



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

Site Location: 2455 Mer-Bleue Road

File No.: D07-12-26-0071

Date of Application: June 26, 2026

This SITE PLAN CONTROL application submitted by Isabel Ritcher, Pye & Richards - Temprano & Young Architects Inc., on behalf of Mattamy (Phase 2 Mer-Bleue) Ottawa Catholic School Board, is APPROVED upon resolution of the conditions stated in this report

And the following plans are approved:

1. **Notes and Legend Plan**, NL-1, prepared by Stantec Consulting Ltd., dated 26.02.06, revision 1 dated 26.06.10.
2. **Existing Conditions Plan**, EX-1, prepared by Stantec Consulting Ltd., dated 26.02.06, revision 1 dated 26.06.10.
3. **Erosion Control Plan and Detail Sheet**, EC/DS-1, prepared by Stantec Consulting Ltd., dated 26.02.06, revision 1 dated 26.06.10.
4. **Details Sheet**, DS-1, prepared by Stantec Consulting Ltd., dated 26.02.06, revision 1 dated 26.06.10.
5. **Storm Drainage Plan**, SD-1, prepared by Stantec Consulting Ltd., dated 26.02.06, revision 1 dated 26.06.10.

And as detailed in the following report(s):

1. **Geotechnical Investigation** Proposed Elementary School Jerome Jodoin Drive and Future Road 10 Ottawa, Ontario, prepared by Paterson Group, dated October 21, 2025.
2. **Mer Bleue Elementary School Noise Impact Study (NIS)** Jerome Jodoin Drive, Orléans, Ontario, prepared by Englobe, dated March 05, 2026.

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. 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 or issuance of a conditional building permit, to update the list of required plans and studies listed below to address the comments from the formal review letter dated **August 7, 2026**, 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
- ii) Landscape Plan
- iii) Building Elevations
- iv) Site Servicing Plan
- v) Grading Plan
- vi) Site Servicing and Stormwater Management Report
- vii) Transportation Impact Assessment
- viii) Phase One ESA

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. 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.

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, 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.

10. Maintenance and Liability Agreement for Lay-Bys

The Owner acknowledges and agrees it shall be required to enter into a Maintenance and Liability Agreement with the City for the lay-bys to be constructed in the City's Road 10 and Jerome Jodoin Drive rights-of-way, as shown on the approved Site Plan referenced in Schedule "E" herein, including all sidewalks, concrete curbs, asphalt and appurtenances installed as part of the lay-bys. 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.

The Owner acknowledges and agrees that the City will clear snow along Road 10 and Jerome Jodoin Drive close to the curb leaving a windrow of snow across the entire length of the school lay-bys. The windrow will be removed by the City at a later time, in accordance with the timelines set out in the Council-approved Maintenance Quality Standards. Should the Owner require windrows to be removed before the City's snow removal operation is complete, the Owner will do so at its sole expense and liability. Furthermore, it is noted that the Owner is responsible for damages caused to curbs and/or sidewalks within the City's road allowance resulting from the Owner's snow removal operations.

The Owner agrees to provide and install signs along the length of the school lay-bys as shown on the approved Site Plan indicating no parking will be permitted. Furthermore, the Owner agrees to assign a school staff member to ensure no vehicles park within the lay-bys at any time during regular school hours and special school activities.

11. Asphalt Overlay

Due to the number of road cut permits required to service this development, the Owner shall install an asphalt overlay over the total area of the public driving surface of Road 10, fronting the subject lands, as shown on the approved Site Servicing Plan, referenced in Schedule “E” hereto. The overlay shall be carried out to the satisfaction of the General Manager, Planning, Development and Building Services. The Owner acknowledges and agrees that all costs are to be borne by the Owner.

12. Private Access Detail

The Owner agrees that all private access, including temporary construction access to the subject lands, shall be designed and located in accordance with and shall comply with the City’s Access By-law (2026-139), as amended, and shall be subject to approval of the General Manager, Planning, Development and Building Services.

13. Noise Control Attenuation Measures

The Owner covenants and agrees that it shall retain the services of a professional engineer or licensed engineer (LEP) with experience in acoustical engineering and noise studies licensed in the Province of Ontario to ensure that the recommendations of the Noise Impact Study, 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 professional engineer that the Owner has complied with all recommendations and provisions of the Noise Impact Study, prior to first security reduction request, which confirmation shall be to the satisfaction of the General Manager, Planning, Development and Building Services.

14. Notice on Title – Noise Control Attenuation Measures

“The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that this building has been fitted with a forced air heating system and the ducting, etc. was sized to accommodate central air conditioning. Installation of central air conditioning by the purchaser/lessee will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of Ottawa’s and the Ministry of the Environment, Conservation and Parks’ noise criteria.”

“The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges and agrees it shall identify the location and install any outdoor air conditioning device(s) so as to comply with the noise criteria of the Ministry of the Environment, Conservation and Parks’ Publication NPC-216, dated 1993, and the Environmental Noise Guidelines for Installation of Residential

Air Conditioning Devices, dated September 1994, as amended, in order to minimize the noise impacts both on and off the immediate vicinity of the subject lands.”

“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.”

15. 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.

16. 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.

17. 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.

18. 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, 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.

19. 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.

20. Implementation of Ultimate Stormwater Servicing Design

The Owner acknowledges and agrees that the approved stormwater servicing system to be constructed initially represents an interim servicing arrangement. The Owner shall, at its sole cost, construct the interim stormwater servicing works in accordance with the approved plans and reports referenced in Schedule “E” hereto and all applicable City standards and specifications, to the satisfaction of the General Manager, Planning, Development and Building Services.

The Owner shall, at its sole cost, operate, inspect, maintain and repair the interim stormwater servicing works in good working order until the ultimate stormwater servicing works have been constructed, connected and placed into operation.

