



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

Site Location: 2025 Mer Bleue

File No.: D07-12-25-0059

Date of Application: April 30, 2025

This SITE PLAN CONTROL application submitted by Barrett L. Wagar, Stantec Consulting Ltd. on behalf of SmartREIT (Orleans II) Inc. & Mer Bleue Shopping Centres Limited, is APPROVED upon resolution of the conditions stated in this report

And the following plans are approved:

1. **Site Plan - Phase 3**, Drawing No.: SA-004B, prepared by Petroff Partnership Architects, dated September 27, 2017, Revision 5 dated Sep 02, 2025
2. **Landscape Plan**, Drawing No.: L1.01, prepared by Levstek Consultants Inc., dated Mar 2025, Revision 7 dated Sept. 9/25
3. **Exterior Elevations**, Drawing No.: A3.0, prepared by Greystone, dated 2025.04.25
4. **Notes and Legends Plan**, Drawing No.: NL-1, Sheet 1 of 7, prepared by Stantec Consulting Ltd., dated 25.04.17, Revision 4 dated 25.09.11
5. **Existing Conditions Plan**, Drawing No.: EX-1, Sheet 2 of 7, prepared by Stantec Consulting Ltd., dated 25.04.17, Revision 4 dated 25.09.11
6. **Site Servicing Plan**, Drawing No.: SSP-1, Sheet 3 of 7, prepared by Stantec Consulting Ltd., dated 25.04.17, Revision 4 dated 25.09.11
7. **Grading Plan**, Drawing No.: GP-1, Sheet 4 of 7, prepared by Stantec Consulting Ltd., dated 25.04.17, Revision 4 dated 25.09.11
8. **Erosion Control and Detail Sheet**, Drawing No.: EC/DS-1, Sheet 5 of 7, prepared by Stantec Consulting Ltd., dated 25.04.17, Revision 4 dated 25.09.11
9. **Storm Drainage Plan**, Drawing No.: SD-1, Sheet 6 of 7, prepared by Stantec Consulting Ltd., dated 25.04.17, Revision 4 dated 25.09.11
10. **Sanitary Drainage Plan**, Drawing No.: SA-1, Sheet 7 of 7, prepared by Stantec Consulting Ltd., dated 25.04.17, Revision 4 dated 25.09.11

And as detailed in the following report(s):

1. **Orleans II Frontage Phase 3 – 2025 Mer Bleue Site Servicing and Stormwater Management Report**, prepared by Stantec Consulting Ltd., dated April 15, 2025, Revision 2 dated 2025-08-18

2. **2025 Mer Bleue Road Transportation Impact Assessment**, prepared by Stantec Consulting Ltd., dated July 24, 2025
3. **Grading Plan Review Proposed Commercial Development 2025 Mer Bleue Road – Phase 2 - Ottawa**, prepared by Paterson Group, dated July 23, 2025
4. **Geotechnical Investigation, Proposed Commercial Development, 2025 Mer Bleue Road – Phase 2 Ottawa, Ontario**, prepared by Paterson Group, dated September 6, 2024
5. **Phase I – Environmental Site Assessment, Part of 2025 Mer Bleue Road Ottawa, Ontario**, prepared by Paterson Group, dated September 18, 2024

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-day notice of any material change or cancellation of the policy.

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 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, 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. **Construct Sidewalks**

The Owner shall design and construct sidewalk(s) within public rights-of-way or on other City owned lands to provide a pedestrian connection from or to the site as may be determined by the General Manager, Planning, Development and Building Services. Such sidewalk(s) shall be constructed to City Standards.

7. **Extend Internal Walkway**

The Owner shall extend internal walkways beyond the limits of the subject lands to connect to existing or proposed public sidewalks, at the sole expense of the Owner, to the satisfaction of the General Manager, Planning, Development and Building Services.

8. **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.

9. **Development Charges**

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

Special Conditions

10. **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.

Access

11. **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 Private Approach By-Law, being By-law No. 2003-447, as amended, and shall be subject to approval of the General Manager, Planning, Development and Building Services.

