



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

Site Location: 2413 Carp Road

File No.: D07-12-25-0116

Date of Application: August 14, 2025

This SITE PLAN CONTROL application submitted by Hilary Murphy, Taskforce Engineering Inc., on behalf of Waste Management of Canada Corp., is APPROVED pursuant to conditions of the conditions stated in this report

And the following plans are approved:

1. **Site Plan and Details**, Drawing No. A.1, prepared by Taskforce Engineering Inc., dated June 2025, revision 5 dated Jan 29/26.
2. **Servicing Plan and Septic Details**, Drawing No. A.1a, prepared by Taskforce Engineering Inc., dated June 2025, revision 5 dated Jan 29/26.
3. **Erosion & Sediment Control Plan**, Drawing No. A.1b, prepared by Taskforce Engineering Inc., dated June 2025, revision 2 dated Jan 29/26.
4. **Site Lighting Plan & Legend**, drawing No. ES1, prepared by Q&E Engineering Inc., dated 2025-07-16, revision 2 dated 2025/08/26.
5. **Vegetation Removals & Woodlot Edge Management Plan**, Drawing #L2, prepared by AECOM Canada Ltd., dated February 2015, revision dated 11/09/2015.

And as detailed in the following reports:

1. **Functional Servicing Brief**, prepared by Taskforce Engineering Inc., Revision 1 dated February 2, 2026.
2. **Geotechnical Investigation West Carleton Environmental Centre – Maintenance Building**, prepared by WSP Canada Inc., Revision 1 dated November 24, 2025.
3. **Technical Memorandum - Soil Analysis to Support the Maintenance Building Permit Application WCEC, 2413 Carp Road, Ottawa**, prepared by WSP Canada Inc., dated May 22, 2025.
4. **Memorandum – Soil Sampling at 2413-2415 Carp Road, Carp, Ontario**, prepared by BlueMetric Environmental Inc., dated September 22, 2025.
5. **Hydrogeological Study**, prepared by BlueMetric Environmental Inc., dated February 11, 2026.

6. **Phase One Environmental Site Assessment**, prepared by BlueMetric Environmental Inc., dated September 22, 2025.
7. **West Carleton Environmental Centre – Stormwater Analysis for Proposed Maintenance Building**, prepared by WSP Canada Inc., dated February 9, 2026.

And subject to the following 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. Prior Site Plan Agreement

The Owner acknowledges and agrees that all terms and conditions of the existing site plan agreements are reconfirmed and are in full force and effect except as otherwise varied or amended in this Agreement.

- (a) Site Plan Agreement with the Regional Municipality of Ottawa-Carleton, registered as Instrument No. N450172 on August 3, 1988;
- (b) Site Plan Agreement with The Corporation of the Township of West Carleton, registered as Instrument No. N530076 on April 11, 1990;
- (c) Site Plan Agreement with the City of Ottawa, registered as Instrument No. OC728785 on June 8, 2007; and
- (d) Site Plan Agreement between Waste Management of Canada Corporation and City of Ottawa, registered as Instrument No. OC#2527217 on August 19, 2022;

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.

Special Conditions

3. 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.

4. **Stormwater Management – Property Consolidation**

The Owner acknowledges and agrees that in accordance the approved stormwater management analysis titled “West Carleton Environmental Centre – Stormwater Analysis for Proposed Maintenance Building” (the “Report”), referenced in Schedule “E” herein, stormwater surface runoff is proposed to cross property lines.

The Owner acknowledges and agrees to provide documentation, prior to registration of this Agreement, confirming completion of the consolidation of 2413 Carp Road (PIN 04536-1447) with the surrounding properties (PINs 04536-0175; 04536 – 1417; 04536 – 1419; 04536 – 1421; 04536 – 1423; 04536 – 1425; 04536 – 1427; 04536 – 1429; 04536 – 1431; 04536 – 1433; 04536 – 1435; 04536 – 1437; 04536 – 1441; 04536 – 1443; and 04536 – 1445).

