



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

Site Location: 158 Cardevco Road

File No.: D07-12-23-0002

Date of Application: January 17, 2023

This SITE PLAN CONTROL application submitted by Pri-tec Construction Ltd., on behalf of Whelan Truck Repair Inc., is APPROVED upon resolution of the conditions stated in this report

And the following plans are approved:

1. **Misc. Details and Cross-Sections**, 2 OF 3, prepared by Shade Group Inc., revision no. 05 dated JAN 30, 2026.
2. **Plan of Survey of Part of Block 11 Registered Plan 4M-356 City of Ottawa**, prepared by Annis, O'Sullivan, Vollebekk Ltd., dated August 10, 2022.
3. **Plan of Survey of Part of Block 8, 10 and 11 Registered PLAN 4M-356 City of Ottawa**, prepared by Annis, O'Sullivan, Vollebekk Ltd., no date
4. **Turning Movements (WB-19)**, TM-1, prepared by Novatech, dated NOV 2024.
5. **Turning Movements (WB-19)**, TM-2, prepared by Novatech, dated NOV 2024.
6. **Site Plan**, 1 OF 1, prepared by Shade Group., dated AUG 17, 2023, revision no. 12 dated AUG 14, 2026.
7. **Landscape Plan**, L.1, prepared by James B. Lennox & Associates Inc., dated 09/06/2023, revision no. 4 dated 05/28/2026.
8. **Site Grading and Drainage Plan**, 1 OF 3, prepared by Shade Group Inc., revision 10 dated AUG 14, 2026.
9. **Erosion and Sediment Control Plan**, 3 OF 3, prepared by Shade Group Inc., revision no. 06 dated SEP 25, 2025.
10. **Fire Tank Connection Detail**, MSK – 1, prepared by Everest Engineering Limited, dated JUN 21/24, revision 9 dated JUL 17/26.
11. **45000 Fire Tank**, SHEET 1/1, prepared by Boyd Bros Concrete Products, dated 2021-05-12, revision 4 dated 2026-06-02.
12. **Fire Chute – City of Ottawa**, SHEET 1/1, prepared by Boyd Bros Concrete Products, dated 6/20/19.
13. **Sample Riser w Vent**, SHEET 1/1, prepared by Boyd Bros Concrete Products, dated 2021-01-27.
14. **Fire Reservoir – Typical Install**, SHEET 1/1, prepared by Boyd Bros Concrete Products, dated 2/11/21.

15.5 1/4" A423 Super Centurion "250" W Two Hose Nozzles & One Pumper Nozzle, dated 4-2-19.

And as detailed in the following report(s):

1. **Groundwater Monitoring Program Proposed Industrial Addition 158 Cardevco Road – Ottawa**, prepared by Paterson Group, dated November 20, 2024.
2. **Phase I Environmental Site Assessment**, prepared by Pinchin, dated November 8, 2022.
3. **Phase II – Environmental Site Investigation**, prepared by Paterson Group, dated November 21, 2024,
4. **Foundation Insulation Detail Proposed Building Addition 158 Cardevco Road – Ottawa**, prepared by Paterson Group, dated October 6, 2022.
5. **Soil Remediation Summary**, prepared by Paterson Group, dated October 16, 2024.
6. **Stormwater Management Report**, prepared by Shade Group Inc., dated December 2, 2022, revised January 30, 2026.
7. **Geotechnical Investigation**, prepared by Paterson Group, dated March 25, 2023 revised November 22, 2024.
8. **Site Servicing Report Site Plan Application 158 Cardevco Road 158 Cardevco Road Ottawa (Carp), Ontario**, prepared by Paterson Group, dated November 20, 2025.
9. **Fire Flow Calculations**, prepared by Everest Engineering Limited., dated November 21st, 2024.

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

General Conditions

1. **Prior Site Plan Agreement**

The Owner acknowledges and agrees that all terms and conditions of the Site Plan Agreement between the Corporation of the Township of West Carleton and Sydney Lile Hodgins, registered as Instrument No. LT757191 on 1991/12/16, are reconfirmed and are in full force and effect except as otherwise varied or amended in this Agreement. The Owner further acknowledges and agrees that the relevant portion of the Approved Plans referenced in Schedule "E" hereto shall supersede 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(s).

2. **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.

3. **Water Supply for Fire Fighting**

The Owner shall provide and maintain, 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.

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, 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.

9. 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.

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 Geotechnical Investigation, revision 4, or as revised as per condition 8 (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 and at the completion of the Works, the confirmation of which shall be to the satisfaction of the General Manager, Planning, Development and Building Services.

11. 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 thereafter 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.”

