



File Number: D07-16-18-0008

December 5, 2019

Jonah Bonn
Holzman Consultants Ltd.
1076 Castle Hill Crescent
Ottawa, ON K2C 2A8

Dear Mr. Bonn:

Re: Draft Plan approval of Plan of Subdivision

Please be advised that on November 26, 2019, the Manager's (Development Review West) decision to draft approve Draft Plan (subject to the attached conditions, came into effect November 27, 2019.

By copy of this letter, and the draft approval conditions, the City is notifying those public bodies and agencies who requested draft approval conditions. Please contact the relevant public bodies and agencies to secure the clearance letters that will allow City staff to register one or more phases of the Draft Plan.

When you are preparing to have the Final 4-M Plan approved for registration, please provide me with electronic copies of the Draft 4-M Plan – PDF and AutoCAD versions, along with five white paper prints, which include the approved street names for all new roadways. Please also provide a completed "Proposed Land Use" table (attached) for the phase(s) to be registered and a request to prepare a subdivision agreement. A copy of the document "Estimate of Costs" has been provided for your review. Owners are required to pay engineering design, review and inspection fees, and submit securities, which are based upon the cost estimates of the hard and soft services related to their development. The "Estimate of Costs" provides information on how to submit the quantity estimates online and provides a list of the City's current costing. Quantity estimates are required to be submitted prior to the preparation of a subdivision agreement.

Please provide five, white paper prints of any required, draft Landscape Plan(s).

Attached for your information is a one-page summary of the information required to facilitate the completion of the subdivision agreement. If you would like to meet with representatives of either this Department or Legal Services to review or clarify these requirements, please contact the undersigned at 613-580-2424, extension 16587.

When the Final 4-M Plan for registration has been completed, please forward to me the original mylar of this plan, three duplicate mylars, and one white paper print with the

surveyor's embossed decal. If the final plan complies with the draft approval conditions and the City has received assurances from the other interested public bodies that the necessary arrangements have been made to clear all the draft approval conditions, the General Manager, Planning, Infrastructure and Economic Development Department's signature will be endorsed on the above-noted Plans, which will then be sent to the Land Titles Office for registration, along with the necessary copies required under the *Land Titles Act*. (Please note that it is the Owner's responsibility to secure the required clearances).

If you wish to make a major revision to this plan prior to registration, please submit a revised full size mylar, an 21.6 x 35.6 cm cronaflex reduction of same, twenty-five folder paper prints, the fee (if required) and a revised "Proposed Land Use" table (attached).

Should the Draft Plan not receive final approval within three (3) years of the date on which draft approval came into effect, the draft approval may lapse pursuant to Section 51(32) of the *Planning Act*. Draft approval may be extended by the City in accordance with Section 51 (33) of the *Planning Act* provided the Owner submits an application for such extension and the prevailing extension processing fee is paid in full.

Yours truly,



Laurel McCreight
Planner
Planning, Infrastructure and Economic Development Department

Attach.

cc: Councillor Jenna Sudds - Kanata North
Eric Surpenant, Infrastructure Approvals, PIED
Matthew Wilson, Development Inspection, PIED
Christine Enta, Legal Counsel
Wendy Hickson, Development Agreement Officer
Bill Harper, Program Manager, Surveys and Mapping
Krista O'Brien, Revenue Services **(2 copies of all plans)**
Pauline Prevost, Circulation Clerk, Design Review and Implementation
Frank Bidin, Manager, Permit Approvals, Building Code Services
John Buck Manager, Building Inspections, Building Code Services
Randal Rodger, Program Manager, Mapping and Graphics Unit
Todd O'Rourke, Zoning Plan Examiner, Building Code Services **(2 copies)**
Matt Craig, MVCA
Paul Shllaku, Hydro One Networks Inc.
Megan Faraday, OCDSB
Cindy MacMillan, Ottawa Catholic School Board
Joan Zacharias, Rogers Communications Canada Inc.
Les Hart, Hydro One

INFORMATION REQUIRED TO PERMIT COMPLETION OF SUBDIVISION AGREEMENTS

The City of Ottawa is committed to the timely provision of subdivision agreements following draft approval. The provision of the following will assist in ensuring that such is possible. In all cases, the requested information should be provided to the assigned planner who will ensure that the information is forwarded to Infrastructure Approvals and Legal Services as required.

1. Request drafting of the agreement;
2. Provide Draft M-Plan (five paper prints, and electronic copies – PDF and AutoCAD versions), which shows the approved street names for all new roadways;
3. Completion of the Applicant's Estimate of Costs to permit the completion of the financial schedules of the subdivision agreement (Schedules "B" and "C");
4. Completion of any reports required by the conditions of draft approval; In particular, any noise study must be completed to enable any required noise warning clauses to be incorporated into the subdivision agreement;
5. The determination of easements for drainage purposes must occur, unless such will be subject to a subsequent site plan approval;
6. Reference Plans to permit the conveyance of the easement must also be prepared, again unless such will be subject to subsequent site plan approval. The reference plans must be submitted in draft for City concurrence prior to be deposited on title.

The subdivision agreement cannot be finalized until the six items listed above have been submitted to Planning, approved and forwarded by Planning to Legal Services.

The City has observed that following draft approval and authorization for pre-servicing, it often occurs that developers proceed with the installation of services without also addressing the matters that are required to ensure that the agreement can be finalized so that plan registration can occur. Provision of the above information in a timely fashion will assist in ensuring that the expectations of the developer and its purchasers can be met.