



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

Site Location: 5923 Ottawa Street

File No.: D07-12-25-0078

Date of Application: June 19, 2025

This SITE PLAN CONTROL application submitted by Bridgette Alchawa, Keeper Co., on behalf of 99117756 Canada Inc., is APPROVED pursuant to conditions/upon resolution of the conditions stated in this report.

And the following plans are approved:

1. **FLOOR PLANS**, drawing A-002, prepared by N45 Architecture Inc., dated October 2022, revision 3 dated July 31st, 2025.
2. **BREWERY BUILDING FLOOR PLANS**, drawing A-004, prepared by N45 Architecture Inc., dated March 2025, revision 1 dated July 31st, 2025
3. **BUILDING ELEVATIONS**, drawing A-003, prepared by N45 Architecture, dated October 2022, revision 3 dated July 31st, 2025
4. **BREWERY BUILDING**, drawing A-005, prepared by N45 Architecture, dated March 2025, revision 1, dated July 31st, 2025
5. **SERVICING PLAN DETAILS**, prepared by Egis Canada, dated June 16th, 2026
6. **LOT GRADING & DRAINAGE PLAN**, drawing C101, prepared by Egis Canada, dated October 11th, 2024, revision 7 dated June 16th, 2026
7. **EROSION AND SEDIMENT CONTROL PLAN**, drawing C103, prepared by Egis, dated October 11th, 2024, revision 7 dated June 16th, 2026
8. **LANDSCAPE DETAILS**, drawing L2.01, prepared by Levstek Consultants inc., dated October 2024, revision 3 dated September 8th, 2025
9. **LANDSCAPE DETAILS**, drawing L2.02, prepared by Levstek Consultants inc., dated October 2024, revision 1 dated June 5th, 2025
10. **LANDSCAPE PLAN**, drawing L1.01, prepared by Levstek Consultants inc., dated October 2024, revision 5 dated June 1st, 2026
11. **PLAN OF SURVEY OF PART OF UNIT 10 INDEX PLAN D-26 GEOGRAPHIC TOWNSHIP OF GOULBOURN CITY OF OTTAWA**, drawing no. CCO 25-0415 Ottawa St., dated July 9th, 2024
12. **SITE SERVICING PLAN**, drawing no. C102, prepared by Egis Canada, dated October 11th, 2024, revision 7 dated June 16th, 2026

And as detailed in the following report(s):

1. **Design Brief**, prepared by Keeper Co., dated June 3rd, 2026
2. **Geotechnical Investigation Report PG7183-2**, prepared by Paterson Group, dated May 6th, 2025, revision 1 dated July 9th, 2025
3. **Phase I Environmental Site Assessment Report: PE6526-1R**, prepared by Paterson Group, dated November 14th, 2024
4. **Phase II-Environmental Site Assessment Report: E6526-2R**, prepared by Paterson group, dated November 14th, 2024
5. **Rail Safety / Proximity Review R2**, prepared by Entuitive Corporation, dated April 7th, 2025, revision 1 dated September 18th, 2025
6. **Ditch Hydrologic and Hydraulic Analysis**, prepared by JFSA Canada Inc., dated June 5th, 2025, revision 2 dated April 1st, 2026
7. **SERVICING & STORMWATER MANAGEMENT REPORT DISTILLERY - 5923 OTTAWA STREET**, prepared by Egis Canada, dated October 17th, 2024, revision 5 dated June 16th, 2026
8. **Tree Conservation Report**, prepared by GEMTEC, dated August 28th, 2024, revision 1 dated September 19th, 2025
9. **Hydrogeological Assessment and Terrain Analysis**, prepared by Paterson Group, revision 3 dated June 11th, 2026
10. **Groundwater Monitoring Program**, prepared by Paterson Group, dated August 5th, 2025
11. **Site Plan Application Construction Management Plan**, prepared by Stratford Fox Run, dated July 24th, 2025
12. **5923 OTTAWA STREET DISTILLERY WATER STORAGE VOLUME ESTIMATE**, prepared by LRI Engineering, dated January 27th, 2026
13. **Anchor Detail – Fire Tanks**, prepared by Paterson Group, dated June 11th, 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. 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.