12. **Notice on Title – Chloride, Sodium, and Manganese Exceeding Drinking Water Standards and Guidelines**

The Owner(s) acknowledge and agree 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 hydrogeological reporting has identified that the concentration of several parameters exceed the drinking water quality standards and that the water supply is considered non-potable. Chloride (397 mg/L) and sodium (274 mg/L) exceed the aesthetic maximum concentration considered reasonably treatable (MCCRT) under the MECP Guideline D-5-5 Private Wells: Water Supply Assessment of 250 mg/L and 200 mg/L respectively. Manganese (0.15 mg/L) exceeds the Guidelines for Canadian Drinking Water Quality maximum allowable concentration (MAC) of 0.12 mg/L, but is below the Ministry of Environment, Conservation and Parks Guideline D-5-5 – Water Supply Assessment maximum concentration considered reasonably treatable (MCCRT) of 1.0 mg/L. The health basis of Manganese in the federal guideline is the potential of adverse effects on the central nervous system, primarily in infants, due to chronic exposure. More information can be found in the Manganese in Drinking Water Fact Sheet, produced by Ottawa Public Health, dated September 12, 2024, as amended.”

"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. **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.

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

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

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

15. **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.

16. **Infiltration Galleries**

The Owner acknowledges and agrees to add notice on title that the infiltration galleries shall not be covered over, and shall be maintained in perpetuity. The Owner further acknowledges and agrees to provide the General Manager, Planning, Development and Building Services with confirming that all recommendations and provisions have been implemented.

17. **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 Stormwater Management Report, 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.

18. **Creation of New Drainage Easement**

The Owner shall obtain a legal easement in perpetuity with the Owner of the adjacent lands municipally known as 164 Cardevco Road, in accordance with the site plan approval issued by the City of Ottawa. The drainage easement shall be in favour of the City of Ottawa and shall ensure the lands subject to drainage easement LT720283 have drainage rights through the new easement. The easement shall be binding upon the owners and all subsequent purchasers of 158 Cardevco Road and 164 Cardevco Road, to address the rights for surface drainage of the upstream lands.

Following the registration of a new drainage easement, the City agrees to provide written consent to the landowner of 158 Cardevco Road, in accordance with Clause 4 of drainage easement LT720283, permitting the use of Part 17, 18, 19 & 20 on PLAN 4R07616, save and except for parts 2 and 3 on the on the new 4R-plan, as demonstrated in the approved plans and studies.

19. **Water Plant**

The Owner acknowledges and agrees that the water plant within the lands is a private watermain. The Owner further acknowledges and agrees that the private watermain and appurtenances thereto are to be maintained by the Owner at its own expense, in perpetuity. The Owner performing maintenance on critical infrastructure, such as private watermains and private fire hydrants, shall maintain adequate records as proof of having done so in accordance with applicable regulations, and that the records shall be retained for review by the City and or the Ottawa Fire Services when requested.

20. **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 [ditches] 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.

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.

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.

22. **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.

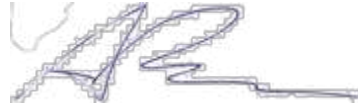
23. **Landscape Plan**

Prior to registration of this Agreement, the Owner agrees to provide a digital, georeferenced CAD or GIS file of the final approved Landscape Plan, referenced in Schedule E herein, in accordance with the [Landscape Plan Terms of Reference](#). The file shall be sent to the Planning Forester or Planning File Lead.

24. **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.

28 September 2026

A handwritten signature in blue ink, appearing to read 'AR', with a horizontal line extending to the right.

Date

Adam Brown
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: D07-12-23-0002

SITE LOCATION

158 Cardevco Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

- A Site Plan Control application was submitted to permit an addition to expand the indoor capacity of an existing automobile body shop used for truck repair.
- The addition adds 613 square metres of additional Gross Floor Area (GFA) to the existing facility with 466 square metres of GFA. The 613 square metre building addition is pre-engineered to expand indoor capacity of the existing operation.
- 10 additional parking spaces and 1 loading space is proposed.
- The site is located within the Cardevco Industrial Park subdivision and is surrounded by rural industrial and commercial uses.
- The site is currently subject to drainage easement LT720283 in favour of the City with the purpose of providing access to a drainage channel along the east boundary of the property. The portion of the drainage channel in the subject property has shifted out of the easement over time and onto the lands of the adjacent lands municipally known as 164 Cardevco. A new drainage easement in perpetuity with the Owner of the adjacent lands and in favour of the City is required to ensure the lands subject to drainage easement LT720283 have drainage rights through the new easement. The easement shall be binding upon the owners and all subsequent purchasers of 158 Cardevco Road and 164 Cardevco Road, to address the rights for surface drainage of the upstream lands.

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is consistent with the Provincial Planning Statement.
- The subject property is designated Rural Industrial and Logistics in Schedule B9 of the City of Ottawa's Official Plan. The Rural Industrial and Logistics designation

permits a range of industrial activity and functions to make the best use of rural locations including for vehicle servicing.

- The site is zoned Rural Industrial and Logistics Subzone 1 (RIL1) in the new Zoning By-law 2026-50 and Rural General Industrial Subzone 5 (RG5) in Zoning By-law 2008-250 which both permit an Automobile Body Shop.
- The proposed site design represents good planning.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, was previously satisfied through the related plan of subdivision approval.

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 complexity of issues associated with various submission materials.

Contact: Jasdeep Brar

Tel: 613-580-2424, ext. 29447 or e-mail: jasdeep.brar@ottawa.ca

Document 1 – Location Map

