



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

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Site Location: 535 West Hunt Club Road (previously addressed as Part of 585 West Hunt Club Road)

File No.: D07-12-25-0132

Date of Application: September 29, 2025

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This SITE PLAN CONTROL application submitted by Landscape Ltd, on behalf of 1427163 Ontario Inc., is APPROVED upon resolution of the conditions stated in this report

And the following plans are approved:

1. **Building Elevations**, Drawing No. A201, prepared by McRobie Architects + Interior Designers, dated 02 Dec 2024, revision 5 dated 2025-08-21

And as detailed in the following report(s):

1. **Halo Car Wash 585 West Hunt Club Rd., Nepean Ontario, Geotechnical Subsurface Investigation**, prepared by St Lawrence Testing & Inspection Co. Ltd., dated March 24, 2025.
2. **Halo Car Wash, Property located at PT LT 28, CON 1, PIN 04629-0906, Nepean (Ottawa), ON Phase 1 Environmental Site Assessment**, prepared by St. Lawrence Testing & Inspection Co. Ltd., dated January 9, 2026.
3. **Transportation Impact Assessment Analysis Report Halo Car Wash 585 West Hunt Club Road**, Ottawa Ontario, prepared by BT Engineering Inc., dated December 15, 2025.

And subject to the following 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. Prior Site Plan Agreement**

The Owner acknowledges and agrees that all terms and conditions of the Site Plan Agreement between 1204325 Ontario Limited and the Regional Municipality of Ottawa-Carleton, registered as Instrument No. LT1074495 on 29 August 1997, the Site Plan Agreement between 1204325 and the City of Nepean registered as instrument LT1076372 on September 12 1997, and the Site Plan Agreement between 9051-5040 Quebec Inc. and the City of Nepean registered LT1088934 on November 14 1997, and the Amending Site Plan Agreement between 9051-5040 Quebec Inc and the City of Nepean, registered as Instrument No. LT1321903 on August 24 2000, 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 hereto shall supercede 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 Letter of Undertaking including all standard and special conditions, financial and otherwise, as required by the City. In the event that the Owner fails to sign this Letter of Undertaking, complete the conditions to be satisfied prior to the signing of this Letter of Undertaking, and have the corresponding building permit(s) issued within three (3) years of Site Plan approval, the approval shall lapse.

### **3. 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.

### **4. 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 February 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 execution of a Letter of Undertaking or the issuance of a Commence Work Notification.

- i) **Sediment and Erosion Control Plan**, C101, prepared by LRL, dated May 2024, revision 5 dated January 22, 2026.
- ii) **Site Development Plan**, C201, prepared by LRL, dated May 2024, revision 5 dated January 22, 2026.
- iii) **Site Development Plan (No Underlay)**, C202, prepared by LRL, dated May 2024, revision 5 dated January 22, 2026.
- iv) **Grading and Drainage Plan**, C301, prepared by LRL, dated May 2024, revision 5 dated January 22, 2026.
- v) **Servicing Plan**, C401, prepared by LRL, dated May 2024, revision 5 dated January 22, 2026.
- vi) **Servicing Plan**, C402, prepared by LRL, dated May 2024, revision 5 dated January 22, 2026.
- vii) **Pre-Development Watershed Plan**, C701, prepared by LRL, dated May 2024, revision 5 dated January 22, 2026.
- viii) **Post-Development Watershed Plan**, C702, prepared by LRL, dated May 2024, revision 5 dated January 22, 2026.
- ix) **Tree Conservation Report & Landscape Plan**, Drawing L.1, prepared by James B Lennox & Associates Inc., dated March 2025, revision 4 dated 02/09/2026
- x) **Stormwater Management Report and Servicing Brief**, prepared by LRL, dated April 4, 2025, revised on January 22, 2026.
- xi) **General Notes**, Drawing C001, prepared by LRL Engineering, dated May 2024, revision 05 dated 22 Jan 2026
- xii) **Stormwater Management Plan**, Drawing C601, prepared by LRL Engineering, dated May 2024, revision 05 dated 22 Jan 2026

