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File Number: D02-02-25-0071

October 21, 2025  
Phil Castro  
Planner III  
Development Review East  
Planning, Development and Building Services Department

[sent via email to [phil.castro@ottawa.ca](mailto:phil.castro@ottawa.ca)]

Dear Phil Castro:

**Subject: Tamarack Mixed Use Area  
Zoning By-law Amendment Application  
1201 Old Montreal Road**

Tamarack has completed a review of the above-referenced area for a zoning by-law amendment. Please accept this covering letter along with the included attachments requested in the PC2024-0300 required document list.

Based on discussions with Phil Castro, the following documents are not required or replaced:

1. Site Plan is replaced with a Concept Plan
2. Public Consultation Strategy
3. Planning Rationale is replaced with the Zoning Justification Overview
4. EIS is replaced with the Environmental Memo and Significant Woodland memo

**Attachments:**

- a. Concept Plan
- b. Archaeological Assessment, (PATERSON), 03-2013
- c. Plan of Survey, (STANTEC), 08-20-2025
- d. Zoning Justification Overview, (USI), 06-04-2025
- e. Environmental Memo (KILGOUR), 09-05-2025
- f. Significant Woodland memo (KILGOUR),

Sincerely,

Sarah Al Hajjar  
Land Development Coordinator