



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

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Site Location: 1386 & 1394 Greely Lane

File No.: D07-12-25-0004

Date of Application: January 21, 2025

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This SITE PLAN CONTROL application submitted by Chris Poirier, Dandax Developments Inc., is APPROVED upon resolution of the conditions stated in this report

And the following plans are approved:

1. **Landscape Plan**, L1.01, Prepared by Levestek Consultants Incorporated, dated January 7, 2025, revision 4 dated November 28, 2025.
2. **Site Servicing Plan**, C-1 of 9, prepared by D.B. Gray Engineering Inc., dated September 20, 2024,, rev no. 10, dated November 20, 2025.
3. **Grading Plan**, C-4 of 9, prepared by D.B. Gray Engineering Inc., dated September 20, 2024, revision 8, dated November 20, 2025.
4. **Erosion & Sediment Control Plan**, C-5 of 9, prepared by D.B. Gray Engineering Inc., dated September 20, 2024, rev no. 8, dated November 20, 2025.
5. **Post-Development Drainage Plan**, C-6 of 9, prepared by D. B. Gray Engineering Inc., dated September 20, 2024, revision 7, dated November 20, 2025.
6. **Pre-Development Drainage Plan**, C-7 of 9, prepared by D. B. Gray Engineering Inc., dated September 20, 2024, revision 4, dated September 29, 2025.
7. **Details & Schedule**, C-8 of 9, prepared by D.B. Gray Engineering Inc., dated September 20, 2024, revision 7, dated November 20, 2025.
8. **Notes & Details**, C-9 of 9, prepared by D.B. Gray Engineering Inc., dated September 20, 2024,, revision 6, dated September 29, 2025.
9. **Existing Conditions, Removals & Decommissioning Plan**, C-3 of 9, prepared by D.B. Gray Engineering Inc., dated September 20, 2024, revision 6, dated September 29, 2025.
10. **Septic System**, C-2 of 9, prepared by D.B. Gray Engineering Inc., dated September 20, 2024,, revision 7 dated September 29, 2025.
11. **Proposed Grande Retained Wall**, Figure 1, prepared by Paterson Group, dated May, 2025.

And as detailed in the following report(s):

1. **Geotechnical Investigation Report**, file reference: 17281-001, prepared by Cambium Inc., dated February 27, 2025.
2. **Grande Retaining Wall – Global Stability Analysis**, prepared by Paterson Group, dated June 23, 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. Lapsing of Approval**

The Owner shall enter into this Site Plan Control Agreement including all standard and special conditions, financial and otherwise, as required by the City. In the event that the Owner fails to sign this Agreement, 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. 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, to update the list of required plans and studies listed below to address the comments from the formal review letter dated December 17, 2025, 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) **Site Plan**, A101, prepared by Bryden Gibson Architects Incorporated, dated January 10, 2025, revision 3 dated October 9, 2025.
- ii) **Site Plan Details**, A103, prepared by Bryden Gibson Architects Incorporated, dated March 2025, revision 3 dated October 9, 2025.
- iii) **Elevations**, A102, prepared by Bryden Gibson Architects Incorporated, dated January 10, 2025, revision 3 dated October 9, 2025.
- iv) **Hydrogeological Assessment Report 1386 & 1394 Greely Land**, Ref. No 17281-002, prepared by Cambium Inc., dated November 11, 2024, revision dated July 25, 2025.

- v) **Site Servicing Study & Stormwater Management Report**, report no.: 24015, prepared by D.B. Gray Engineering Inc., dated January 13, 2025, revised November 20, 2025.
- vi) **Phase 1 Environmental Site Assessment**, document no.: ER1015, prepared by CM3 Environmental, dated January 24, 2023.
- vii) **Phase Two Environmental Site Assessment**, file reference: 17281-001, prepared by Cambium Inc., dated April 24, 2023.

3. **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.

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.

5. **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.

6. **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.

7. **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.

**8. Development Charges**

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

**9. Demolition Permit**

The Owner acknowledges and agrees to obtain a Demolition Permit for the dwelling/building currently located on the property, and to remove said dwelling/building. A Demolition Permit shall not be issued prior to the payment of any applicable fees and securities, and any other requirements specified below to the satisfaction of the General Manager, Planning, Development and Building Services.

The Owner acknowledges and agrees that, in the event that there is a dwelling/building on the site that is being removed and if a building permit is not issued by December 31, 2025, landscaping shall be implemented across the entire property. The landscaping includes, but is not limited to, the removal of any asphalt, gravel, etc. (including access driveways), the installation of soft landscaping and/or other plant materials, as well as the installation of a fence along the perimeter of the property. These works shall be implemented to the satisfaction of the General Manager, Planning, Development and Building Services.

**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.

**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.

**12. Slope Stability**

The Owner shall have a Professional Structural Engineer and a Soils Engineer, licensed in the Province of Ontario to inspect and confirm the constructed retaining walls have been constructed in accordance with the approved Slope Stability Analysis.