The consolidation is to be completed to the satisfaction of the General Manager, Planning, Development and Building Services and all associated costs shall be the Owner’s responsibility.

5. **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.

6. Parkland Dedication

- (a) The Owner acknowledges and agrees that the conveyance requirement to the City is 78.28 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:
 - (i) 2% of the gross land area (commercial & industrial uses).

Conveyance Requirement Table

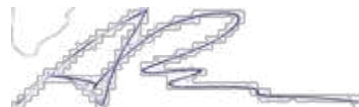
Gross Land Area (GLA)	3.914 m ²	
Development Type	Calculation	Conveyance Requirement (m²)
Commercial / Industrial	2% of Gross Land Area	78.28 m ²
Total Conveyance Requirement		78.28 m ²

7. Cash-In-Lieu of Conveyance of Parkland

- (a) 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 5 and Account Number 830294
- (b) 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.

2026 April 29, 2026

Date



Adam Brown
Manager, Development Review Rural,
Planning, Development and Building
Services Department

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-25-0116

SITE LOCATION

2413 Carp Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

- The site is located on the west side of Carp Road approximately 520 metres south of Richardson Side Road. The site is rectangular in shape with an area of approximately 4.12 hectares and 80 metres of frontage along Carp Road. The site is occupied by two buildings formerly used by a cabinet manufacturer which are vacant.
- The site is located within the West Carleton Environmental Centre (the “Carp Landfill”), a private landfill operated by Waste Management Corp of Canada (“WM”). The Carp landfill bounds the site to the north, west and south. To the east of the site on the opposite side of Carp Road is a concrete batching plant.
- The proposed development is for a 1- storey (9 metre) maintenance facility with a Gross Floor Area of 1,027 square metres (11,055 square feet). The maintenance facility would be located at the rear of the site and used to maintain WM’s fleet of on-site vehicles. Accessory office space is also proposed. Four truck bays are proposed along the western façade of the building. Additional employee parking will be provided by nine new vehicle parking spaces along the eastern facade, including one barrier-free space. Vehicle access is proposed south of the site, through WM’s property municipally known as 2301 Carp Road.
- The new facility would replace the current maintenance facility to locate services closer to the current landfill operations, which were expanded in 2024 (File No. D07-12-15-0085).
- The Owner is in the process of merging 2413 Carp Road with the surrounding individual parcels that make up the Carp landfill to create one large parcel. The finalization of the property merger is a condition of this approval.
- The development will be privately serviced by well and septic.

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The property is designated Rural Industrial and Logistics with the Solid Waste Disposal Overlay in the Rural Transect on Schedule B9 of the City of Ottawa's Official Plan. The proposal conforms with the City of Ottawa's Official Plan policies;
- The application was deemed complete prior to the enactment of Zoning By-law 2026-50. Therefore, the provisions of Zoning By-law 2008-20 apply. The proposal complies with all applicable provisions of the RH Zone and Rural Exception 787 of Zoning By-law 2008-20 as amended;
- Conditions of approval have been included in this report in order to ensure the proposed development is constructed in conformity with City policies and guidelines;
- The Applicant has adequately resolved the comments received during the technical review process; and
- The proposal development is appropriately designed and 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.