#### 5. **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, automatic fire pumps, pressure tanks or gravity tanks.

#### 6. **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.

#### 7. **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.

### **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. **Access Route Easement**

The Owner acknowledges and agrees that prior to issuance of a Commence Work Notification or Building Permit, whichever comes first, the Owner shall provide written concurrence/permit from each owner of the access route easement, confirming acceptance of the proposed concrete works and grade modifications within the access route easement, legally described as Part 12 on 4R-29778, as demonstrated on the approved Site Plan.

## 10. **Enbridge Easement**

The Owner acknowledges and agrees that prior to issuance of a Commence Work Notification or Building Permit, whichever comes first, the Owner shall provide written concurrence/permit from Enbridge confirming acceptance of the proposed carwash building, interlock paving, hydrant, streetlights, vacuum stalls, storm OGS EF04 and landscaping works within the Enbridge easement, legally described as Parts 2 to 4 on 4R-29943, as demonstrated on the approved Site Plan.

## 11. **Hydro Ottawa Easement**

The Owner acknowledges and agrees that prior to issuance of a Commence Work Notification or Building Permit, whichever comes first, the Owner shall provide written concurrence/permit from Hydro confirming acceptance of the proposed landscaping works within the Hydro Ottawa easement, legally described as Part 2 to 4 on 4R-15594, as demonstrated on the approved Site Plan.

## 12. **Hydro Pole Relocations**

The Owner acknowledges and agrees that prior to issuance of a Commence Work Notification or Building Permit, whichever comes first, the Owner shall provide written concurrence/permit from Hydro Ottawa confirming acceptance of the proposed hydro pole relocations, as demonstrated on the approved Site Plan.

### **13. Hydro Transformer – Clearance to Trees**

The Owner acknowledges and agrees that prior to issuance of a Commence Work Notification or Building Permit, whichever comes first, the Owner shall provide written concurrence/permit from Hydro Ottawa confirming acceptance of the proposed clearance between the new transformer grid and proposed tree (2.4 m), as demonstrated on the approved Site Plan.

### **14. 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 Subsurface 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 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.

### **15. Groundwater Management**

The Owner acknowledges and agrees to retain an environmental consultant to test groundwater to be removed from the site during and after redevelopment. If through further testing the groundwater samples are found to be contaminated, all contaminated groundwater must be removed, managed or treated in accordance with appropriate Ontario regulations and/or discharged in accordance with the City's Sewer Use By-law, being By-law No. 2025-94, as amended.

### **16. 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 existing 900 mm storm sewer (GeoOttawa pipe ID STM77072) and existing 250 mm sanitary sewer (GeoOttawa pipe ID SAN64504) within 585 West Hunt Club Road prior to any construction to determine the condition of the existing sewer systems 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 existing 900 mm storm sewer (GeoOttawa pipe ID STM77072) and existing 250 mm sanitary sewer (GeoOttawa pipe ID SAN64504) within 585 West Hunt Club Road to determine if the existing sewer systems sustained any damages as a result of construction on the lands.

#### **17. 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 Professional Engineer, 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 roof drain elevation(s). 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.

#### **18. 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.

#### **19. 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.

#### **20. Water Demand for Fire Fighting**

The Owner acknowledges and agrees that the City's boundary conditions were provided for the subject development site setting out the available municipal water supply. The Owner further acknowledges and agrees that prior to building permit issuance, a letter shall be prepared by a qualified Building Code professional, licensed in the Province of Ontario, and provided to the General Manager, Planning, Development and Building Services confirming the plans submitted for building

permit issuance have incorporated any and all requirements of the Fire Underwriters Survey, 2020, or as amended, to achieve the low construction coefficient used within the proposed building design.

