



**12-25-0177 SITE PLAN CONTROL APPLICATION
SITE PLAN APPROVAL REPORT
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Location: 130 David Manchester Road

File No.: D07-12-25-0177

Date of Application: December 29, 2025

This SITE PLAN CONTROL application submitted by Rickson Outhet Architect, on behalf of Doug Jones of Play Value Toys, is APPROVED pursuant to the conditions stated in this report

And the following plans are approved:

1. **OBC Matrix, Drawing List**, A-0, prepared by Rickson Outhet Architect, revision 2 dated May 13, 2022.
2. **Site Plan**, A-0A, prepared by Rickson Outhet Architect, revision 4 dated April 17, 2026.
3. **Landscape Plan**, A-L1, prepared by Rickson Outhet Architect, revision 6 dated April 17, 2026.
4. **Elevations & Cross Sections**, A-2, prepared by Rickson Outhet Architect, revision 1 dated July 15, 2021.
5. **Elevations & Cross Sections**, A-3, prepared by Rickson Outhet Architect, revision 1 dated July 15, 2021.
6. **Servicing, Grading and Drainage Plan**, G1, prepared by Capital Engineering Group Ltd., revision 5 dated March 30, 2022.
7. **Erosion and Sediment Control Plan**, G2, prepared by Capital Engineering Group Ltd., revision 3 dated August 28, 2021.
8. **Site Lighting Plan**, prepared by WSA and dated November 16, 2020.

And the following reports are approved:

1. **Servicing and Stormwater Management Report**, prepared by Capital Engineering Group Ltd., dated November 30, 2020.
2. **Scoped Hydrogeological Evaluation and Terrain Analysis**, project 611183.03, prepared by GEMTEC, revision 1 dated December 7, 2020.
3. **Environmental Impact Statement Addendum**, Project No. CCO-21-0619, prepared by McIntosh Perry Consulting Engineers Ltd., version 004 dated September 20, 2021.

4. **Tree Conservation Report**, prepared by E&S Tree Experts, dated September 10, 2021.
5. **Sight Lines Review – Memorandum**, prepared by McIntosh Perry and dated June 28, 2021.
6. **Geotechnical Comments**, file 61118.03, prepared by GEMTEC, dated September 4, 2020.

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 Letter of Undertaking including all standard and special conditions, financial and otherwise, as required by the City. In the event that the Owner fails to sign this Letter of Undertaking, complete the conditions to be satisfied prior to the signing of this Letter of Undertaking, and have the corresponding building permit(s) issued within three (3) years of Site Plan approval, the approval shall lapse.

2. Execution of Letter of Undertaking

The Owner shall execute the City's standard Letter of Undertaking and satisfy the conditions contained within this Site Plan Approval Report. In the event the Owner fails to execute the required Letter of Undertaking, submit any required fees and/or securities within three (3) years, and attain permits, this approval shall lapse.

3. Prior Site Plan Agreement

The Owner acknowledges and agrees that all terms and conditions of the Site Plan Agreement between PlayValue Toys Inc., registered as Instrument No. OC1439516 on December 17, 2012, are reconfirmed and are in full force and effect except as otherwise varied or amended in this Agreement. The Owner further acknowledges and agrees that the relevant portion of the Approved Plans referenced in Schedule "E" hereto shall supercede and replace and/or be in addition to, as the case may be, the relevant sections of the corresponding Plans contained in the previous Site Plan Agreement(s).

4. **Water Supply for Fire Fighting**

The Owner shall provide adequate water supply for fire fighting for every building. Water supplies may be provided from a public water works system, automatic fire pumps, pressure tanks or gravity tanks.

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. **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.

Special Conditions

7. **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.

8. **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.

9. **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.

10. The Owner acknowledges and agrees that the construction of the proposed site plan shall be in accordance with the recommendations of the Environmental Impact Statement Addendum and the Tree Conservation Report.

11. The Owner acknowledges and agrees that all trees to be retained, as shown on the approved Site Plan and identified in the Tree Conservation Report, referenced in Schedule "E" herein, shall be protected in accordance with the City's required tree protection measures. At a minimum, the following tree protection measures shall be applied during all on-site works:

- (a) Erect a fence at the critical root zone (CRZ) of trees, defined as ten (10 cm) centimetres from the trunk for every centimetre of trunk DBH (i.e., $CRZ = DBH \times 10cm$);
- (b) Tunnel or bore when digging within the CRZ of a tree;
- (c) Do not place any material or equipment within the CRZ of the tree;
- (d) Do not attach any signs, notices or posters to any tree;
- (e) Do not raise or lower the existing grade within the CRZ without the approval of the General Manager, Planning, Infrastructure and Economic Development;
- (f) Do not damage the root system, trunk or branches of any tree; and

- (g) Ensure that exhaust fumes from all equipment are not directed towards any tree's canopy.
12. The Owner acknowledges and agrees that any trees to be removed shall be removed in accordance with the approved Tree Conservation Report, and in accordance with the City's Tree Protection By-law, being By-Law No. 2020-340, as amended. The Owner further acknowledges and agrees that a copy of the approved Tree Conservation Report shall be posted on the construction site at all times during tree removal, grading, construction, and any other site alteration activities.

13. **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.

14. **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.

April 17, 2026

Date



Sarah McCormick
Planner III, Development Review
Rural, Planning, Development and
Building Services Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-25-0177

SITE LOCATION

130 David Manchester Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject property is located northwest of the Highway 7 and Hazeldean Road interchange. The parcel has a lot area of approximately 16,470 square metres with approximately 138 metres of frontage along David Manchester Road. The subject property is the site of an existing retail store and warehouse for Play Value Toys. The remainder is used for parking spaces, loading, and a maintained treed area. Adjacent properties are light industrial and rural residential in nature or are predominantly vacant treed areas.