Public Comments

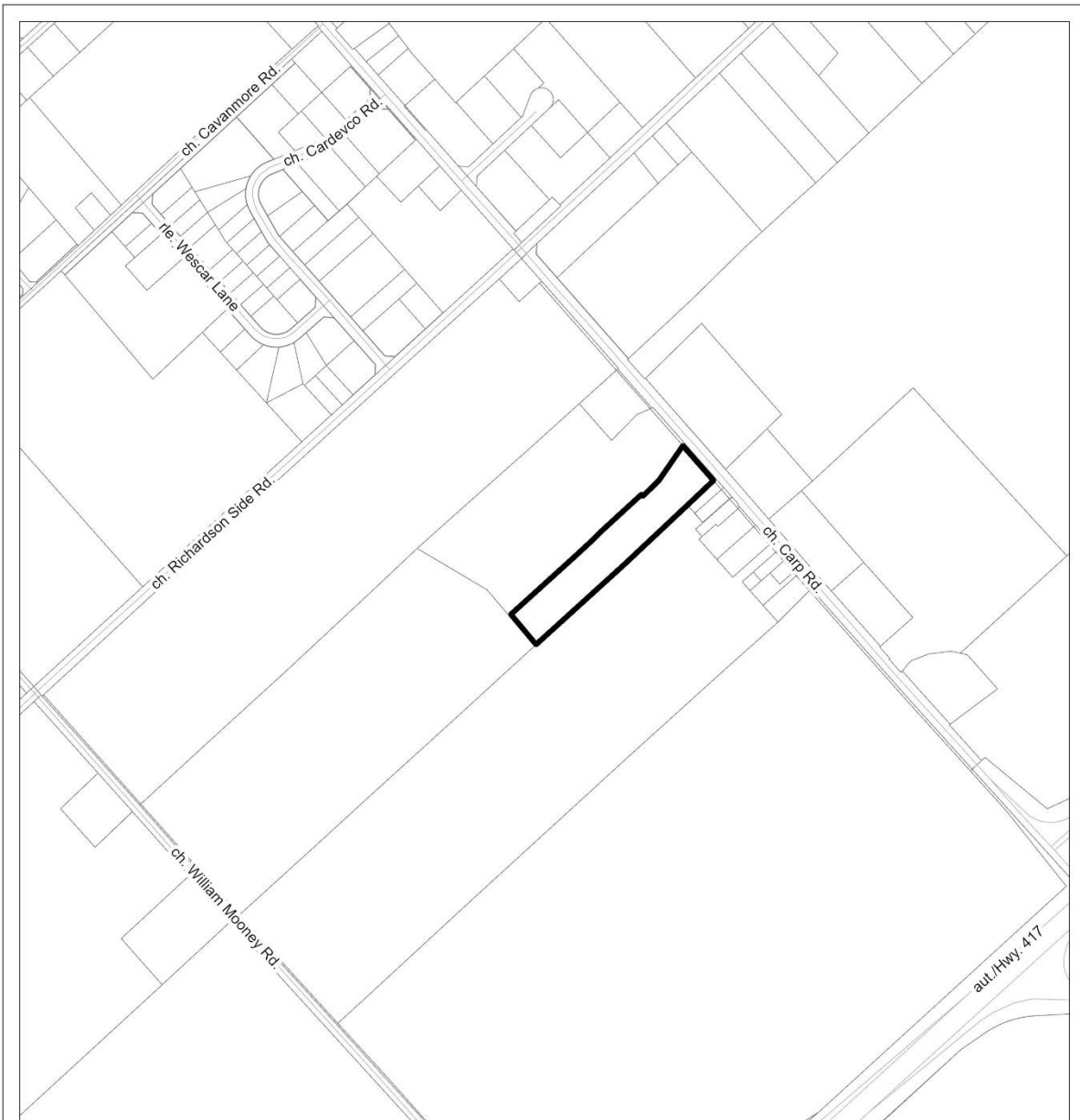
This application was not subject to public circulation under the Public Notification and Consultation Policy. There was no public comment received online.

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date. The Council approved timeline **has not been met** due to resolving matters related to the consolidation of the property parcels.

Contact: Samantha Gatchene Tel: 613-580-2424, ext. 25478 or e-mail: Samantha.Gatchene@ottawa.ca

Document 1 – Location Map



LOCATION MAP / PLAN DE LOCALISATION
SITE PLAN / PLAN D'EMPLACEMENT

D07-12-25-0116

25-1211-H

I:\CO\2025\Site\Carp_2413

©Parcel data is owned by Terranel Enterprises Inc. and its suppliers
All rights reserved. May not be produced without permission.
THIS IS NOT A PLAN OF SURVEY

©Les données de parcelles appartiennent à Terranel Enterprises Inc. et
à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans
autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE

REVISION / RÉVISION - 2025 / 09 / 02



2413 ch. Carp Rd.