**21. Environmental Activity and Sector Registry (EASR)**

Prior to the issuance of a Commence Work Notification or registration of this Agreement, whichever comes first, the Owner acknowledges and agrees to provide proof of registration under the Environmental Activity and Sector Registry with the Ministry of the Environment, Conservation and Parks for the industrial use associated with the proposed building and the private common storm sewer system designed to service multiple properties, to the satisfaction of the General Manager, Planning, Development and Building Services.

**22. 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 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.

**23. Leak Survey**

The Owner acknowledges and agrees that the Water Plant and sewer service within the lands is a private system, including Private Services and sewer services and appurtenances, and the Owner acknowledges and agrees that it is responsible for the operation, maintenance and/or replacement, in perpetuity, of the Private Services and sewer system, including the Private Watermains, private hydrants, private sanitary and storm sewer infrastructure (collectively the "private system") which are located on the lands and that the Owner will retain copies of all the associated Work and maintenance contracts, and make said contracts available for inspection upon demand by the City.

Further, the Owner acknowledges and agrees to have a Professional Engineer, licensed in the Province of Ontario, conduct regular inspections of the water system and sewer system, which includes a leak detection survey at least every five (5) years and a video of the sanitary sewer system to check for major water infiltration into the private system. Copies of the inspection reports and videos shall be provided to the General Manager, Infrastructure and Water Services and Fire Services. The Owner further acknowledges and agrees that as part of the Owner's ongoing maintenance responsibility for the private system, repairs to the system must be completed immediately to correct any deficiencies which contribute to water loss or leakage of infiltration within the private system. Any deficiencies shall be immediately reported to the City. The Owner acknowledges and agrees to notify the General Manager, Infrastructure and Water Services when such repairs have been completed.

#### **24. Easements and Joint Use Maintenance Agreement**

Prior to Occupancy, the Owner acknowledges and agrees to obtain the approval of the Committee of Adjustment to grant easement(s) as required for access and maintenance of the common elements over neighbouring properties, and must register a Joint Use and Maintenance Agreement, at the expense of the Owner, setting forth the obligations between the Owner. The Agreement shall set forth the joint use and maintenance of all common elements including, but not limited to, common access route, common landscaping and shared water, sanitary and storm infrastructures within neighbouring properties.

The Owner shall ensure that the Agreement is binding upon all the unit owners and successors in title and shall be to the satisfaction of the General Manager, Planning, Development and Building Service and City Legal Services, as well as a copy of the Agreement and written confirmation from City Legal Services that it has been registered on title.

#### **25. Consent to Enter Agreement**

The Owner acknowledges and agrees to, prior to the issuance of a Commence Work Notification or Building Permit, whichever comes first, enter into a Consent to Enter Agreement with the adjacent property owner for the proposed concrete works, landscaping works, servicing construction and associated reinstatement works on adjacent property, all to the satisfaction of the General Manager, Planning, Development and Building Service and City Legal Services.

#### **26. 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.

## **27. 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.

## **28. 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.

## **29. Parkland Dedication**

- (a) The Owner acknowledges and agrees that the conveyance requirement to the City is 73 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) For conveyance of parkland, cash-in-lieu of conveyance parkland, or combination thereof:
    - i. 2% of the gross land area (commercial & industrial uses).

## Conveyance Requirement Table

<b>Gross Land Area (GLA)</b>	3,641 m <sup>2</sup>	
<b>Development Type</b>	<b>Calculation</b>	<b>Conveyance Requirement (m<sup>2</sup>)</b>
<b>Credit for existing use</b>	0	0 m <sup>2</sup>
<b>Commercial/ Industrial</b>	2% of Gross Land Area	73 m <sup>2</sup>
<b>Total Conveyance Requirement</b>		73 m <sup>2</sup>

### 30. 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 9 and Account Number 830298
- 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.