**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 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.

**14. Retaining Wall**

The Owner agrees to submit to the General Manager, Planning, Development and Building Services, prior to issuance of a building permit, details of the retaining walls which are greater than one metre in height, as shown on the approved Proposed Grande Retaining Wall referenced in Schedule "E" hereto, which shall be designed and prepared by a Professional Structural Engineer, licensed in the Province of Ontario, to the satisfaction of the General Manager, Planning, Development and Building Services. The Owner shall provide confirmation to the General Manager, Planning, Development and Building Services that the Professional Structural Engineer has inspected and confirmed that the retaining walls have been constructed in accordance with the approved retaining wall details.

**15. Retaining Wall – Stability**

The Owner acknowledges and agrees to install the proposed retaining walls in accordance with the approved Retaining Wall Design for 1386-and 1394 Greely Lane and as shown on the approved Proposed Grande Retaining Wall, both referenced in Schedule "E" hereto. The Owner shall provide written confirmation, satisfactory to the General Manager, Planning, Development and Building Services,

that a Geotechnical Engineer/Professional Structural Engineer, licensed in the Province of Ontario, has inspected and confirmed that the retaining walls have been constructed in accordance with the said approved Retaining Wall Design for 1386 and 1394 Greely Lane. The Owner further acknowledges and agrees to provide an Internal Compound Stability (ICS) analysis from a Geotechnical Engineer / Professional Structural Engineer, licensed in the Province of Ontario, that all retaining walls, which are greater than one metre in height have been checked for global stability, have a factor of safety of at least 1.5 for static conditions (as calculated through SLIDE) and 1.1 for seismic conditions is achieved, which shall be to the satisfaction of the General Manager, Planning, Development and Building Services. The report shall provide structural details of the retaining wall(s).

The Owner further acknowledges and agrees to retain the services of a Professional Structural Engineer and a Soils Engineer, licensed in the Province of Ontario, to inspect any retaining walls on the subject lands and confirm that the retaining walls have been constructed in accordance with the approved retaining wall details.

**16. Notice on Title – Quality and Quantity of Groundwater**

The Owner acknowledges and agrees that a notice shall be registered on title to the subject lands, at the Owner's expense. The Owner further acknowledges and agrees that such notice on title, or the clauses as written directly below, shall be included in all agreements of purchase and sale and lease agreements to inform prospective purchasers and tenants of these matters. The notice on title shall include, but not be limited to, the following:

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

"The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that the City of Ottawa does not guarantee the quality or the quantity of the groundwater. The purchaser/lessee further acknowledges being advised that if, at some future date, the quality and/or the quantity of the groundwater becomes deficient, the City of Ottawa shall bear no responsibility, financial or otherwise, to provide solutions to the deficiency. All efforts and costs to remedy such deficiencies, for any reason/s, in the groundwater shall be the sole responsibility of the owner."

"The purchaser/lessee covenants with the vendor/lessor that the above clauses, verbatim, shall be included in all subsequent agreements of purchase and sale and lease agreements for the lands described herein, which covenant shall run with the said lands."

**17. Notice on Title – Requirement for Nitrate Reduction Technology**

The Owner acknowledges and agrees that a notice shall be registered on title to the subject lands, at the Owner's expense. The Owner further acknowledges and agrees that such notice on title, or the clauses as written directly below, shall be

included in all agreements of purchase and sale and lease agreements to inform prospective purchasers and tenants of these matters. The notice on title shall include, but not be limited to, the following:

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

“The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that development is approved based on the operation and maintenance of a total nitrogen reduction system (capable of >50% total nitrogen removal and NSF/ANSI 245 or CAN/BNQ 3680-600 certified) that must be operated and maintained in perpetuity. The purchaser/lessee further acknowledges being advised that operation of the treatment system may involve additional costs when compared to a standard treatment unit and that if the treatment unit/system becomes deficient and causes groundwater impacts, the City of Ottawa shall bear no responsibility, financial or otherwise, to provide solutions to remedy the deficiency.”

“The purchaser/lessee covenants with the vendor/lessor that the above clauses, verbatim, shall be included in all subsequent agreements of purchase and sale and lease agreements for the lands described herein, which covenant shall run with the said lands.”

#### **18. Hydrogeological and Terrain Analysis Reporting**

The Owner(s) shall prepare or update, at its own cost, a/the Hydrogeological and Terrain Analysis Report demonstrating that the proposed work is in accordance with all applicable City Specifications or Standards, Design Guidelines, Terms of Reference, the Official Plan, or other applicable documents. The design shall be subject to the approval of the General Manager, Planning, Development and Building Services. Written authorization, in the form of a Commence Work Notification, will be required prior to any site works and all comments on the reporting are to be addressed to the sole satisfaction of the City with respect to the following unresolved issues:

- Field equipment details and records,
- Discussion of taste issues related to high TDS,
- Treatment options for hardness and iron,
- Water Balance and infiltration implementation,
- Infiltration consideration in Nitrate Impact Assessment, and
- Other general clarifications.

