



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

Site Location: 6147 Hazeldean Road (6111 Hazeldean Road)

File No.: D07-12-25-0123

Date of Application: September 9, 2025

This SITE PLAN CONTROL application submitted by Jonah Bonn, Landscape LTD., on behalf of Grant Castle Corp, is APPROVED upon resolution of the conditions stated in this report.

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. **Execution of Letter of Undertaking**

The Owner shall execute the City's standard Letter of Undertaking and satisfy the conditions contained within this Site Plan Approval Report. In the event the Owner fails to execute the required Letter of Undertaking, submit any required fees and/or securities within three (3) years, and attain permits, this approval shall lapse.

2. **Update to Plans and Reports**

The Owner acknowledges and agrees, prior to the preparation of the Site Plan Agreement or issuance of a Commence Work Notification or issuance of a conditional building permit, to update the list of required plans and studies listed below to address the comments from the formal review letter dated March 18, 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. If necessary, 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 preparation of the Site Plan Agreement or the issuance of a Commence Work Notification.

- i. **General Notes**, C001, prepared by LRL Engineering, Project 250030, dated 08 SEP 25, revision 4 dated 07 APR 2026.
- ii. **Erosion and Sediment Control Plan**, C101, prepared by LRL Engineering, Project 250030, dated 08 SEP 25, revision 4 dated 07 APR 2026.
- iii. **Demolition Plan**, C102, prepared by LRL Engineering, Project 250030, dated 08 SEP 25, revision 4 dated 07 APR 2026.
- iv. **Site Development Plan**, C201, prepared by LRL Engineering, Project 250030, dated 08 SEP 25, revision 4 dated 07 APR 2026.
- v. **Site Development Plan (No Underlay)**, C202, prepared by LRL Engineering, Project 250030, dated 08 SEP 25, revision 4 dated 07 APR 2026.
- vi. **Site Development Plan (Overall View)**, C203, prepared by LRL Engineering, Project 250030, dated 08 SEP 25, revision 4 dated 07 APR 2026.
- vii. **Grading and Drainage Plan**, C301, prepared by LRL Engineering, Project 250030, dated 08 SEP 25, revision 4 dated 07 APR 2026.
- viii. **Preliminary Construction Management Plan**, C302, prepared by LRL Engineering, Project 250030, dated 08 SEP 25, revision 4 dated 07 APR 2026.
- ix. **Servicing Plan**, C401, prepared by LRL Engineering, Project 250030, dated 08 SEP 25, revision 4 dated 07 APR 2026.
- x. **Stormwater Management Plan**, C601, prepared by LRL Engineering, Project 250030, dated 08 SEP 25, revision 4 dated 07 APR 2026.
- xi. **Pre-Development Watershed Plan**, C701, prepared by LRL Engineering, Project 250030, dated 08 SEP 25, revision 4 dated 07 APR 2026.
- xii. **Post-Development Watershed Plan**, C702, prepared by LRL Engineering, Project 250030, dated 08 SEP 25, revision 4 dated 07 APR 2026.
- xiii. **Construction Detail Plan**, C901, prepared by LRL Engineering, Project 250030, dated 08 SEP 25, revision 4 dated 07 APR 2026.
- xiv. **Tree Conservation Report**, L.1, prepared by James B. Lennox & Associates Inc., Project No. 25MIS2548, dated September 2025, revision 4 dated 03/31/2026.

- xv. **Geotechnical Investigation**, prepared by LRL Engineering, Project 200100, dated September 2020, revision dated March 2026.
- xvi. **Stormwater Management Report and Servicing Brief** prepared by LRL Engineering, Project 250030, dated April 07, 2026, revision dated Sept 08, 2025.
- xvii. **Updated Phase One Environmental Site Assessment**, prepared by LRL, dated October 27, 2025.
- xviii. **Transportation Impact Assessment**, prepared by Englobe Corp., dated February 20th, 2026.

3. **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.

4. **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.

