

2 pages by email to planningcirculations@ottawa.ca and to emily.charby@ottawa.ca

December 14, 2025

City of Ottawa
Development Review West
110 Laurier Avenue West
Ottawa, Ontario
K1P 1J1

Attention: Emily Charby, Planner I, Development Review West

Dear Emily:

RE: Site Plan Control Application
Redevelopment of 1925 Merivale Road, Ottawa (the “**Subject Property**”)

Landscape Ltd. has been retained by G.W. Drummond Family Holdings Ltd. to submit an Application for Site Plan Control in support of the redevelopment of the Subject Property with a new gas station and convenience store.

The legal description of the Subject Property is: *PT LTS 125, 126, 127, 128, 129, 130, 131, 132, 133 & 155, PL 382 ; LTS 156, 157 & 158, PL 382 ; PT CLARKE RD, PL 382 , CLOSED BY NP51189 ; PT LT 27, CON A RIDEAU FRONT ; ALL AS IN CR413041, EXCEPT CR474608, PT 1, 5R5004 & PT 19, 5R11115 , CR455063, CR503344, CR509643, CR533579, CR537398, CR570654, CR606743, CR606744; S/T NS76414 NEPEAN (PIN: 046280110).*

The Subject Property is split-zoned with the western half being General Industrial Zone and the eastern half being Heavy Industrial, Subzone 1. The existing gas station and the redevelopment will be contained on the western half.



Please find the following material contained within this shared folder in support of the Application for Site Plan Control: [Site Plan Control Application Submission 1925 Merivale](#)

1. Architectural: proposed floor plan and elevation drawings
2. Civil Engineering:
 - a. Stormwater Management Report and Servicing Brief
 - b. Sediment and Erosion Control Plan
 - c. Demolition Plan
 - d. Site Development Plan
 - e. Grading and Drainage Plan
 - f. Pre-Construction Management Plan
 - g. Servicing Plan
 - h. Stormwater Management Plan
 - i. Pre-Development Watershed Plan
 - j. Post-Development Watershed Plan
 - k. Construction Detail Plan
3. Phase I – Environmental Site Assessment
4. Geotechnical Investigation
5. Tree Conservation Report and Landscape Plan
6. Transportation Impact Assessment
 - a. Screening
 - b. Scoping and Forecasting Report
7. Zoning Confirmation Report.

We trust that the foregoing will be sufficient to deem the Application for Site Plan Control complete; however, should there be any questions, please do not hesitate to contact the undersigned.

Sincerely

Landscape Ltd.



Per: Jonah Bonn, MCIP, RPP

c.c. Maxime Longton, LRL Engineering
Russell Drummond