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 (in future), 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. **Update to Plans and Studies**

The Owner acknowledges and agrees, prior to registration of this Agreement or issuance of a Commence Work Notification or issuance of a conditional building permit, to update the following plans and studies:

- Lot Grading and Drainage Plan (scupper elevations in absolute units)
- Hydrogeological and Terrain Analysis Report – in accordance with Condition 14.
- Site Plan, drawing A-001, prepared by N45 Architecture Inc., dated June 2022, revision 2, dated May 15th, 2025 – in accordance with Condition 14.

These submissions must address the comments from the formal review letter dated July 7th, 2026 to the satisfaction of the General Manager, Planning, Development and Building Services Department. The Owner further acknowledges and agrees that the submission may necessitate changes to the plans and reports approved herein. The Owner further acknowledges and agrees to provide all revised plans and reports to the General Manager, Planning, Development and Building Services Department prior to registration of this Agreement or the issuance of a Commence Work Notification.

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 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 Access Bylaw (2026-139) enacted on April 8, 2026, as amended, and shall be subject to approval of the General Manager, Planning, Development and Building Services.

Engineering

Geotechnical Engineering and Soils

11. Geotechnical Investigation

The Owner acknowledges and agrees that it shall retain the services of a suitably experienced geotechnical engineer, currently 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 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. The confirmation shall be to the satisfaction of the General Manager, Planning, Development and Building Services.

Groundwater

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 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."

13. 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 (Eljen Corporation GSF Denitrification System DN450 or equivalent 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.”

14. **Update to Plans for Consistency**

The Owner shall revise, at its own cost, the Test Hole Location Plan, Sewage System Layout Plan, and the Site Plan demonstrating that the proposed work shown on the plan is consistent in terms of location and size across the documents. The design shall be subject to the approval of the General Manager, Planning, Development and Building Services.

Civil Engineering

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

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

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

16. **Stormwater Management Memorandum**

Prior to registration of this Agreement, the Owner acknowledges and agrees to provide the General Manager, Planning, Development and Building Services, with a memorandum prepared by a suitably experienced Professional Engineer, currently licensed in the Province of Ontario, confirming that the designed roof-top scuppers and associated spill point elevations, will be set equivalent to the top of the control weir of the approved storage and the in-ground orifices sized as per the design. The Owner further acknowledges and agrees that said memorandum shall be to the satisfaction of the General Manager, Planning, Development and Building Services, and all associated costs shall be the Owner's responsibility.

17. **Stormwater Works Certification**

Upon completion of all stormwater management Works, the Owner acknowledges and agrees to retain the services of a suitably experienced Professional Engineer, currently 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. **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 Servicing and 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.

Private Systems

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 until such time as either:

- (a) a certificate of conformance and As-built Drawings have been received from a suitably experienced Professional Engineer, currently 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, as revised. The inlet control devices shall be free of any debris; or

Site Lighting

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.
- (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.

Planning and Design Conditions

Waste Collections

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.

Trees

23. Replacement Trees in City's Right-of-Way

Prior to registration of this Agreement, the Owner acknowledges and agrees it shall pay the sum of \$5,200 to the City as compensation for the removal of one bur oak (Q. macrocarpa) tree located within the City's right-of-way along Ottawa St.. Upon receipt of compensation, the Director of Parks, Maintenance, and Forestry Services or their designate will provide the Owner with written approval, at which time the Owner may make arrangements with a contractor to remove the said bur oak, at the Owner's expense.

Parks

24. Parkland Dedication

The Owner acknowledges and agrees that the conveyance requirement to the City is 341 square metres.

25. Cash-In-Lieu of Conveyance of Parkland

Prior to issuance of building permit, 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 21 and Account Number 830310

Prior to issuance of building permit, 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.

