

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

Site Location: 2785 8th Line Road

File No.: D07-12-25-0154

Date of Application: November 25, 2025

This SITE PLAN CONTROL application submitted by Robert Matthews, N45 Architecture Inc., on behalf of City of Ottawa, Parks and Facilities Planning, is APPROVED upon resolution of the conditions stated in this report.

And the following plans are approved:

- **Overall Existing Site Plan**, A001a, prepared by N45 Architecture Inc., dated November 6, 2025, revision 2 dated January 23, 2026.
- **Partial Existing Site Plan**, A001, prepared by N45 Architecture Inc., dated November 6, 2025, revision 2 dated January 23, 2026.
- **Partial Site Plan**, A002, prepared by N45 Architecture Inc., dated November 6, 2025, revision 2 dated January 23, 2026.
- **Partial Site Plan**, A002a, prepared by N45 Architecture Inc., dated November 6, 2025, revision 2 dated January 23, 2026.
- **Site Details**, A002b, prepared by N45 Architecture Inc., dated November 6, 2025, revision 2 dated January 23, 2026.
- **Elevations**, A200, prepared by N45 Architecture Inc., dated November 6, 2025, revision 2 dated January 23, 2026.
- **Elevations**, A201, prepared by N45 Architecture Inc., dated November 6, 2025, revision 2 dated January 23, 2026.
- **Existing Vegetation Inventory Maps #1 and #2**, L-01, prepared by Ruhland and Associates, dated November 6, 2025, revision no. 2 dated January 23, 2026.
- **Landscape Plan**, L-02, prepared by Ruhland and Associates, dated November 6, 2025, revision no. 2 dated January 23, 2026.
- **Tree Soil Volumes and Canopy Plans**, L-03, prepared by Ruhland and Associates, dated November 6, 2025, revision no. 2 dated January 23, 2026.
- **Landscape Details**, L-04, prepared by Ruhland and Associates, dated November 6, 2025, revision no. 2 dated January 23, 2026.

- **Landscape Details**, L-05, prepared by Ruhland and Associates, dated November 6, 2025, revision no. 2 dated January 23, 2026.
- **Site Removals Plan**, C001, prepared by EVB Engineering, dated November 6, 2025, revision no. 2 dated January 23, 2026.
- **Site Plan, Erosion and Sediment Control Plan**, C002, prepared by EVB Engineering, dated November 6, 2025, revision no. 2 dated January 23, 2026.
- **Site Grading Plan**, C005, prepared by EVB Engineering, dated November 6, 2025, revision no. 2 dated January 23, 2026.
- **Details**, C006, prepared by EVB Engineering, dated November 6, 2025, revision no. 2 dated January 23, 2026.

And as detailed in the following reports:

1. **Stormwater Management Report**, prepared by EVB Engineering, dated November 6, 2025, revision no. 2 dated January 23, 2026.
2. **Geotechnical Investigation**, prepared by Exp., dated May 31, 2024.
3. **Urban Design Brief**, prepared by N45 Architecture, dated September 27, 2025.

And subject to the following General and Special Conditions:

General Conditions

1. Update to Plans and Reports

The Owner acknowledges and agrees to update the list of required plans and studies listed below to address the comments from the formal review letter April 16, 2026 to the satisfaction of the General Manager, Planning, Development and Building Services Department prior to occupancy of the facility. 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 occupancy of the facility.

- i. **Site Servicing Plan**, C003, prepared by EVB Engineering, dated November 6, 2025, revision no. 2 dated January 23, 2026.
- ii. **Site Servicing Plan**, C004, prepared by EVB Engineering, dated November 6, 2025, revision no. 2 dated January 23, 2026.
- iii. **Water Supply Assessment**, prepared by EVB Engineering, dated December 18 2025.
- iv. **Proposed Sewage Works Design Brief & Impact Assessment**, prepared by EVB Engineering, dated July 17, 2025.

2. 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 Site Plan Approval Report have been carried out and received Approval by the General Manager, Planning, Development and Building Services.

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.

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.

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. **Transfer Voucher**

The Owner shall submit a certified cheque or money transfer voucher for the outstanding Design Review and Inspection Fee to the City of Ottawa. This fee shall be paid prior to the Planning, Development and Building Services Department issuing a Commence Work Notification.

9. **Private Access 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 Access By-Law, being By-law No. 2026-139, as amended, and shall be subject to approval of the General Manager, Planning, Development and Building Services.

10. **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.

30 September 2026



Date

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

File Number: D07-12-25-0154

SITE LOCATION

2785 8th Line Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The site is located on the eastern side of 8th Line Road at the intersection of 8th Line Road and Van Rens Street within the Village of Metcalfe. The site contains the Larry Robinson Arena, which is owned and managed by the City of Ottawa. Surrounding land uses include residential homes to the south and east of the property, with the Metcalfe Curling Club and Agricultural Fairgrounds directly abutting the property to the south. Osgoode Township High School is located south-west of the site across 8th Line Road.

The City of Ottawa is proposing to renovate and add an addition to the Larry Robinson Arena to modernize the facility. The proposed renovations and addition are meant to address existing accessible design issues in the facilities. The proposed addition is 723 square metres to create space for four new full sized accessible dressing rooms, two new alternate gender accessible dressing rooms, and one new referee accessible dressing room. The existing change rooms and public washrooms will be relocated and enlarged to provide barrier-free amenities, along with the addition of a universal washroom and new change rooms. Additionally proposed are a new community meeting room with a 50-person capacity and a new office that has a supervisory view towards a proposed north entry point.

The parking area is proposed to be reconfigured to add 12 additional parking spaces to the existing 95 spaces. A new well and septic system will be installed to service the site and replace the current system which is at the end of its life span.

