

Site Plan Control Application Delegated Authority Report

Planning, Development and Building Services Department

Site Location: 524 Lacolle Way
File No.: D07-12-24-0112
Date deemed complete: December 20, 2024

This SITE PLAN CONTROL application submitted by Kenneth Blouin, Fotenn Planning + Design on behalf of Patrice Houle Holdings Inc., is APPROVED upon resolution of the conditions stated in this report

Plans

And the following plans are approved:

1. **Site Plan**, Drawing Number A0, prepared by Ignite Architecture, dated September 12, 2024, revision 11 dated March 11, 2026.
2. **Fire Access Route**, Drawing A1, prepared by Ignite Architecture, dated September 12, 2024, revision 11 dated March 11, 2026.
3. **Elevations and Perspectives**, Drawing A3, prepared by Ignite Architecture, dated September 24, 2024, revision 11 dated March 11, 2026.
4. **Landscape Plan**, Drawing Number L.1, prepared by James B. Lennox and Associates INC., dated September 2024, revision 7 dated March 11, 2026.

Civil

5. **Erosion and Sediment Control Plan**, Drawing C101, prepared by LRL Engineering, September 2024, revision 5 dated January 30, 2026.
6. **Grading and Drainage Plan**, Drawing C301, prepared by LRL Engineering, dated September 2024, revision 5 dated January 30, 2026.

7. **Servicing Plan**, Drawing C401, prepared by LRL Engineering, dated September 2024, revision 5 dated January 30, 2026.
8. **Stormwater Management Plan**, Drawing C601, prepared by LRL Engineering, dated September 2024, revision 5 dated January 30, 2026.
9. **Pre-Development Watershed Plan**, Drawing C701, prepared by LRL Engineering, dated September 2024, revision 5 dated January 30, 2026.
10. **Post-Development Watershed Plan**, Drawing C702, prepared by LRL Engineering, dated September 2024, revision 5 dated January 30, 2026.
11. **Construction Detail Plan**, Drawing C901, prepared by LRL Engineering, dated September 2024, revision 5 dated January 30, 2026.
12. **Construction Detail Plan**, Drawing C902, prepared by LRL Engineering, dated September 2024, revision 5 dated January 30, 2026.

Reports

And as detailed in the following report(s):

1. **Phase One Environmental Site Assessment**, prepared by LRL Engineering, dated September 24, 2024, revision 1 dated August 21, 2025.
2. **Geotechnical Investigation**, prepared by LRL Engineering, dated April 2013.
3. **Geotechnical Memorandum to Address City of Ottawa Comments Proposed Commercial Development – 524 Lacolle Way, Ottawa ON**, prepared by LRL Engineering, dated February 13, 2025.
4. **Stormwater Management Report and Site Servicing Study**, prepared by LRL Engineering, revision dated January 30, 2026.
5. **Stage 1 and 2 Archaeological Assessment**, PIF: P378-0078-2024, prepared by Matrix Heritage, dated September 16, 2024.
6. **Review and Entry into the Ontario Public Register of Archaeological Reports**, MCM File Number 0022284, Prepared by the Ministry of Citizenship and Multiculturalism, dated May 12, 2025.

And subject to the following Requirements, General and Special Conditions:

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. 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. 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.

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.

Special Conditions

9. 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, Real Estate and Economic Development, 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, Real Estate and Economic Development, 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, Real Estate and Economic Development, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

Access

10. 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.

Engineering

Geotechnical Engineering and Soils

11. 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"), 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.

12. Vibration Monitoring

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, Real Estate and Economic Development upon request. The Owner agrees and acknowledges that the City shall be indemnified from any damage claims resulting from construction activities.

Civil Engineering

13. 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 City Sewer System within Lacolle Way prior to any construction to determine the condition of the existing City Sewer System 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 City Sewer System within Lacolle Way to determine if the City Sewer System sustained any damages as a result of construction on the lands; and
 - (ii) assume all liability for any damages caused to the City Sewer System within Lacolle Way and compensate the City for the full amount of any required repairs to the City Sewer System.

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, 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.

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 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 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.

Site Lighting

20. 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. 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.

Planning and Other

Planning and Design

21. Exterior Elevation Drawings

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Elevations and Perspectives, referenced in Schedule "E" herein. The Owner further acknowledges and agrees that any subsequent proposed changes to the approved plans shall be filed with the General Manager, Planning, Development and Building Services and agreed to by both the Owner and the City prior to the implementation of such changes. No amendment to this Agreement shall be required.