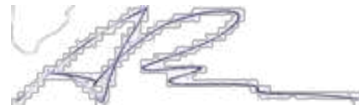
Agency Conditions

RVCA

26. Rideau Valley Conservation Authority

The Owner acknowledges and agrees to obtain any required approvals and/or permits from the Rideau 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.

7 September 2026

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

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: D07-12-25-0078

SITE LOCATION

5923 Ottawa Street, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is characterized by both wooded and cleared lands. Development on the northern portion of the site is restricted due to a local watercourse, and its associated floodplain setback. The subject site is largely flat but features some local depressions which act as stormwater management controls.

The lands surrounding the subject site are predominantly zoned for rural, general industrial uses and, accordingly, feature several buildings which support industrial uses. The subject site fronts onto Ottawa Street – a collector road. The lands to the north of the site are largely undeveloped due to the watercourse and associated floodplain.

The proposed development features a one (1) storey building with a gross floor area of 738 m² that includes warehouse space (distillery), retail space, and an ancillary bar/pub, as well as a one (1) storey building with a gross floor area of 1,042 m² that includes warehouse space (distillery/brewery), and an ancillary bar/pub. Mezzanine spaces are also proposed adjacent to the proposed buildings, and each proposed structure will have its own vehicular access from Ottawa Street, and its own parking lot with 19 spaces, and 9 spaces respectively. The proposed development also features 7 bicycle racks.

The proposed pedestrian facilities are limited to walkable connections between the proposed buildings and their associated parking lots. The site's proposed garbage enclosure is located to the West of the 738 m² building.

The distillery features a rectangular form, with a façade of stone, corrugated metal, glass, and brick. The windows are framed in dark metal. The main entrance is emphasized by an overhang, and a glass-enclosed lobby serves as a transition space, offering views into the tasting room and retail area.

Stormwater management for the proposed site will be maintained through positive drainage away from the proposed building and towards the proposed depressed surface storage areas. Additionally, an emergency overland flow route for the proposed site will be directed southeast towards the municipal ditch along Ottawa Street.

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The site plan for the proposed development is consistent with the Official Plan, Richmond Village Secondary Plan, and the Village of Richmond Community Design Plan policies.
- The site plan for the proposed development is in conformity with Zoning Bylaw 2008-250.
- The conditions of approval resolve issues relating to the technical feasibility and site servability to ensure the development occurs pursuant to the approved plans and reports.
- The approved site design for the development represents planning that supports economic and community development consistent with Village specific policies.

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 David Brown is aware of the application related to this report.

Technical Agency/Public Body Comments

Summary of Comments –Technical

Hydro Ottawa

Hydro Ottawa submitted a letter with several comments. Primarily, they wished to communicate that no Hydro Ottawa asset would be affected by the proposed development. The subsequent comments outlined the procedures that a developer should follow should they wish to alter any Hydro Ottawa infrastructure.

Enbridge Gas

Enbridge Gas submitted a letter asserting that they did not object to the proposed application, and that they reserved the right to amend or remove development conditions.

Rideau Valley Conservation Authority

The Rideau Valley Conservation Authority (RVCA) provided several comments regarding the proposal's development limits, stormwater management, hydrologic/hydraulic analysis, and erosion and sediment control.

Response to Comments –Technical

Hydro Ottawa

Staff shared all comments and information with the applicant.

Enbridge Gas

Staff shared all comments and information with the applicant.

Rideau Valley Conservation Authority

Staff received and reviewed comments provided by the RVCA and have included a condition of approval requiring the Owner to obtain any required approvals and/or permits from the Rideau Valley Conservation Authority prior to the commencement of site works.

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 complexity of issues associated with the subject site's hydrogeology.

Contact: Stephan Kukkonen Tel: 613-580-2424, ext. 12860 or e-mail: Stephan.Kukkonen@ottawa.ca

Document 1 – Location Map

