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

Site Location: 6175 Rockdale Road

File No.: D07-12-18-0009

Date of Application: January 29, 2018

This SITE PLAN CONTROL application submitted by Ewald Zeiger, on behalf of Ghada El-Sablani, is APPROVED pursuant to conditions stated in this report

And the following plans are approved:

1. **Site Plan, Location Plan, Site Details**, AO, prepared by Bryden Gibson Architects Incorporated, dated 03.06.24, revision 7 dated 24.08.26.

2. **Landscape Plan**, L1.1, prepared by Urban Typology, dated 11-June-2024, revision 6 dated 24-Aug-2026.

3. **Notes**, C1.0, prepared by WSP, dated November 13, 2019, revision 14 dated April 24, 2026.

4. **Removals**, C1.1, prepared by WSP, dated Dec 20/17, revision 15 dated July 16, 2026

5. **Servicing Plan**, C1.3, prepared by WSP, dated Dec 20/17, revision 15 dated July 16, 2026.

6. **Grading, Erosion and Sediment Control Plan**, C1.4, prepared by WSP, dated Dec 20/17, revision 15 dated July 16, 2026

7. **Pre-Development and Post-Development Catchment Areas**, C1.5, prepared by WSP, dated Dec 20/17, revision 15 dated July 16, 2026

8. **Details**, C5.1, prepared by WSP, dated Dec 20/17, revision 15 dated July 16, 2026

And as detailed in the following report(s):

1. **Site Servicing and Stormwater Management Report**, prepared by WSP, 4th revision, dated July 16, 2026.

2. **Water Supply Assessment**, prepared by Paterson Group Consulting Engineers, dated February 2024, revision dated September 15, 2023.

3. **Traffic Impact Study Brief**, prepared by CGH Transportation, dated 2026-02-11.

4. **Geotechnical Investigation**, Report PG4132-1, prepared by Paterson Group Consulting Engineers, revision 2 dated August 22, 2019.

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 on title 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. **Reinstatement of City Property**

   The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Development and Building Services, any property of the City, including, but not limited to, sidewalks, curbs and boulevards, which is damaged as a result of the subject development.

5. **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.

6. **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.

7. **Development Charges**

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

8. **Demolition Permit**

   The Owner acknowledges and agrees to obtain a Demolition Permit for the dwelling/building currently located on the property, and to remove said dwelling/building. A Demolition Permit shall not be issued prior to the payment of any applicable fees and securities, and any other requirements to the satisfaction of the General Manager, Planning, Development and Building Services.

The Owner acknowledges and agrees that, in the event that there is a dwelling/building on the site that is being removed and if a building permit is not issued by November 4, 2028, landscaping shall be implemented across the entire property. The landscaping includes, but is not limited to, the removal of any asphalt, gravel, etc. (including access driveways), the installation of soft landscaping and/or other plant materials, as well as the installation of a fence along the perimeter of the property. These works shall be implemented to the satisfaction of the General Manager, Planning, Development and Building Services.

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 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.

10. **Private Access Detail**

    The Owner agrees that all private access, including temporary construction access to the subject lands, shall be designed and located in accordance with and shall comply with the City's Access By-law (2026-139), as amended, and shall be subject to approval of the General Manager, Planning, Development and Building Services.

11. **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.

12. **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 themself, 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 for themself, their heirs, executors, administrators, successors and assigns, further acknowledges being advised that the onsite well produces mineralized water, as defined by Regulation 903 (Wells) under the Ontario Water Resource Act; specifically, the well water contains chloride concentrations in excess of 500 mg/L. As such, any development or use of the property is subject to requirements and conditions listed in the ECP Consent: "Consent to not abandon water supply well (A320979) and temporary consent for water supply wells A238439 and old drilled well (no WWR ID), located at 6175 Rockdale Road, Vars, Ontario. Dated June 9, 2023"".

"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."

13. **Groundwater Management**

The Owner acknowledges and agrees to retain an environmental consultant to test groundwater to be removed from the site during and after redevelopment. If through further testing the groundwater samples are found to be contaminated, all contaminated groundwater must be removed, managed or treated in accordance with appropriate Ontario regulations and/or discharged in accordance with the City's Sewer Use By-law, being By-law No. 2025-94, as amended.

14. **Groundwater Management**

The owner acknowledges and agrees to meet all requirements and conditions listed in the MECP Consent: “Consent to not abandon water supply well (A320979) and temporary consent for water supply wells A238439 and old drilled well (no WWR ID), located at 6175 Rockdale Road, Vars, Ontario. Dated June 9, 2023”.

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

The Owner shall, within twelve (12) 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.

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

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

(a) Re-grade the shoulders of the ditch within the road allowance(s) of Russland Road and Rockdale Road 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(s) of Russland Road and Rockdale Road abutting the subject lands, to the satisfaction of the General Manager, Planning, Development and Building Services Department.

17. **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 in Schedule "E" 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 in Schedule "E" herein.

18. **Stormwater Works Maintenance Agreement**

The Owner acknowledges and agrees to retain the services of a vendor, licensed in the Province of Ontario, to ensure that the oil/grit separator is maintained in perpetuity. The Owner further acknowledges and agrees to provide the General Manager, Planning, Development and Building Services with proof of such maintenance issued by a vendor, licensed in the Province of Ontario, confirming that regular cleaning has been maintained.