22. Maintenance and Liability Agreement for Landscaping

The Owner acknowledges and agrees it shall be required to enter into a Maintenance and Liability Agreement with the City, for those elements which are to be located in the City's Lacolle Way right-of-way, as shown on the approved Site Plan referenced in Schedule "E" herein, including all plant and landscaping material (except municipal trees), paver walkways. The Maintenance and Liability Agreement shall be registered on title, at the Owner's expense, immediately after the registration of this Agreement. The Owner shall assume all maintenance and replacement responsibilities in perpetuity.

Waste Collections

23. Waste Collections

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.

Parks

24. Parkland Dedication


- a) The Owner acknowledges and agrees that the conveyance requirement to the City is 170.40 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. 2% of the gross land area (commercial & industrial uses).

25. 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 1 funds. The Owner shall also pay the parkland appraisal fee of \$994.40 (\$880.00 plus H.S.T. of \$114.40), as referenced in Schedule "B" herein.

Approval

April 9th, 2026



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: D07-12-24-0112

Site Location

524 Lacolle Way, and as shown on Document 1.

Synopsis of Application

The subject property is located on the south side of Lacolle Way, a short 500 metre local road that begin and ends at Taylor Creek Drive. The subject property is in the Taylor Creek Business Park, which is bordered to the north by Regional Road 174, to the east by Trim Road, to the south by St. Joseph Boulevard, and to the west by Taylor Creek. The site is approximately 600 metres southwest of the future Trim O-Train Station.

The subject property is an 8,520 square metre irregularly shaped parcel of land with 45-metres of frontage along Lacolle Way. A municipal servicing easement runs along the rear lot line, Instrument OC868883. The easement is to remain unobstructed and connected to the wider network of access easements in the Taylor Creek Business Park.

The surrounding parcels of land are zoned for light industrial and institutional uses and contain a gymnastic centre and a daycare to the north-east; a church to the south-east; a residential dwelling and a travel agency to the south; an industrial warehouse to the west; across the street to the north there is a large warehouse; and buildings with commercial uses to the northeast, such as a brewery.

The applicant is proposing to develop the site with a two-storey light industrial building with a gross floor area of 3089.7 square metres. The building will contain two units. The applicant is proposing a single vehicular access via Lacolle Way with a total of 59 motor vehicle parking spaces and 10 bicycle parking spaces. Three standard loading bays are proposed and two oversized loading spaces. Seven pedestrian entrances/doors are proposed. A pedestrian walkway is proposed from Lacolle Way, travelling along the east, north and west sides of the building. A screened garbage area is proposed in the rear yard.

The building is to be clad in a mix of brick, cement panels, and aluminum siding, there is glazing on all exterior walls via windows and garage doors. The Owner is proposing to plant fifteen trees, a combination of large, medium and small trees. The ten large trees will be mostly deciduous, a mix of Basswood, Freeman's Maple, Hackberry, and Sugar Maple and three coniferous trees, Colorado Spruce, will be planted. The remaining five trees are a mix of medium and small deciduous trees: one Honey Locust and four Serviceberry.

The proposal will be serviced by municipal water, sanitary and stormwater services. There is municipal water available on Lacolle Way to support the proposed water demand. The existing sanitary sewer on Lacolle Way will convey the proposed sanitary post-development flows from the site development. The existing storm sewer on Lacolle Way will convey post-development flows from the site. On-site stormwater management will be achieved through a flow-restricting device and overland ponding storage within the paved parking areas.

A Phase One Environmental Site Assessment (ESA) was completed for the subject property. A Phase One ESA documents the previous uses of the property and provides an assessment of the actual or potential soil or groundwater contamination on the site. The Phase One ESA identified no concerns with the historical use of the property and determined a Phase 2 ESA was not required.

Related Applications

N/A

Decision and Rationale

This application is approved for the following reasons:

- Per the *Official Plan*, the subject property is in the Suburban Transect, ([Schedule A](#)) and is designated [Mixed Industrial \(Schedule B8\)](#). Mixed Industrial areas are clusters of economic activity characterized by a broad mix of uses that are not considered a nuisance or have high impacts, including:
 - small-scale office,
 - light industrial,
 - wholesale,
 - small contractors,
 - small-scale commercial service uses and
 - non-residential sensitive uses such as places of worship, indoor recreational uses and stand-alone licensed care centres that are not permitted on lands designated [Industrial and Logistics](#).