The Owner acknowledges and agrees that all private approaches serving the proposed development shall be designed and constructed, at the sole expense of the Owner, in accordance with the City's "Curb Return Entrances – Uncontrolled Intersections" Plan, Drawing No. SC7.1, dated March 2007 and revised March 2021, and the Owner shall comply with the City's Private Approach By-law, being No. 2003-447, as amended.

12. **Private Access**

The Owner acknowledges and agrees that all private accesses to Roads shall comply with the City's Private Approach By-Law being By-Law No. 2003-447 as amended, or as approved through the Site Plan control process.

ENGINEERING

Geotechnical Engineering and Soils

13. **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 (the "Report") 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.

Civil Engineering

14. **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.

15. **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. 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.

16. **Inlet Control Devices (ICDs)**

The Owner acknowledges and agrees to install and maintain in good working order the required roof-top and in-ground stormwater inlet control devices, as recommended in the approved Site Servicing and Stormwater Management Report. 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.

17. **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.

Private Systems

18. **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.

19. **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.

20. **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.

Blasting

21. **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.

Site Lighting

22. Site Lighting Certificate

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:

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

it must result in minimal light spillage onto adjacent properties. As a guideline, 0.5 fc is normally the maximum allowable spillage.

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.

Vibration Monitoring

23. The Owner agrees and acknowledges that prior to commencing site alteration or construction that vibration monitoring shall be undertaken by a Professional Engineer licensed in the province of Ontario. Vibration levels shall not exceed those determined by the City and Province to cause damage to adjacent buildings and structures. The Owner may consider offering pre-construction surveys to adjacent/abutting properties, to validate damage claims or indemnify and save harmless. The Owner agrees to maintain vibration monitoring records during construction, which shall be made available to the General Manager, Planning, Development and Building Services upon request. The Owner agrees and acknowledges that the City shall be indemnified from any damage claims resulting from construction activities."

24. Phasing

The Owner acknowledges and agrees that the proposed development will be constructed in Phases as shown on the approved Site Plan. The Owner acknowledges and agrees that this Site Plan Approval is subject to the Owner entering into an Amending Site Plan Agreement, for the lands shown as Phase 3 on the approved Site Plan and securities, and any other requirements that the City may require, all to the satisfaction of the General Manager, Planning, Development and Building Services.

Waste Collections

25. 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

26. Tree Planting Along Noella LeClair Way

Prior to registration of this Agreement, the Owner acknowledges and agrees to update the Landscape Plan to provide tree planting along Noella Leclair in line with the Geotechnical Investigation and the City of Ottawa Sensitive Marine Clay Soils Guidelines (2017). The Owner further acknowledges and agrees that said Landscape Plan shall be to the satisfaction of the General Manager, Strategic Initiatives Department.

Parks

27. Cash-In-Lieu of Conveyance of Parkland

Prior to registration of the Site Plan Agreement, the Owner acknowledges and agrees to pay cash-in-lieu of conveyance of parkland. 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 19 funds. The Owner shall also pay the parkland appraisal fee of \$850.00 plus H.S.T. of \$110.50.

Signs

28. Street Name and Signs

- (a) The Owner acknowledges and agrees it shall provide for, install and maintain, at its own expense, all regulatory traffic signage, in accordance with the City's Municipal Addressing By-law 2014-78, as amended, for any private road within the area controlled by this Agreement and as shown on the approved Site Plan.
- (b) The Owner acknowledges and agrees it shall provide for, install and maintain, at its own expense, all temporary street name signs, in accordance with the City's Municipal Addressing By-law 2014-78, as amended, for any private road within the area controlled by this Agreement and the approved Site Plan.

- (c) The Owner acknowledges and agrees it shall, at its own expense, make arrangements for the City to provide, install, and maintain all permanent street name signs, in accordance with the City's Municipal Addressing By-law 2014-78, as amended, and to City Specifications or Standards.

LETTER OF UNDERTAKING ONLY INCLUSIONS

29. 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.

30. 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.

31. Video Examination

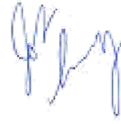
Video examination of storm and sanitary sewers 200mm or larger in diameter shall be required by the General Manager, Planning, Development and Building Services, at the Owner's expense, before final Acceptance or Approval of the Works.

