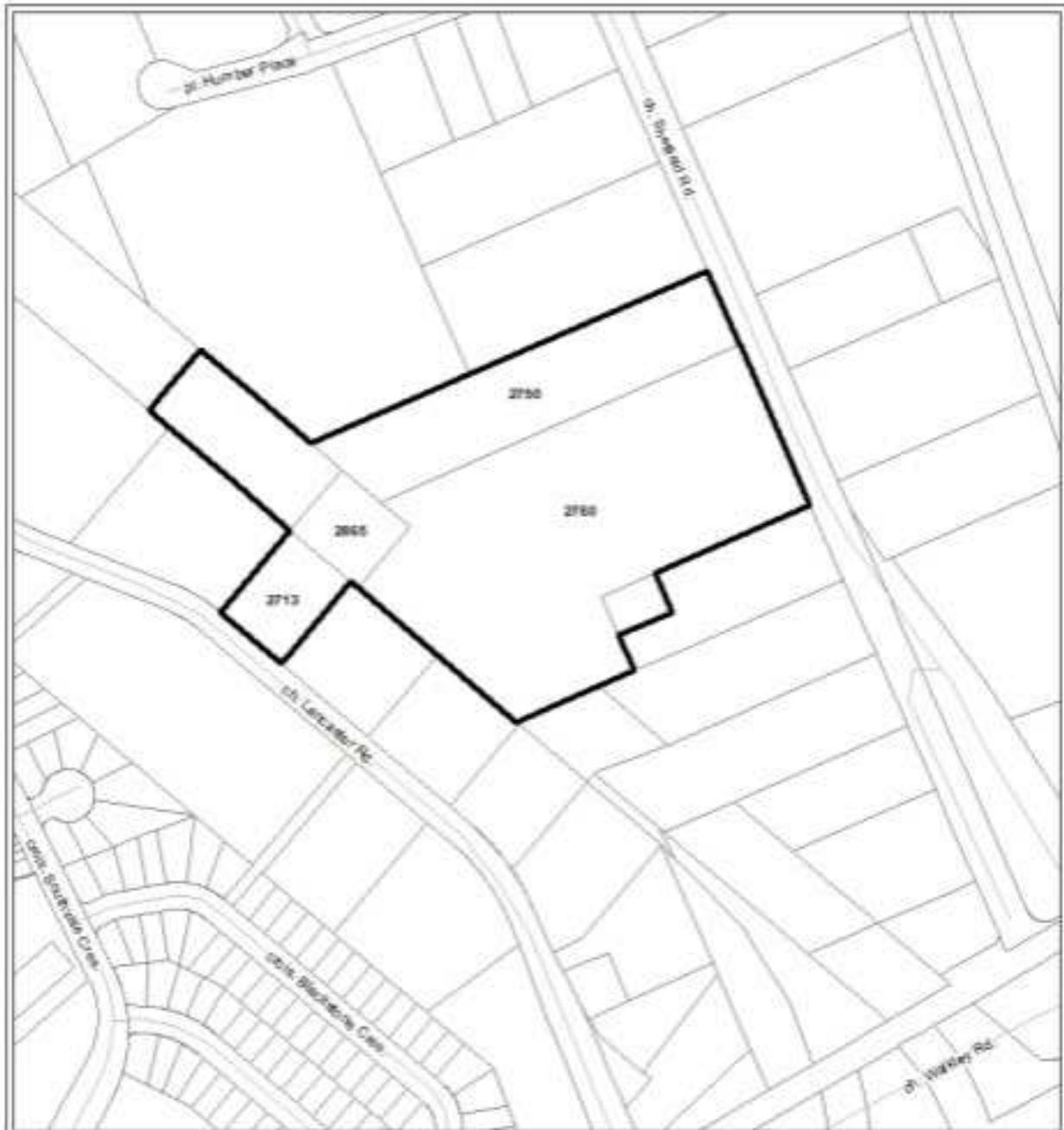
This application was not subject to public circulation under the Public Notification and Consultation Policy. There was no public comment received online.

APPLICATION PROCESS TIMELINE STATUS

Staff process this Site Plan application by the On Time Decision Date and met the Council approved timeline.

Contact: Siobhan Kelly Tel: 613-580-2424, ext. 27337 or e-mail:
siobhan.kelly@ottawa.ca

Document 1 – Location Map



 007-12-24-0156 24-1385-R VCO2024 Site Sheffield_2750-2770 <small>Information à l'usage. Propriété de la Ville d'Ottawa. Mise en œuvre. Utilisation pour les besoins de la Ville d'Ottawa. Tous droits réservés. Toute autre utilisation, telle que la vente, la location ou la distribution, est interdite. Toute telle utilisation sera considérée une infraction. Toute violation sera poursuivie en vertu de la loi sur la propriété intellectuelle.</small> REVISION / RÉVISION - 2024 / 12 / 02	<p>LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT</p> <p><input type="checkbox"/> 2750, 2760 chemin Sheffield Road, 2713 chemin Lancaster Road, & 2865 chemin Walkley Road</p> <p></p>
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