- The *Official Plan* supports a broad geographic distribution of employment uses so that people have the choice to work closer to where they live (Section 2). Policy 3.2.(6) identifies Mixed Industrial areas as a focus area for employment growth and employment intensification.
- The subject property is within the Local Production and Entertainment Designation of the [Orléans Corridor Secondary Plan](#) (Schedule A). This designation permits a broader range of uses compared to the Mixed Industrial designation outlined in the *Official Plan* and is intended to create an environment where noise and vibration generating activities can develop near the [Trim O-Train station](#). A goal and objective of the secondary plan is to provide employment options for residents of Orléans in proximity to the new O-Train stations to create 15-minute neighbourhoods.
- The secondary plan includes built form policies. One such policy states that development should minimize conflict between vehicles, pedestrians and cyclists and improve the attractiveness of the public realm by internalizing all servicing, loading areas, mechanical equipment, and utilities, where possible, into the design of the building (4.2 (3)).
- In Zoning By-law 2008-250, the site is zoned Light Industrial Zone, Subzone 4, with a 21-metre height limit (IL4 H (21)). The Light Industrial Zone generally permits a wide range of low-impact, light industrial uses, as well as office and office-type uses in a campus-like industrial park setting.
- A proposed tenant will be “CRDN-the textile experts”, who specialize in textile and electronic restoration. Initially, staff questioned whether the proposed use was light industrial. Historically, dry cleaning has been a hazardous use, as the chemicals used were extremely flammable/toxic. The applicant explained that the use fits under the light industrial definition specifically under the repair and servicing of products. Further, the applicant explained that the cleaning techniques at the facility will be wet wash only, to be conducted without the noxious chemicals required for dry-cleaning. Dry-cleaning will occur off site.
- The *Taylor Creek Business Park Building and Site Development Guidelines* provide a general framework for site development, buildings, and landscaping. Included are guidelines for: building design, landscaping, parking area screening, planting requirements, lighting, signs, fencing, and mechanical and electrical equipment. The proposal is generally conforming to the guidelines:
 - **Building Design:** Buildings are to be generally constructed of glass, brick or similar materials. Use of vertical aluminum or other types of siding shall be discouraged, except when used for architecturally designed buildings wherein these materials are integrated into the materials noted above. Where possible, mechanical and electrical equipment should be integrated into the building itself

and not be free-standing in unenclosed areas. Roof mounted mechanical and electrical equipment should be minimized, save and except for those that are part of the architectural treatment of the building. Where roof mounted units are used, they must be located and screened with architecturally designed screening to the approval.

- **Landscaping:** The general focus of the landscape criteria is to provide for a pleasing setting for the building and appropriate screening of those uses which are viewed as obtrusive to the overall development of the area. Screening is to be provided for garbage, parking, loading areas, mechanical/electrical equipment where appropriate.
 - **Parking area screening:** Parking areas are to have buffering around the permitted parking areas.
 - **Planting Requirements:** Street trees are required, and all owners are required to provide a minimum of one deciduous street tree per six metres of road frontage, in this case eight deciduous trees are required, 12 deciduous trees are provided throughout the site. Small deciduous trees along the street, larger ones located in the westerly side lot line and the rear yard.
 - **Lighting:** high quality non-glare type of lighting
 - **Signs:** Signs on buildings are also permitted providing that they are individualized letters.
 - **Fencing:** In general, fencing should be avoided. Fencing can be used to screen large parking areas, especially where vehicle storage is required, and should be oriented to conceal these areas
 - **Mechanical and Electrical Equipment:** Major mechanical systems, with large components for example air conditioning or storage tanks, should be in mechanical rooms within the building itself. Surface or roof mounted equipment should be minimized and, if necessary, screened either with proper buffering or by architectural design of the building.
- The proposal is in conformity with the 2008-250 Zoning By-law.
 - Considering the business park guidelines, Staff have imposed a condition tying the approval to the exterior elevations. Because of the soils, Staff have also included a condition regarding vibration monitoring.
 - 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 Matthew Luloff was aware of the application related to this report.

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

Comments were received from several utilities and the conservation authority. Bell did not object and advised the Owner to contact them. Telus noted there was no conflict. Enbridge did not object and provided comments. The Rideau Valley Conservation Authority (RVCA) expressed an interest in the subject lands due to the presence of sensitive marine clay conditions and landslide concerns in the area. RVCA staff opined that the landslide risk associated with this site/development is minimal given the existing conditions and nature of the proposal, the RVCA did not object.

Response to Comments –Technical

Technical comments were shared with the Applicant in the 1st review feedback letter.

Advisory Committee Comments

N/A

Application Process Timeline Status


This Site Plan application was not processed by the On Time Decision Date due to the complexity of the issues associated with the project.

Contact: Lucy Ramirez Tel: 613-580-2424, ext. 23808 or e-mail:

Lucy.Ramirez@ottawa.ca

Document 1 – Location Map



	
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REVISION / RÉVISION - 2024 / 10 / 25	

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

 524 voie Lacolle Way



NOT TO SCALE