32. 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.

33. 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.



October 8th, 2025

Date

John Sevigny
Manager (A), Development Review
East, Planning, Development and
Building Services Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-25-0059

SITE LOCATION

2025 Mer Bleue Road, located on the south side of Innes Road and the east side of Mer Bleue Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

- The site is part of a large parcel planned for three phases of retail commercial development. The first two phases included a large-format building on the south side of the site and smaller buildings along the Innes Road frontage.
- The subject area is approximately 1.83 hectares with 295 metres of frontage on Innes Road and 180 metres on Mer Bleue and is located in a suburban area with similar commercial properties to the east and west, large-format retail buildings to the rear and smaller buildings fronting Innes Road. The new building is being constructed on the same lot as the previously approved first and second phases of this commercial property.
- The proposed development includes the construction of a one- storey retail food store with a gross floor area of 3,783.40sqm. The proposal consists of 261 vehicle parking spaces, including 1 motorcycle and 8 accessible spaces and dedicated loading spaces. The Phase 3 development will feature an access configuration with four general traffic entrances and one truck loading entrance along Roger Pharand Street. Two new private approaches are proposed: one from Noella Leclair Way for general traffic, and another from Roger Pharand Street for delivery and loading access. A space to the west of the proposed building is reserved for future development.
- The existing watermains have sufficient capacity to meet the site's domestic and fire flow demands. The proposed sanitary sewer network is sufficiently sized to provide gravity drainage of the site. A gravity sewer network will convey wastewater to the exiting 250mm diameter sanitary sewer installed during the first phase of the development. The outlet to the east has adequate capacity accept flows from the site. The proposed Phase 3 stormwater management plan provides adequate attenuation storage to meet the target peak outflow rates to Innes Road for the overall development site. Existing utility infrastructure will be sufficient to provide a means of distribution for the entirety of the development.
- Grading for the site has been designed to provide an emergency overland flow route with erosion and sediment control measures to be implemented during construction.

Residential Units and Types

N/A

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is in conformity with the Mainstreet Corridor Policies of the City of Ottawa Official Plan.
- The proposed site plan and use meets the zoning provisions of the Arterial Mainstreet, Exception 2413, Height 21 metres Zone AM[2413] H(21).
- A registered Site Plan Amending Agreement is required to ensure that works associated with the implementation of this Site Plan are undertaken in accordance with the municipal standards, verified through on-site inspections and that the proper securities are posted to ensure completion of site works.
- The proposal is consistent with the Urban Design Guidelines for Large Format Retail.
- The site is to be developed on full municipal services. Building location, landscaping and parking reflect good site plan design principles.

The above conditions of site plan control approval would serve to ensure that the development proceeds in accordance with the approved plans and conditions of site plan control approval.

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.

URBAN DESIGN REVIEW PANEL

The Site Plan Control application was not subject to the Urban Design Review Panel process.

ROAD MODIFICATIONS

There are no road modifications associated with this site plan control application.

CONSULTATION DETAILS

Councillor's Comments

Councillor Catherine Kitts was aware of the application related to this report.

Councillor Catherine Kitts indicated the following comments:

The Mer Bleue area continues to be one of the fastest-growing parts of our city, with rapid development filling in greenfield lands.

Over the past year, we've seen three separate major housing projects add nearly 500 new homes, alongside a steady rise in new businesses along the Innes Road corridor. The latest proposal for a one-storey retail food store—potentially a Farm Boy—is a welcome addition. It would provide a much-needed grocery option, especially for new residents in the Noëlla Leclair Way developments, who will benefit from having fresh food and everyday essentials just steps away. That kind of walkable access is sadly still a rarity in many parts of Ward 19.

As development continues at this pace, I remain focused on ensuring that infrastructure, services, and amenities are delivered alongside new homes—so that these communities grow in a balanced, liveable way.

