

**MENU OF CONDITIONS**  
**FOR DRAFT APPROVAL**  
**470 TREMBLAY ROAD**

**DRAFT APPROVED 14/06/2021**

INDEX

General .....	3
Zoning .....	4
Roadway Modifications.....	4
Highways/Roads.....	6
Public Transit .....	8
Geotechnical .....	8
Pathways, Sidewalks, Walkways, Fencing, and Noise Barriers .....	10
Landscaping/Streetscaping .....	12
Tree Conservation.....	13
Parks .....	14
Environmental Constraints .....	21
Schools .....	22
Archaeology.....	22
Stormwater Management.....	23
Sanitary Services .....	24
Water Services .....	25
Serviced Lands .....	26
Utilities.....	27
Fire Services .....	30
Noise Attenuation .....	31
Land Transfers .....	32
Development Charges By-law.....	33
Survey Requirements .....	34
Closing Conditions .....	35

The City of Ottawa's conditions applying to the draft approval of 470 Tremblay Road (File No. D07-16-20-0009), are as follows:

This approval applies to the draft plan certified by E.H. Herweyer, Ontario Land Surveyor, dated **APRIL, 28, 2021**, showing 2 streets, 1 mixed-use commercial and 4 residential blocks, 1 park block, 1 stormwater management blocks and 1 open space block.

This approval applies to the approved conceptual plans and reports in support of the draft plan as follows (list plans, reports and studies associated with the draft approval):

- 1) Development Concept Plan – February 23, 2021, Prepared by WSP;
- 2) Planning Rationale, including Integrated Environmental Review – April 2020 – Prepared by WSP;
- 3) 530 Tremblay Road Transportation Impact Assessment Report, prepared by WSP, dated January 29, 2021;
- 4) 530 Tremblay Road Functional Servicing Brief, prepared by WSP, dated January 15, 2020;
- 5) Technical Memorandum, 470 Tremblay Road – Stormwater Management Pond Update, prepared by WSP, dated January 25, 2021
- 6) 530 Tremblay Road Environmental Impact Statement and Tree Conservation Report, prepared by WSP, dated November 2019 and revised March, 2021;
- 7) Phase One Environmental Site Assessment 530 Tremblay Road, Ottawa, prepared by WSP, dated August 14, 2019;
- 8) Phase Two Environmental Site Assessment, 470 Tremblay Road, Ottawa, prepared by WSP, dated December 3, 2020;
- 9) 530 Tremblay Road Environmental Noise and Vibration Impact Study, prepared by WSP, and dated November 25, 2019;
- 10) Geotechnical Study, 530 Tremblay Road, Ottawa, ON, prepared by WSP, dated November 2019;
- 11) 470 Tremblay Road Stormwater Management Report, prepared by WSP, dated November 2, 2020;
- 12) Stage 1 and 2 Archaeological Assessment, Ontario Realty Corporation Property 530 Tremblay Road, City of Ottawa, prepared by prepared by Timmins Martelle Heritage Consultants Inc., and dated 2006

Subject to the conditions below, these plans and reports may require updating and/or additional details prior to final approval.

The Owner agrees, by entering into a Subdivision Agreement, to satisfy all terms, conditions and obligations, financial and otherwise, of the City of Ottawa, at the Owner's sole expense, all to the satisfaction of the City.

**Clearing Agency'**

**General**

1. **G1** Prior to the issuance of a Commence Work Notification, 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, Infrastructure and Economic Development Department. **OTTAWA Planning**
  
  2. **G2** Prior to commencing construction, the Owner shall enter into a subdivision agreement with the City. The subdivision agreement shall, among other matters, require that the Owner post securities in a format approved by the City Solicitor, in an amount of 100% of the estimated cost of all works, save and except non-municipal buildings. **OTTAWA Planning**
- The aforementioned security for site works shall be for works on both private and public property and shall include, but not be limited to, lot grading and drainage, landscaping and driveways, roads and road works, road drainage, underground infrastructure and services (storm, sanitary, watermains), streetlights, stormwater management works and park works.
- The amount secured by the City shall be determined by the General Manager, Planning, Infrastructure and Economic Development Department, based on current City tender costs, which costs shall be reviewed and adjusted annually. Securities for on-site works may be at a reduced rate subject to the approval of the General Manager, Planning, Infrastructure and Economic Development Department.
- Engineering, Inspection and Review fees will be collected based on the estimated cost of the works (+HST) and a park review and inspection fee will be based on 4% (+HST) of the total value of the park works as noted herein and in accordance with the City's Fees By-law for planning applications (By-law No. 2018-24 or as amended).
3. **G3** The Owner acknowledges and agrees that any residential blocks for street-oriented dwelling units on the final Plan shall be configured to ensure that there will be no more than 25 units per block. **OTTAWA Planning**
  
  4. **G4** The Owner acknowledges and agrees that any person who, prior to the draft plan approval, entered into a purchase and sale agreement with respect to lots or blocks created by this Subdivision, shall be permitted to withdraw from such agreement without penalty and with full refund of any deposit paid, up until the acknowledgement noted above has been executed. **OTTAWA Legal**

The Owner agrees to provide to the General Manager, Planning, Infrastructure and Economic Development Department an acknowledgement from those purchasers who signed a purchase and sale agreement before this Subdivision was draft approved, that the Subdivision had not received draft approval by the City. The Owner agrees that the purchase and sale agreements signed prior to draft approval shall be amended to contain a clause to notify purchasers of this fact, and to include any special warning clauses, such as but not limited to Noise Warnings and easements.