19. **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 (5.38 lux) 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.

20. **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.

21. **Parkland Dedication**

(a) The Owner acknowledges and agrees that the conveyance requirement to the City is 142.98 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:

1. 2% of the gross land area (commercial & industrial uses).

Conveyance Requirement Table

Gross Land Area	9,115.9 square metres
Industrial	2 percent

Conveyance Requirement Table

Development Type	Calculation	Conveyance Requirement (square metre)
Credit	72.5 square metres existing building	N/A
Commercial & industrial uses 2%	Proposed Floor area 336 sq.m. minus existing 72.5 sq. m = 263.5 sq. m 78 % 9,115.9 sq. m. multiplied by 78 percent = 7,148.93 sq. m. multiplied by 2 %	142.98 sq. m.
Convert Conveyance Requirement to land value	Land Value ($95.66 per m^2) x 142.98 sq.m.	$13,677.47

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

a) Prior to registration of the Site Plan Agreement, 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 (Account 830309).

b) Prior to registration of the Site plan Agreement, the Owner shall pay the parkland appraisal fee of $880.00 plus H.S.T. of $114.40, as referenced in Schedule "B" herein.

All of the above shall be to the satisfaction of the General Manager, Planning, Development Building Services.

November 5, 2026

Date

Sarah McCormick
Planner III, 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: D07-12-18-0009

SITE LOCATION

6175 Rockdale Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject property is located at the south-east intersection of Rockdale Road and Russland Road. The property has a lot area of approximately 9,000 m2, with 185 metres of frontage on Rockdale Road and 211 metres of frontage on Russland Road.

An existing gas bar and used car dealership is located on the predominantly cleared site. The surrounding properties offer a mixed of uses, including residential lots on the east side of Russland Road, vacant rural commercially zoned property to the south, agricultural land to the west of Rockdale Road and two rural commercial storage yards to the north of Russland Road.

The Site Plan application proposes the redevelopment of the gas bar on the subject property. The plan involves the removal of the existing gas bar and small convenience store and the development of a 12-pump gas bar and a 336 m2, 2-storey building to accommodate a new convenience store; the originally planned fast food restaurant and associated drive-through facility were removed and do not form part of this approval. The existing used car dealership is proposed to remain with minor modification to the building location and formalizing the parking area.

Through consultation with the Ministry of Transportation (MTO), the plan involves modifications to the entrances to the subject property. The two existing entrances on Russland Road have been modified to meet requirements of the City of Ottawa's Access By-law (formerly Private Approach Bylaw) and the access from Rockdale Road closed off with a replacement access provided as a right-in only. Exit from the gas bar will only be from the Russland Road access point.

The site remains privately serviced, and approvals have been granted by the Ministry of the Environment, Conservation and Parks to allow the site to continue using mineralized water.

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposed development conforms with the policies of the City of Ottawa's Official Plan.
- The proposed development complies with the provisions of the 2008-250 Zoning By-law. Consideration for basing the approval on the 2008-250 Zoning By-law is permitted under the transition provisions in Section 109 of the City's new 2026-50 Zoning By-law.
- Conditions of approval are appropriate for the proposed development and include conditions which implement requirements identified by the MECP.
- The redevelopment of the site 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 is aware of the application related to this report. Councillor has concurred with the proposed conditions of approval.

Public Comments

At the time of submission, this application was subject to public circulation under the Public Notification and Consultation Policy. There were public comments received online and staff considered these comments.

Technical Agency/Public Body Comments

<u>Summary of Comments –Technical</u>

Supporting documents for the development identified that there is mineralized water from the onsite supply well. As a result, City subject matter experts referred the applicant to the Ministry of the Environment, Conservation and Parks (MECP). It was determined that the applicant would need to complete a consent process with the MECP to not abandon the well, as per Section 21 of Ontario Regulation 903.

Response to Comments –Technical

MECP Consent to not abandon the well was provided through the document titled: "Consent to not abandon water supply well (A320979) and temporary consent for water supply wells A238439 and old drilled well (no WWR ID), located at 6175 Rockdale Road, Vars, Ontario. Dated June 9, 2023".

Conditions of approval have been included above noting the consent and advising the owner must meet the requirements and conditions listed in MECP approval.

Summary of Comments –Technical

The Ministry of Transportation (MTO) advised that the accessed to the proposed development needed to be modified and approved through the MTO Land Development Review process.

Response to Comments –Technical

The City of Ottawa placed the file on hold while the applicant worked with the MTO to negotiate appropriate access on Rockdale Road. The applicant and MTO came to an agreement and the City reactivated the file. The applicant also obtained the required permits from the MTO.

Advisory Committee Comments

N/A

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 the complexities of the file, including but not limited to mineralized water requiring Ministry of the Environment, Conservation and Parks (MECP) approval, and modified access requirements by the Ministry of Transportation (MTO).

Contact: Sarah McCormick Tel: 613-580-2424, ext. 24487 or e-mail: Sarah.McCormick@ottawa.ca

Document 1 – Location Map