### 31. Permits

The Owner shall obtain such permits as may be required from municipal or provincial authorities and shall file copies thereof with the General Manager, Planning, Development and Building Services.

### 32. Works on City Road Allowances

Any Works required to be done by the Owner on City road allowances shall be according to the specifications and by-laws of the City. The Owner, or its contractor, shall be required to obtain all the necessary permits for road cuts prior to the disruption of the City road allowance and it is further understood and agreed that the aforementioned cuts shall be reinstated to the satisfaction of the Director, Infrastructure Services.

**33. Video Examination**

Video examination of storm and sanitary sewers 200mm or larger in diameter shall be required by the General Manager, Planning, Development and Building Services, at the Owner's expense, before final Acceptance or Approval of the Works.

**34. Testing**

The Owner may be required by the City to perform qualitative and quantitative testing, at the Owner's expense, of any materials which have been or are proposed to be used in the construction of any of the Works required by this Agreement to determine whether they are in conformity with applicable standards as determined by the General Manager, Planning, Development and Building Services.

**35. Provision of As-Built Drawings**

The Owner shall supply to the General Manager, Planning, Development and Building Services, one set of mylar or plastic film as-constructed road, grading and service drawings including the location of all Works, certified under seal by a Professional Engineer, licensed in the Province of Ontario, for City records upon Acceptance and Approval of the Works. Furthermore, the Owner shall provide the As-built Drawings and the attribute data for the Works in a form that is compatible with the City's computerized systems.

**March 11, 2026**

\_\_\_\_\_  
Date



\_\_\_\_\_  
Sean Moore, MCIP RPP  
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

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**File Number:** D07-12-25-0132

### SITE LOCATION

585 West Hunt Club Road, and as shown on Document 1.

### SYNOPSIS OF APPLICATION

- The subject site is located within 585 West Hunt Club Road and is approximately 0.36 hectares in size. The lands are currently occupied by a surface parking lot. Surrounding land uses are commercial, with a retail store and parking lot to the north, storage associated with the retail use to the west, office to the south, and retail to the east. The site is primarily accessed from a private road extending from the northern limit of Lancelot Drive. The proposal also includes an exit-only access on the east side of the site, to provide an exit for vehicles into the commercial drive aisle east of the site.
- The proposal is for an automatic conveyor system car wash with three queuing lanes. The proposed car wash is approximately 490 square meters in gross floor area. The development also includes 14 self-serve vacuum stalls located on the north side of the site, and three parking stalls on the west side of the site. Landscaping is proposed on the site perimeters, including a fence along the northern property boundary. The proposal includes 27 queuing spaces at the entrance to the car wash, and one queuing space at the exit of the car wash. As part of the proposal, an existing hydro pole located within the east drive aisle of the site.

### Related Applications

N/A

### DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is in conformity with the zoning by-law. The lands are zoned AM10 (Arterial Mainstreet, Subzone 10) within Zoning By-law 2008-250, Section 186. Pursuant to Section 93, the lands are considered One Lot for Zoning Purposes with the surrounding commercial plaza development. The proposed car wash is a

permitted use within the AM10 zone, and the proposal conforms with the applicable zoning standards subject to Section 93 and 186.

- Conditions of approval have been included to ensure the proposed development conforms with City policies and guidelines.
- The proposed site design 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.

## **CONSULTATION DETAILS**

### **Councillor's Comments**

Councillor Sean Devine was aware of the application related to this report.

### **Public Comments**

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

### **Technical Agency/Public Body Comments**

#### Summary of Comments –Technical

N/A

## **APPLICATION PROCESS TIMELINE STATUS**

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

**Contact:** Amanda Davidson Tel: 613-580-2424, ext. 32524 or e-mail: amanda.davidson@ottawa.ca

# Document 1 – Location Map



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

D07-12-25-0132

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REVISION / RÉVISION - 2026 / 01 / 06



**Part of / Partie de 585 West Hunt Club Road**