- |    |           |  |                            |
|----|-----------|--|----------------------------|
| 5. | <b>G5</b> | All prospective purchasers shall be informed, where applicable, through a clause in the agreements of purchase and sale of the presence of lightweight fill on the lands, and that the presence of such lightweight fill may result in specific restrictions on landscaping, pools, additions, decks and fencing | <b>OTTAWA<br/>Legal</b>    |
| 6. | <b>G6</b> | The Owner, or his agents, shall not commence or permit the commencement of any site related works until such time as a pre-construction meeting has been held with Planning, Infrastructure and Economic Development Department staff and until the City issues a Commence Work Notification.                    | <b>OTTAWA<br/>Planning</b> |

**Zoning**

- |    |           |   |                            |
|----|-----------|---|----------------------------|
| 7. | <b>Z1</b> | The Owner agrees that prior to registration of the Plan of Subdivision, the Owner shall ensure that the proposed Plan of Subdivision shall conform with a Zoning By-law approved under the requirements of the <i>Planning Act</i> , with all possibility of appeal to the Local Planning Appeal Tribunal exhausted.    | <b>OTTAWA<br/>Planning</b> |
| 8. | <b>Z2</b> | The Owner undertakes and agrees that prior to the registration of the Plan of Subdivision, the Owner shall deliver to the City a certificate executed by an Ontario Land Surveyor showing that the area and frontage of all lots and blocks within the Subdivision are in accordance with the applicable Zoning By-law. | <b>OTTAWA<br/>Planning</b> |

**Roadway Modifications**

- |     |            |  |                            |
|-----|------------|--|----------------------------|
| 9.  | <b>RM1</b> | The Owner shall pay all expenses associated with all works related to roadway modifications required for Streets 1 and 2, and shall provide financial security in the amount of 100% of the cost of implementing the required works. | <b>OTTAWA<br/>Planning</b> |
| 10. | <b>RM2</b> | The Owner agrees to provide a Development Information Form and Geometric Plan indicating:  | <b>OTTAWA<br/>Planning</b> |

- a) Road Signage and Pavement Marking for the subdivision;
- b) Intersection control measure at new internal intersections; and
- c) location of depressed curbs and TWSIs;

prior to early servicing. Such form and plan shall be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

- 11.
12. **RM4** The Owner agrees that where road modifications are deemed necessary in order to facilitate the development of the subdivision as per the supporting transportation studies, the Owner shall either enter into a Roadway Modification Agreement with the City, or, at the City's discretion, have the necessary provisions incorporated into the subdivision agreement. The Owner acknowledges and agrees it is responsible for the cost of all roadway modification works as identified in the Roadway Modification Approval Report as approved pursuant to the Delegation of Authority By-law, or as included in this agreement. **OTTAWA  
Planning  
Transpo  
Plg**
13. **RM5** In the instance of intersections with arterial roads or major collectors external to the subdivision, the Owner will be eligible for reimbursement for the cost of such intersections. The reimbursement is subject to limitations and procedures set forth in the policy approved by Council on May 22, 2019 and subsequently by the revisions to the Development Charge Background Study and accompanying reports as adopted by Council on May 22, 2019. The Owner acknowledges that financial security and roadway modification agreement/subdivision agreement clauses for such intersections are required. **OTTAWA  
Planning**
14. **RM7** The Owner acknowledges and agrees to implement traffic calming measures on roads within the limits of their subdivision to limit vehicular speed and improve pedestrian safety. The Owner further acknowledges and agrees that the detailed design for new roads will include the recommendation(s) from the required supporting transportation studies. **OTTAWA  
Planning**
- The Owner agrees that traffic calming measures shall reference best management practices from the Canadian Guide to Neighbourhood Traffic Calming, published by the Transportation Association of Canada, and/or Ontario Traffic Manual. These measures may include either vertical or horizontal features (such measures shall not interfere with stormwater management and overland flow routing), including but not limited to:
- intersection or mid block narrowings, chicanes, medians;
  - speed humps, speed tables, raised intersections, raised pedestrian crossings;

- road surface alterations (for example, use of pavers or other alternate materials, provided these are consistent with the City's Official Plan polices related to Design Priority Areas);
- pavement markings/signage; and
- temporary/seasonal installations such as flexi posts or removable bollards.