Public Comments

This application was 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

Advisory Committee Comments

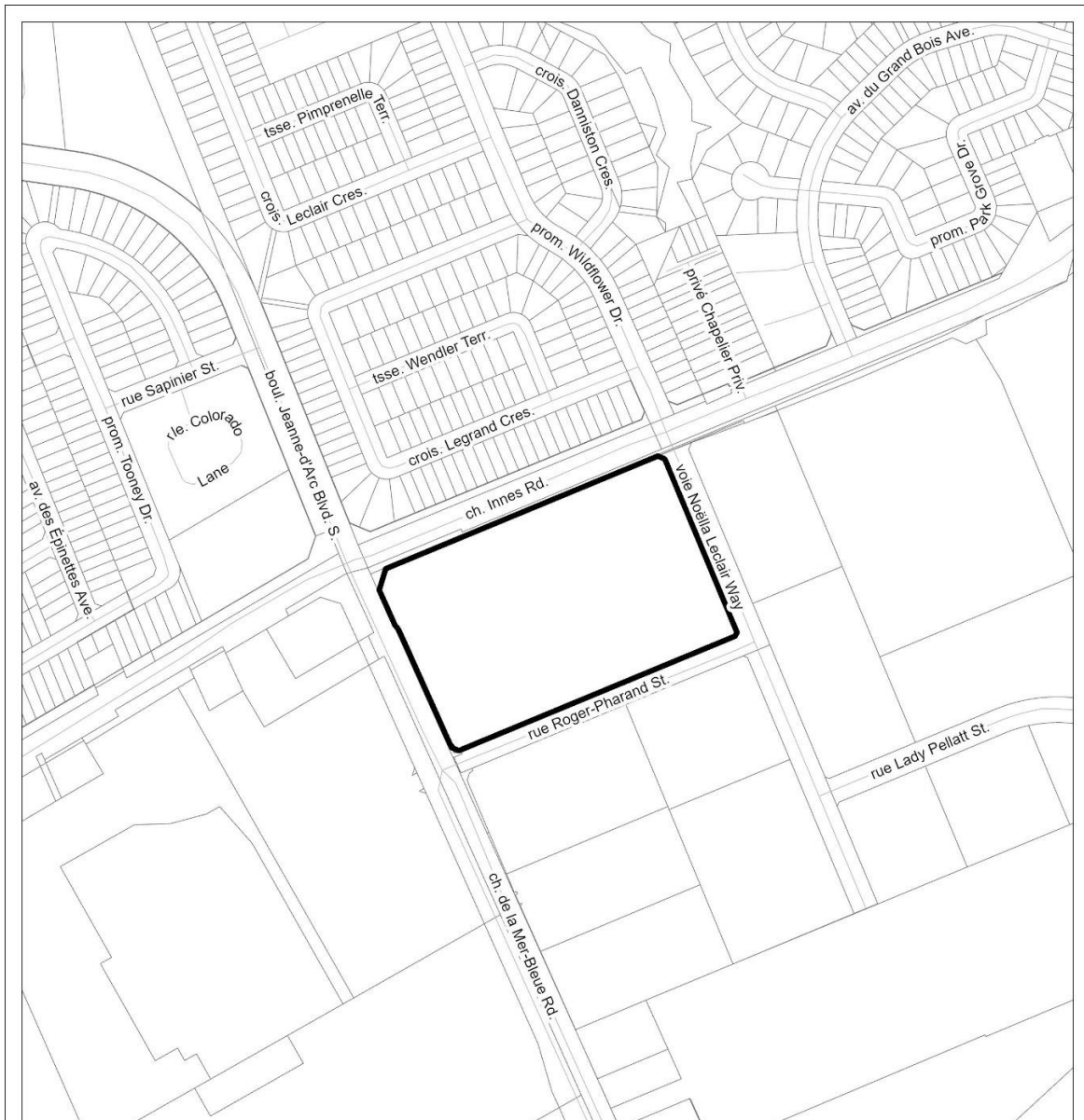
Summary of Comments – Advisory Committees

N/A

APPLICATION PROCESS TIMELINE STATUS

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

Contact: Steve Belan Tel: 613-580-2424, ext. 27591 or email: Steve.Belan@ottawa.ca
Document 1 – Location Map



D07-12-25-0059

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REVISION / RÉVISION - 2025 / 05 / 20

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



2025 ch. de la Mer-Bleue Rd.



NOT TO SCALE