The proposal submitted is for the expansion of the current operations in accordance with Phase 2 of the development which was contemplated in the previous Site Plan application. The existing building will be retained with the new 1536.3 square metre addition connecting to the southeastern wall. The new addition will be used for warehouse storage. The proposal also includes additional landscaping along the eastern lot line and revised plantings surrounding the site entrance. The site entrance is to be expanded and new parking spaces added, bringing the total parking spaces to 51

Related Applications

The following applications are related to this proposed development:

- Site Plan Control (phase 1) application D07-12-12-0122

DECISION AND RATIONALE

This application is approved for the following reasons:

- The development meets the intent of the Official Plan.
- The subject property is zoned Rural General Industrial (RG) in both the old and new Zoning By-laws, both of which permits the proposed use on the lot.
- The proposed development complies with the City's applicable design and compatibility objectives of the City's Official Plan.
- The proposed site design represents good planning.

PARKLAND DEDICATION

Parkland dedication requirements were previously satisfied through the Phase 1 Site

Plan Approval. No further parkland dedication is required.

CONSULTATION DETAILS

Councillor's Comments

Councillor Clarke Kelly was aware of the application related to this report.

Technical Agency/Public Body Comments

The Ministry of Transportation has advised that a new MTO Land Use permit will be required for this development.

Advisory Committee Comments

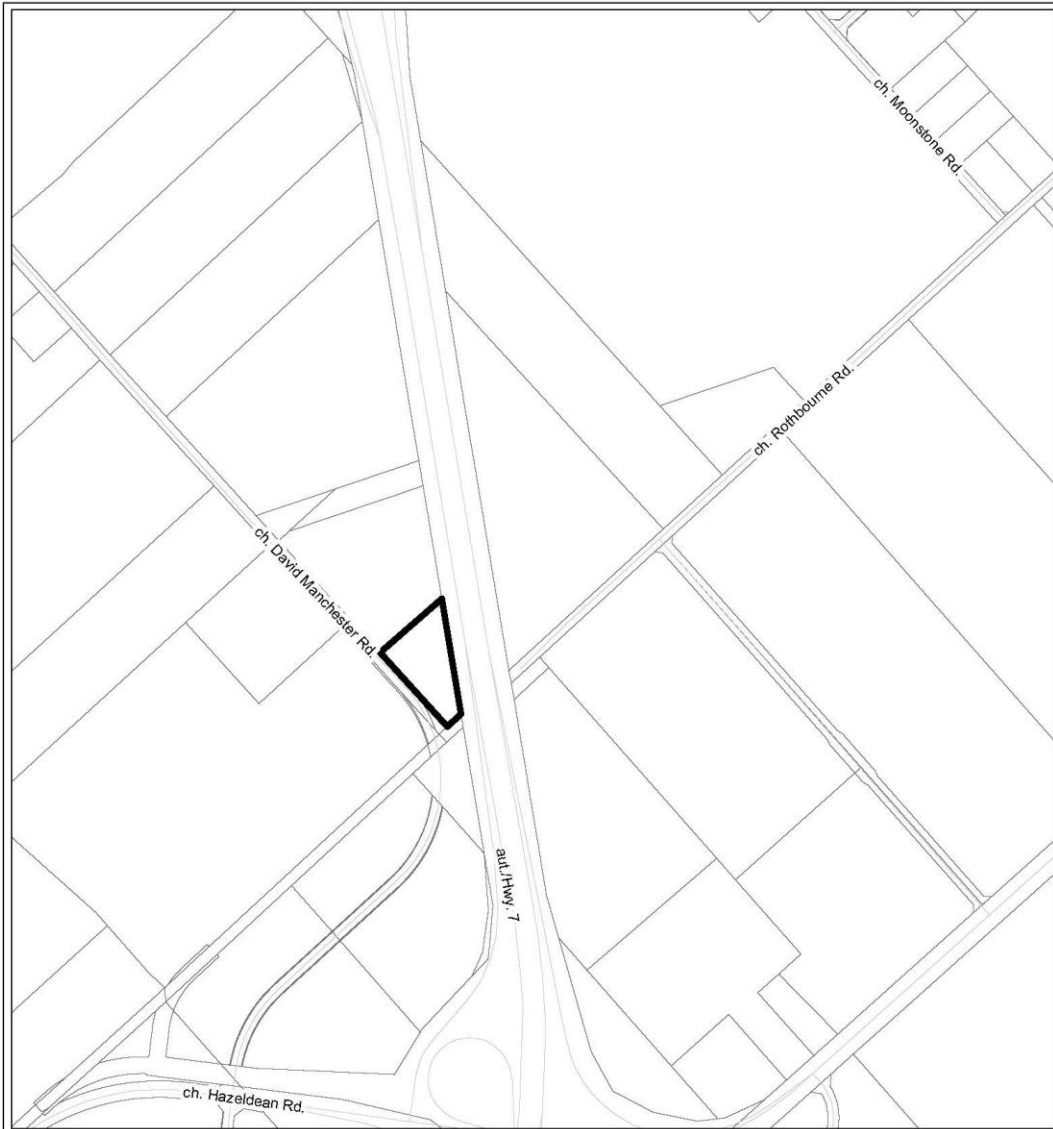
N/A



APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date. The Council approved timeline has not been met due to the resolution of landscaping requirements.

Contact: Sarah McCormick Tel: 613-580-2424, ext. 24487 or e-mail:
sarah.mccormick@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-20-0194	21-0244-D	 130 ch. David Manchester Road	
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REVISION / RÉVISION - 2021 / 03 / 11		