5. **Development Charges**

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

Special Conditions

6. **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.

7. **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 Report** (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.

8. **Protection of City Sewers**

(a) Prior to the issuance of a building permit, the Owner shall, at its expense:

(i) obtain a video inspection of the City Storm Sewer System from MHST75811 to MHST78508 prior to any construction to determine the condition of the existing City Sewer System prior to construction on the lands and to provide said video inspection to the General Manager, Planning, Development and Building Services.

(b) Upon completion of construction on the lands, the Owner shall, at its expense and to the satisfaction of the General Manager, Planning, Development and Building Services:

(i) obtain a video inspection of the City Storm Sewer System from MHST75811 to MHST78508 to determine if the City Sewer System sustained any damages as a result of construction on the lands; and

(ii) assume all liability for any damages caused to the City Sewer System within MHST75811 to MHST78508 and compensate the City for the full amount of any required repairs to the City Sewer System.

9. **Vibration Monitoring Control Plan**

Prior to building permit, the Owner acknowledges and agrees to submit a Vibration Monitoring Control Plan prepared by a qualified Professional Engineer licensed in the province of Ontario to the General Manager, Planning, Development and Building Services for the protection of existing surrounding structures and utilities.

10. **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.

11. **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 and Servicing Brief**, 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.

12. **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.

13. **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.

14. **Lifting of Holding**

This Owner acknowledges and agrees that this approval is conditional to the approval and by-law enactment of the associated Lifting of Holding Application (D07-07-26-0001). The holding symbol shall be lifted prior to the issuance of any building permit or commence work notification. The Owner acknowledges and

agrees the City may issue a building permit on a phased basis to allow excavation works to proceed while certain studies and plans are updated.

April 23, 2026

Date



Sean Moore
Manager, Development Review West,
Planning, Development and Building
Services Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-25-0123

SITE LOCATION

6147 Hazeldean Road (6111 Hazeldean Road) and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is an irregularly shaped vacant parcel with approximately 5,000 square metres in area, located on the northwestern portion of Hazeldean Road within an existing commercial development. Surrounding land uses consist of residential uses, including Minto's Potter Key subdivision, located to the north. Commercial uses located to the south and east, including restaurants, multi-tenant retail and office space, a dental office, and a pharmacy, while lands to the west remain undeveloped.

The proposed development is to permit the development of a multi-tenant, single-storey retail building representing Phase 2 of the existing commercial site on Hazeldean Road. Vehicular access will be from Hazeldean Road, with on-site and barrier-free parking, internal drive aisles, pedestrian connections, and landscaped buffers along property edges. It has a patio space, parking in front of the retail area, as well as plantings along the frontage. The proposal includes nine commercial units, five bike parking spaces, and 60 car parking spaces, as well as four accessible parking spaces.

Related Applications

The following applications are related to this proposed development:

- Lifting of Holding Symbol – D07-07-26-0001 (approved via Delegated Authority March 30, 2026, and enactment by Council on April 22 2026)

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposed development conforms with the Official Plan policies related to the Suburban (West) Transect – Mainstreet Corridor.
- Contingent on the Lifting of Holding being enacted as a By-law by City Council, the proposed development conforms with the Zoning By-law, including provisions

specific to By-law 2008-250, Arterial Mainstreet, Subzone 9 (AM 9 [1699]-h) and By-law 2026-50 Mainstreet Zone 2 (MS2[1699]-h).

- Conditions of approval are included in this report to ensure the proposed development conforms with City policies and guidelines.
- The proposed development demonstrates appropriate site design and 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 Glen Gower was aware of the application related to this report.

