

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

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Site Location: 1885 Merivale Road

File No.: D07-12-26-0060

Date of Application: May 29, 2026

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This SITE PLAN CONTROL application submitted by Rony Haddad, Auto Konnect Inc, on behalf of 11722522 Canada Inc., is APPROVED pursuant to conditions of the conditions stated in this report

And the following plans are approved:

1. **“Site Plan and Landscape Plan, Tego Building, a.1”**, 1 a1, prepared by Kevin Deevey, dated March 2007

**General Conditions**

1. **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.

2. **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.

3. **Prior Site Plan Agreement**

The Owner acknowledges and agrees that all terms and conditions of the Site Plan Agreement between Carmar Land Holdings Inc. and the City of Ottawa, registered as Instrument No. OC669746 on 12 December 2006, 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 in Schedule "E" 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).

4. **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.

**Special Conditions**

5. **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.

6. **Ottawa Macdonald-Cartier International Airport – Zoning Regulations**

The Owner acknowledges and agrees that the Ottawa Macdonald-Cartier International Airport Zoning Regulations (AZR) apply to temporary construction equipment, such as cranes. The Owner further acknowledges and agrees that if a crane is intended for use on the site, the Owner will notify Transport Canada in Toronto a minimum of ninety (90) days in advance to determine if it will cause a safety hazard to pilots maneuvering in the area.

7. **Ottawa Macdonald-Cartier International Airport – Bird Attractions**

The Owner acknowledges and agrees that there will not be any present or future action, nor development undertaken, that may result in any bird attraction conditions and therefore a hazard to aircraft flying in the area. The Owner further acknowledges and agrees to maintain the site in a clean state and that any litter on the lands will be removed expeditiously. The Owner acknowledges and agrees to

provide enclosed garbage areas and covered containers as shown on the approved Site Plan and Landscape Plan, referenced in Schedule "E" herein.

The Owner acknowledges and agrees to only place on the lands plant/vegetation species that are not attractive as a food source to birds. If bird activity increases as a result of this development, the Owner shall be prepared to implement mitigation measures to address this operational hazard.

July 17, 2026

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Date



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Stream Shen  
Planner III, 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:** D07-12-26-0060

### **SITE LOCATION**

1885 Merivale Road, and as shown on Document 1.

### **SYNOPSIS OF APPLICATION**

The subject site is a 0.30-hectare property with 38.1 metres frontage along Merivale Road. Surrounding land uses include general and heavy industrial uses, such as distribution, warehouse, and automobile body shops present to the north, east and south, and minor institutional uses to the west, on the opposite side of Merivale Road.

There are no proposed changes to the existing built form, site layout, or modifications of existing servicing.

### **Related Applications**

N/A

### **DECISION AND RATIONALE**

This application is approved for the following reasons:

- The Site conforms to the standards of General Industrial of Zoning By-law 2008-250 and Industrial and Logistics Zone of Zoning By-law 2026-50.
- There are no amendments to the site layout and building footprint.
- The proposed development demonstrates appropriate site design and represents good planning.

### **PARKLAND DEDICATION**

N/A

## **CONSULTATION DETAILS**

### **Councillor's Comments**

Councillor Sean Devine indicated the following comments:  
No comments or concerns

### **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**

N/A

### **Advisory Committee Comments**

N/A

## **APPLICATION PROCESS TIMELINE STATUS**

This Site Plan application was processed by 28 July 2026. The Council approved timeline has been met.

**Contact:** Stream Shen Tel: 613-580-2424, ext. 24488 or e-mail:  
Stream.Shen@ottawa.ca

## Document 1 – Location Map