Upon the downstream municipal infrastructure and ultimate stormwater outlet becoming available for connection, the Owner shall, at its sole cost, decommission the interim servicing arrangement and construct, connect and place into operation the ultimate stormwater servicing works identified in the approved plans and reports referenced in Schedule “E” hereto. The Owner shall obtain all permits required for construction and complete the ultimate works in accordance with the approved plans, applicable City standards and specifications, and to the satisfaction of the General Manager, Planning, Development and Building Services.

21. Interim Stormwater Servicing and Future Underside-of-Footing Elevations

The Owner acknowledges and agrees that the interim stormwater servicing arrangement may affect the underside-of-footing elevations and servicing requirements of future dwellings within the affected drainage area.

The Owner acknowledges and accepts all risks, responsibilities and costs associated with the interim servicing arrangement and its impact on future development. Any measures or remedial works required to address these impacts shall be undertaken at the sole cost and risk of the Owner, to the satisfaction of the General Manager, Planning, Development and Building Services. The City shall not be responsible for any costs or liabilities resulting from the interim servicing arrangement or its effect on future development.

22. 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.

23. Consent to Sever

Prior to issuance of a building permit or Commence Work Notice, the Owner acknowledges and agrees to file a Consent to Sever application from the Committee of Adjustment to create the parcel in which the school will be constructed.

Prior to the registration of the site plan agreement, the Owner shall provide the Certificate of Official as proof of the completion of the severance to the satisfaction of the Manager of Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate.

24. Road Opening

Prior to issuance of a building permit or Commence Work Notice, the Owner acknowledges and agrees to obtain a Road Opening approval for the construction of Road 10.

Prior to occupancy, Road 10 shall be dedicated and constructed to the satisfaction of the Director of Transportation Planning within Planning, Development and Building Services Department or their designate.

September 11, 2025



Date

Allison Hamlin
Manager, Development Review All
Wards, Planning, Development and
Building Services Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-26-0071

SITE LOCATION

2455 Mer-Bleue Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is approximately 26,004 square metres in area and is currently vacant within a future residential subdivision. The site is located east of Mer-Bleue Road and south of Jerome Jodoin Drive and Allium Street. Surrounding land uses are low-rise residential to the north; a future high school and elementary school to the west, vacant lands for future residential development to the south and east.

The proposed development is a one-storey Catholic elementary school with approximate gross floor area of 4,633 square metres, comprising 22 classrooms and a day care. The building will be located at the southeast corner of Jerome Jodoin Drive and future Road 10. The development also includes 62 bicycle parking spaces located north, and west of the building, a parking lot for 98 spaces, a bus lay-by fronting on Road 10, a parent drop-off area fronting on Jerome Jodoin, a soccer field and area for 18 future portable classrooms. The building's façade is a combination of high-pressure laminate in various colours, aluminum cladding and brick.

The school will connect to water and stormwater services on Road 10 that will be extended from Jerome Jodoin Drive. Sanitary services will connect to the existing sanitary network. A temporary dry pond will be established north of Road 10 for stormwater management.

Related Applications

The following applications are related to this proposed development:

- Draft Plan of Subdivision Application – D07-16-22-0007 (Original D07-16-17-0028)
- Road Opening Application – D07-15-26-0005

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposed school is consistent with the policies of the Mer-Bleue Developing Neighbourhood Secondary Plan.
- The proposal is consistent with the Official Plan policies in the Suburban Transect Policy Area and with policies in the Neighbourhood designation which contemplate institutional uses.
- The report includes conditions of approval to ensure the proposed development is constructed in conformity with City policies and guidelines.
- The proposal represents good planning as the site design is appropriate under the current policy framework

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, is not applicable to this development.

CONSULTATION DETAILS

Councillor's Comments

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

Councillor Catherine Kitts indicated the following comments:

While I strongly support the construction of this much-needed school for our growing community, I do have significant concerns with the proposed transportation and roadway design surrounding the site.

The current plans include lay-bys along both Jérôme Jodoin Drive and the future Street 10, resulting in roadway widths narrowing to approximately 9.4 metres, 9.0 metres, and in some locations as little as 7.0 metres curb-to-curb. Given these streets will ultimately serve a fully built-out residential neighbourhood, these narrowed sections raise concerns regarding the safe and efficient movement of vehicles, including school buses, parent pick-up and drop-off traffic, emergency vehicles, cyclists, and local residents. The presence of residential driveways along these frontages will only compound these operational challenges over time.

I am also concerned that the site design does not incorporate an internal kiss-and-ride area, placing greater reliance on the surrounding public roadway for student pick-up and drop-off activities.

Although Ward Councillors are no longer approval authorities for Site Plan Control applications, I believe these roadway concerns warrant further discussion. I encourage the Ottawa Catholic School Board to work collaboratively with City staff to execute a Roadway

Modification Agreement (RMA) that would widen the roadway to approximately 10.8 metres curb-to-curb along the school frontage. A similar collaborative approach was successfully undertaken for the nearby Sweetvalley Drive school and demonstrated that practical solutions can be achieved when all parties work together.

I respectfully request that staff continue discussions with the applicant and school board to determine whether revisions to the roadway design and site circulation can be made to improve long-term safety and operations while maintaining the functionality of the surrounding transportation network. The goal should be to ensure this school is not only a valuable community asset, but one that integrates safely and effectively into the neighbourhood it will serve.

Response to Councillor Comments

Staff have brought concerns regarding roadway widths to Transportation Planning staff for further exploration.

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 was processed by the On Time Decision Date. The Council approved timeline **has been met.**

Contact: Solé Soyak Tel: 613-315-1597 or e-mail: Sole.Soyak@ottawa.ca

Document 1 – Location Map