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposed development is permitted by the Village Park designation in the Consolidated Villages' Secondary Plan for the Village of Metcalfe.

- The proposed development conforms with the Rural Institutional Subzone 4 (RI4) Zone within Zoning By-law 2008-250 as well as Zoning By-law 2026-50.
- As this development will be a City-built project, a site plan agreement is not required; however, the conditions of approval refer to the plans and reports to which development must adhere.
- The proposed site design represents good planning for the Village of Metcalfe.

PARKLAND DEDICATION

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

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.

Councillor Skalski has indicated support for the project.

Technical Agency/Public Body Comments

Summary of Comments –Technical

Hydro One Networks requested that the City ensures that the existing Hydro One Overhead line is relocated and removed prior to construction beginning.

The Ottawa- Carleton District School Board requested that construction fencing be erected on the subject lands to ensure the safety of their students. The Ottawa-Carleton District School Board advises that at no time during construction shall the Owner be permitted to swing live loads or materials over Board property. The Ottawa-Carleton District School Board advises that no construction traffic is permitted to enter onto Board property or park in the School Bus Loading Zone.

Response to Comments –Technical

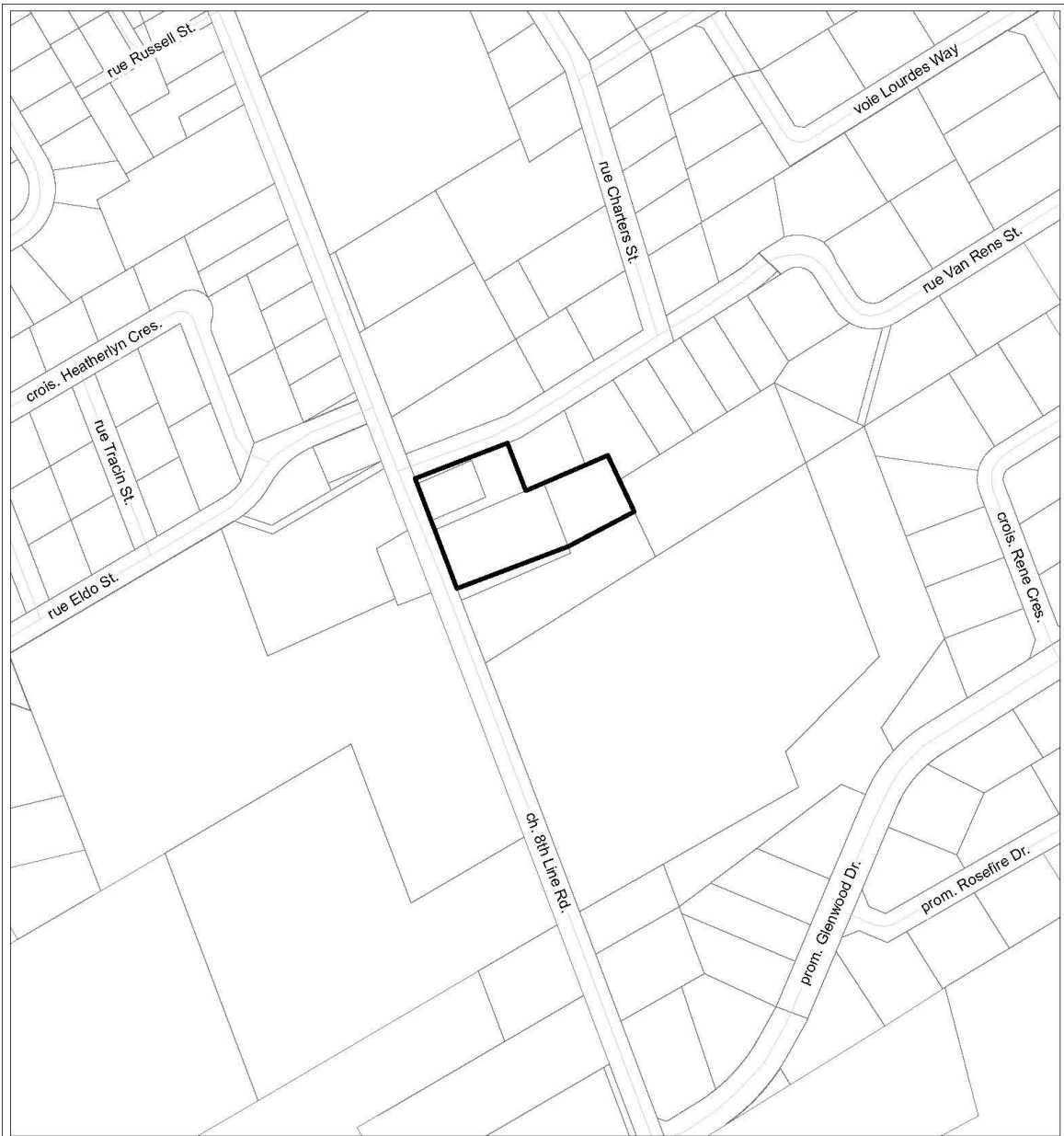
The City will ensure that these conditions are met during the construction process.

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 complexities regarding servicing for the project.

Contact: Adam Brown Tel: 613-580-2424, ext. or e-mail: adam.brown@ottawa.ca

Document 1 – Location Map



D07-12-25-0154

26-0165-D

I:\CO\2026\Site_Plan\Eighth_Line_2785

©Parcel data is owned by Teranet Enterprises Inc. and its suppliers.
All rights reserved. May not be produced without permission.
THIS IS NOT A PLAN OF SURVEY

©Les données de parcelles appartiennent à Teranet Enterprises Inc.
et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit
sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE

REVISION / RÉVISION - 2026 / 02 / 13

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



2785 ch. 8th Line Road