Public Comments

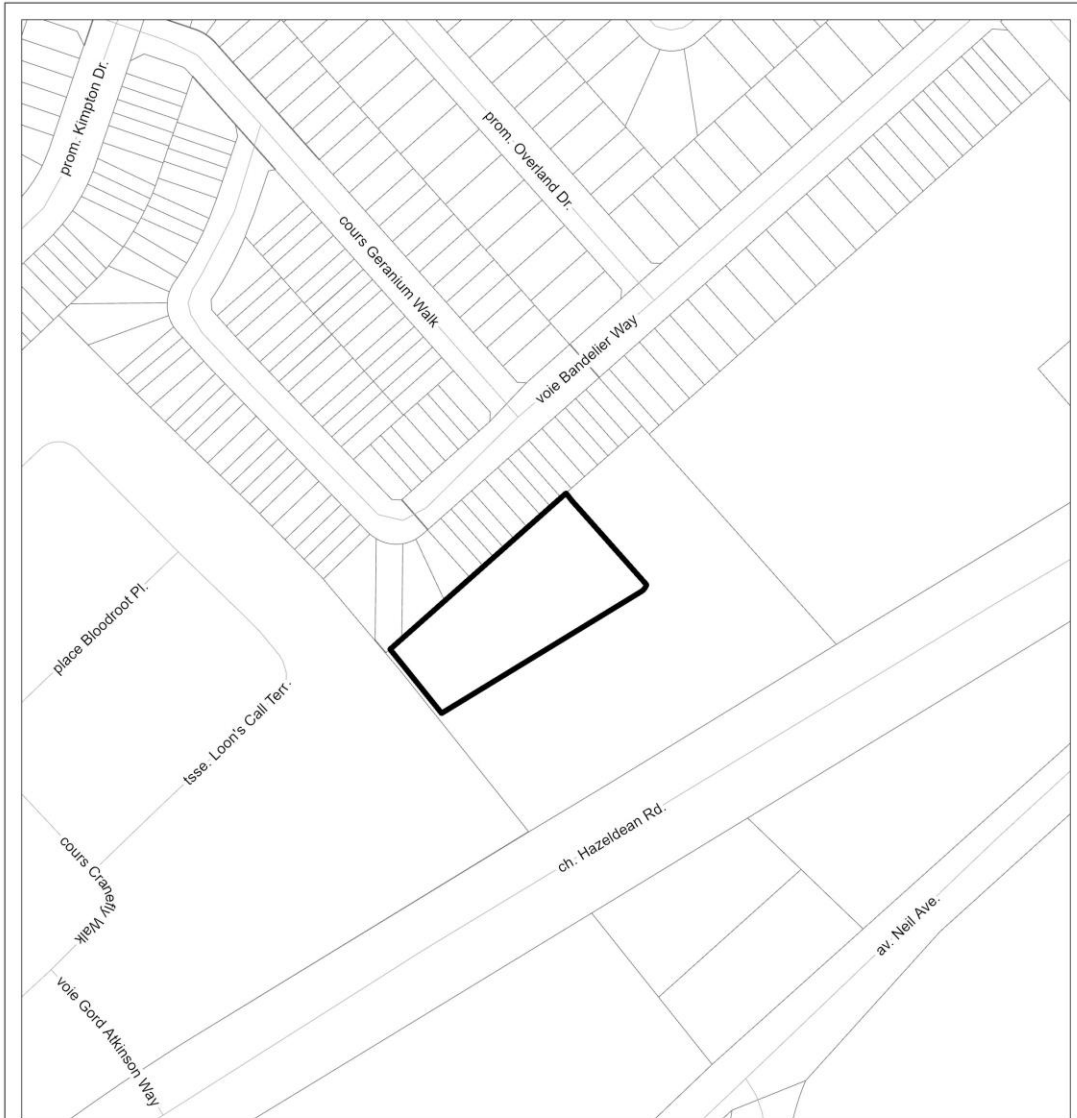
This application was subject to public circulation under the Public Notification and Consultation Policy. There was no public comment received online.

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was processed by the On Time Decision Date. The Council approved timeline has been met.

Contact: John Bernier Tel: 613-580-2424, ext. 71576 or e-mail: John.Bernier@ottawa.ca


Document 1 – Location Map



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

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 **6111 ch. Hazeldean Rd.**

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