



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

Site Location: 541 Somme Street

File No.: D07-12-25-0077

Date of Application: June 12, 2025

This SITE PLAN CONTROL application submitted by Jeffrey Kelly, on behalf of Tres Comas Ltd., is APPROVED upon resolution of the conditions stated in this report

And the following plans are approved:

1. **Site Plan Hawthorne Lot 541**, 124111-SP, prepared by Novatech Engineers, Planners and Landscape Architects, dated FEB 18/25, revision 5 dated MAY 04/26.
2. **Landscape Plan**, 124111-L1, prepared by Novatech Engineers, Planners and Landscape Architects, dated FEB 3/25, revision 5 dated MAY 04/26.
3. **Landscape Details**, 124111-L2, prepared by Novatech Engineers, Planners and Landscape Architects, dated FEB 3/25, revision 5 dated MAY 04/26.
4. **Cross Sections**, 5, prepared by Elevate Home Design, dated Apr 24, 2026.
5. **East Elevation**, 8, prepared by Elevate Home Design, dated Apr 24, 2026.
6. **Foundation Plan**, 1, prepared by Elevate Home Design, dated Apr 24, 2026.
7. **Main Floor Plan**, 2, prepared by Elevate Home Design, dated Apr 24, 2026.
8. **Mezzanine Floor Plan**, 3, prepared by Elevate Home Design, dated Apr 24, 2026.
9. **North Elevation**, 9, prepared by Elevate Home Design, dated Apr 24, 2026.
10. **OBC Notes and Universal W.R.**, 10, prepared by Elevate Home Design, dated Apr 24, 2026.
11. **Roof Plan**, 4, prepared by Elevate Home Design, dated Apr 24, 2026.
12. **South Elevation**, 7, prepared by Elevate Home Design, dated Apr 24, 2026.
13. **West Elevation**, 6, prepared by Elevate Home Design, dated Apr 24, 2026.
14. **Preliminary Construction Management Plan**, 124111-CMP, prepared by Novatech Engineers, Planners and Landscape Architects, dated JUN 03/2025, revision 3 dated FEB 06/2026
15. **Erosion and Sediment Control Plan**, 124111-ESC, prepared by Novatech Engineers Planners and Architects, dated May 04, 2026; Revision #4.
16. **SWM Plan (Pre-Development)**, SWM-1, prepared by Novatech Engineers, Planners and Landscape Architects, dated FEB 2026.

17. **SWM Plan (Post-Development)**, SWM-2, prepared by Novatech Engineers Planners and Architects, dated May 04, 2026.
18. **Plan of Survey of Part of Block 2 Registered Plan 4M-1388 City of Ottawa**, prepared by Annis, O'Sullivan, Vollebekk Ltd., dated August 21, 2025.
19. **Topographical Survey Plan**, prepared by Novatech Engineers, Planners and Landscape Architects, dated JUN 03/2025.
20. **General Plan of Services**, 124111-GP, prepared by Novatech Engineers Planners and Architects, dated May 04, 2026, Revision #5.
21. **Grading Plan**, 124111-GR, prepared by Novatech Engineers Planners and Architects, dated May 04, 2026, Revision #5.
22. **Notes and Details Plan**, 124111-ND, prepared by Novatech Engineers, Planners and Landscape Architects dated SEP 23/2025, revision 4 dated May 04/2026.

And as detailed in the following report(s):

23. **Hydrogeological Assessment and Terrain Analysis Proposed Commercial Development 541 Somme Street, Ottawa, Ontario**, prepared by Paterson Group, dated January 8, 2026.
24. **Approved Septic Permit (Part 8 - Sewage System)**, Rideau Valley Conservation Authority Permit No. 26-026, permit date March 26, 2026.
25. **Geotechnical Investigation Proposed Commercial Storage Building 541 Somme Street Ottawa, Ontario**, prepared by Paterson Group, dated August 21, 2025.
26. **Landfill Impact Assessment**, prepared by Paterson Group, dated August 15, 2025.
27. **Revised 3, Phase One Environmental Site Assessment North Part of 541 Somme Street Ottawa, Ontario**, prepared by Pinchin, dated August 30, 2024.
28. **Revised Phase Two Environmental Site Assessment North Part of 541 Somme Street Ottawa, Ontario**, prepared by Pinchin, dated September 9, 2024.
29. **541 Somme Street Water Budget Assessment Novatech Project No.: 124111**, prepared by Novatech Engineers, Planners and Landscape Architects, dated September 10, 2025.
30. **Impact Assessment Study for SPA Our File No.: 124111**, prepared by Novatech Engineers, Planners and Landscape Architects, dated April 30, 2025.
31. **541 Somme Street Serviceability and Stormwater Management Brief**, prepared by Novatech Engineers Planners & Architects, dated June 03, 2025; revised May 04, 2026.

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

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. **Water Supply for Fire Fighting**

When required, 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.

3. **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.

4. **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.

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.

6. **Development Charges**

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

Special Conditions

7. 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.

8. 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.