#### **19. Re-Grading and Maintenance of Ditch**

The Owner acknowledges and agrees it shall be responsible for various grading and maintenance measures along Parkway Road and Greely Lane, which include the following:

- (a) Re-grade the shoulders of the ditch within the road allowance(s) of Parkway Road and Greely Lane abutting the subject lands, to the satisfaction of the General Manager, Planning, Development and Building Services Department;
- (b) Obtain utility clearances prior to the re-grading of any ditch;
- (c) Obtain approval from the City's Roads Services Branch of the Public Works Department if the grade of any ditch bottom is to change; and
- (d) Maintain a grass cover within the road allowance(s) of Parkway Road and Greely Lane abutting the subject lands, to the satisfaction of the General Manager, Planning, Development and Building Services Department.

## **20. 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.

## **21. 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 Site Servicing Study and Stormwater Management Report, 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 request.

## **22. Private Storm Sewer Connection to City Sewer System**

The Owner acknowledges and agrees that a new storm connection shall not be connected to the City's existing storm sewer system (including ditches) until such time as:

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;

### **23. 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.

### **24. 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.

### **25. Parkland Dedication**

- (a) The Owner acknowledges and agrees that the conveyance requirement to the City is 93.595 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, for 2% of the gross land area (commercial & industrial uses).

### **26. 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 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 20 Osgoode funds. The Owner shall also pay the parkland appraisal fee of \$850.00 plus H.S.T. of \$110.50, as referenced in Schedule “B” herein.

**27. South Nation Conservation Authority**

The Owner acknowledges and agrees to obtain any required approvals and/or permits from the South Conservation Authority prior to the commencement of site works. The Owner acknowledges and agrees to file copies of such approvals and/or permits with the General Manager, Planning, Development and Building Services.

19 December 2025



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Date

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Adam Brown  
Manager, Development Review Rural,  
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:** D07-12-25-0004

### **SITE LOCATION**

1386 & 1394 Greely Lane, and as shown on Document 1.

### **SYNOPSIS OF APPLICATION**

The site is an irregularly shaped, 0.47-hectare parcel located within an industrial subdivision in the Village of Greely. The site is currently developed with a car wash and storage structure towards the northern side of the site. The south and west sides of the site mainly include a flat, grassed area with a small number of trees located along the Parkway Road frontage.

The surrounding existing developments within the subdivision are largely industrial in nature including a fuel storage yard, and an automobile service station, among others. The property is accessed via Greely Lane, which is a local-classified road servicing this portion of the subdivision. On the opposite side of Parkway Road is an existing agricultural use which may be slated for future development due to the Village Mixed-Use zoning.

The redevelopment of the site includes the demolition and removal of the existing structures to establish a new building containing warehousing and office spaces. The proposed building will contain an area of 1263.3 square metres, including four warehouse spaces each with an accessory office space. It will be finished with brick veneer along the front of the building and corrugated steel along the rear and the sides. Eighteen parking spaces, four of which are accessible spaces, will be provided along the front of the building. The development also includes four bicycle parking spaces located on the southern side of the parking row. A concrete walkway will border the front of the building providing pedestrian access to each of the office units from the parking stalls. And vehicle access will be provided by a 7.5-metre access off of Greely Lane.

The rear of the building will include four overhead door and one designated loading space. The garbage location will also be located at the rear of the building towards the north-west corner of the site.

The site will include private servicing for water, sanitary, and stormwater management as no public services are available in the area. To meet the water servicing requirements, a newly drilled well is proposed in place of the existing well. The existing well will be decommissioned in accordance with Ontario Regulation 903. To meet the additional firefighting water supply requirements, five 45,000 L tanks will be installed to exceed the 211, 468 L water requirement for the development.

For sanitary servicing, a new advance treatment septic system is proposed to replace the existing septic system to meet the appropriate nitrate reduction requirements. A special condition of approval was included to ensure the Owner is aware of the yearly maintenance requirements for advanced treatment systems.

Stormwater management will also be controlled on-site for quality and quantity. An inlet control device will be used to control the quantity of stormwater release before discharging to the roadside ditch along Parkway Road. To meet water quality targets, an oil grit separator manhole is proposed and will capture and filter out the required oil and grit from the stormwater prior to its discharge.

## **DECISION AND RATIONALE**

This application is approved for the following reasons:

- The proposal is in conformity with the Zoning By-law.
- The proposal is in conformity with the Official Plan.
- The conditions of Site Plan Approval are to ensure the development occurs pursuant to the approved plans and reports.
- The proposed site design is suitable for the location within the industrial subdivision and 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**

### **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

Enbridge Gas, Hydro One, and Bell Canada have no objection to the development, and information was provided to the applicant regarding these agencies' requirements. The South Nation Conservation Authority had several comments regarding the plans and reports provided by the applicant, one of which is still outstanding.

#### Response to Comments –Technical

Two conditions have been included in the conditions of approval to ensure that the South Nation Conservation Authority is satisfied with the proposed development.

## **APPLICATION PROCESS TIMELINE STATUS**

This Site Plan application was not processed by the On Time Decision Date due to the applicant choosing to pursue issue resolution.

**Contact:** Jerrica Gilbert Tel: 613-580-2424, ext. 16972 or e-mail: [jerrica.gilbert@ottawa.ca](mailto:jerrica.gilbert@ottawa.ca)

## Document 1 – Location Map