9. 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; Proposed Commercial Storage Building, 541 Somme Street, Ottawa, Ontario; prepared by Paterson Group, Report PG7327-1, Revision 1, dated August 21, 2025. (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.

10. Notice on Title – Aesthetic and Health Related Water Quality Exceedances in 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 purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that the currently intercepted groundwater supply is only to be used as a non-potable water supply and that the existing well (A421912) will only be used in accordance with the approved hydrogeological reporting to the satisfaction of the City of Ottawa.”.

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 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 – Requirement for Nitrate Reduction Technology**

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 themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that development is

approved based on the operation and maintenance of a total nitrogen reduction system (capable of >50% total nitrogen removal and NSF/ANSI 245 or CAN/BNQ 3680-600 certified) that must be operated and maintained in perpetuity. The purchaser/lessee further acknowledges being advised that operation of the treatment system may involve additional costs when compared to a standard treatment unit and that if the treatment unit/system becomes deficient and causes groundwater impacts, the City of Ottawa shall bear no responsibility, financial or otherwise, to provide solutions to remedy the deficiency.”

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

The Owner acknowledges and agrees to be responsible for various grading and maintenance measures, along 541 Somme Street, related to the works proposed as part of this application, until finalized and approved by inspections, which include the following:

- (a) Install the proposed driveways in accordance with the City’s Private Approach By-Law, No. 2003-447, as amended, and the driveway culverts, as per *General Plan of Services, prepared by Novatech Engineers, Planners & Landscape Architects, dated May 04, 2026, or as amended and subsequently approved*, and *Site Servicing and SWM Report, prepared by Novatech Engineers, Planners & Landscape Architects, dated May 04, 2026, or as amended and subsequently approved*.
- (b) Re-grade the shoulders of the ditch within the road allowance(s) of 541 Somme Street abutting the subject lands, to the satisfaction of the General Manager, Planning, Development and Building Services Department;
- (c) Obtain utility clearances prior to the re-grading of any ditch;
- (d) 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
- (e) Maintain a grass cover within the road allowance(s) of 541 Somme Street abutting the subject lands, to the satisfaction of the General Manager, Planning, Development and Building Services Department.

14. **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.

15. **Stormwater Quality Control Devices**

The Owner acknowledges and agrees to install and maintain in good working order the required Oil Grit Separator (OGS) devices, as recommended in the approved *Serviceability and Stormwater Management Brief; 541 Somme Street, prepared by Novatech Engineers Planners & Architects, File No: 124111*, dated May 04, 2026, and the applicable Plans, 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.

16. **Use of Explosives and Pre-Blast Survey**

The Owner acknowledges and agrees that all blasting activities will conform to the City’s Standard S.P. No. F-1201 entitled Use of Explosives, as amended. Prior to any blasting activities, a pre-blast survey shall be prepared as per S.P. No. F-1201, at the Owner’s expense, for all buildings, utilities, structures, water wells and facilities likely to be affected by the blast based on the location where explosives are to be used. In particular, a pre-blast survey shall be completed in accordance with Table 1 of S.P. No. F-1201. The standard inspection procedure shall include the provision of an explanatory letter to the owner or occupant and owner with a formal request for permission to carry out an inspection.

17. **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.
- (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.

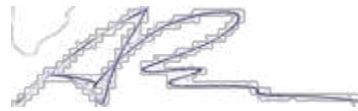
18. **Waste Collection**

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.

19. **South Nations Conservation Authority**

The Owner acknowledges and agrees to obtain, if required, any approvals and/or permits from the South Nations 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.

14 July 2026



Date

Adam Brown
Manager, 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: D07-12-25-0077

SITE LOCATION

541 Somme Street, and as shown on Document 1.

SYNOPSIS OF APPLICATION

- A one-storey warehouse building with an office and attached lean-to overhang and outdoor storage area is proposed. The lean-to will project toward the south lot line.
- The site is currently vacant. The proposed building will comprise of a footprint of approximately 486 square meters. Access to the site is through Somme Street. A total of 18 parking spaces are proposed.
- The subject property is situated within the Hawthorne Industrial Subdivision and is located on Somme Street, approximately 980 meters from the intersection of Rideau Road and Hawthorne Road. The lot is approximately 0.8 hectares with 50 meters of frontage on Somme Street.
- Adjacent lots within the Somme Street subdivision are currently vacant. Across Somme Street is a storage yard for the outdoor storage of vehicles. South of the lot is the Hawthorne Quarry owned by Lafarge Canada. Further west of the parcel are several industrial uses including a warehouse for landscaping products and mini self-storage warehouse buildings. East of the property outside the subdivision are a number of agricultural lots. There are a number of quarries across Hawthorne Road.

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.

- The site is zoned Rural Heavy Industrial (RH) in Zoning By-law 2008-250 and Rural Industrial and Logistics Subzone 3 (RIL3) in New Zoning By-law 2026-50 which both permit the warehouse, storage yard and other industrial uses.
- 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.

CONSULTATION DETAILS

Councillor's Comments

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

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 reviewed for complexity of issues associated with the application.

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

Document 1 – Location Map