15. Prior to the first engineering review, the Owner acknowledges and agrees to provide a Traffic Signage and Pavement Marking Plan which shall also include traffic calming measures, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development. **OTTAWA Planning**

**Highways/Roads**

16. **HR1** The Owner acknowledges and agrees that all supporting transportation studies and design of all roads and intersections shall be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department. **OTTAWA Planning**

17. **HR2** The Owner shall retain a licensed or registered professional with expertise in the field of transportation planning and/or traffic operations to prepare a Transportation Impact Assessment. The study shall comply with the City of Ottawa's Transportation Impact Assessment Guidelines. The Owner agrees to revise the Draft Plan in accordance with the recommendations of the study. **OTTAWA Planning**

18. **HR3** The Owner shall provide for temporary turnarounds for all streets terminating at the edge of any phase of development, prior to registration of the Plan. The Owner agrees that it will convey to the City at no cost any temporary easements that may be required in order to establish the temporary turnarounds. For any portion of the temporary turn-around easements that do not form part of the permanent road allowance, the easements shall be released at the expense of the Owner when the easements are no longer required by the City. **OTTAWA Planning**

19. **HR4** Prior to registration or an Early Servicing Agreement, the Owner shall prepare a construction plan illustrating the timing of the required infrastructure works at the St. Laurent Boulevard / Street No. 1 intersection, such that the closure of this intersection is minimized, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department. **OTTAWA Planning Surveys**

20. **HR6** The Owner shall provide site triangles at the following locations on the final plan:  

- *Local Road to Local Road: 3 metre x 3 metres*

**OTTAWA Planning Legal**

- *Local Road to Collector Road: 5 metre x 5 metres*
- *Collector Road to Collector Road: 5 metre x 5 metres*
- *Collector Road to Arterial Road: 5 metre x 5 metres*

- |     |             |  |                                    |
|-----|-------------|--|------------------------------------|
| 21. | <b>HR9</b>  | The Owner agrees to provide a construction traffic management plan for the subdivision prior to the earlier of registration of the Agreement or early servicing. Such plan shall include, but not be limited to, the staging of the St. Laurent Boulevard and Tremblay Road intersection to minimize the length of the intersection closure, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.   | <b>OTTAWA<br/>Planning</b>         |
| 22. | <b>HR11</b> | All streets shall be named to the satisfaction of the Director of Building Code Services and in accordance with the Municipal Addressing By-law or the Private Roadways By-law as applicable.  | <b>OTTAWA<br/>Planning<br/>BCS</b> |
| 23. | <b>HR12</b> | Where land has been dedicated for road widening purposes as part of the planning process, where the Owner receives no financial compensation or in-kind consideration in exchange for the widening, and where the City deems that the land is no longer required for that purpose, the lands may be conveyed back to the original Owner, or its successor in title, for \$1.00. The Owner shall be responsible for all costs to complete said conveyance, including administrative fees, unless otherwise determined by the General Manager, Planning, Infrastructure and Economic Development Department. | <b>OTTAWA<br/>Planning</b>         |
| 24. | <b>HR15</b> | The Owner acknowledges that the construction of buildings may be restricted on certain lots and/or blocks until such time as road connections are made so that snow plow turning and garbage collection can be implemented.  | <b>OTTAWA<br/>Planning</b>         |
| 25. |             | The Owner acknowledges and agrees to design new Tremblay Road such that the design for the temporary and/or permanent closure of old Tremblay Road is taken into consideration, including the capping of redundant infrastructure in the old Tremblay Road alignment, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.   | <b>OTTAWA<br/>Planning</b>         |
| 26. |             | The Owner acknowledges and agrees should it seek to acquire the remnant Tremblay Road segment (road portion as delineated by a Reference Plan), as a result of the Tremblay Road re-alignment, the acquisition shall be considered by City Council as a land exchange with the new Tremblay Road. Should a land exchange not be approved by City Council the Owner acknowledges and agrees the purchase price of the said road segment shall be determined by and to the satisfaction of the Director, Real Estate Partnership and Development Office.   | <b>OTTAWA<br/>Planning</b>         |

27. The Owner acknowledges and agrees to submit a road closure application for the remnant Tremblay Road segment (City owned property), as a result of the Tremblay Road re-alignment. The closing of this road segment shall be the sole responsibility of the Owner, including application fees and other related costs (such as a survey plan and/or reference plan). Further, the closure of Tremblay Road shall occur after the opening of the new re-aligned Tremblay Road. **OTTAWA Planning**

### **Public Transit**

28. **PT1** The Owner shall design and construct, at its expense, Street No. 1 within the extent of the subject lands, which has been identified as a transit service route, following the Transportation Association of Canada Geometric Design Guideline for Canadian Roads. **OTTAWA Planning Transit**
29. **PT2** The Owner shall ensure that the staging of the Subdivision, including the construction of dwellings, roadways, walkways, and paved passenger standing areas, or shelter pads, shall occur in a sequence that permits the operation of an efficient, high quality transit service at all stages of development. **OTTAWA Transit**
30. **PT3** The Owner shall orient dwellings and vehicular accesses in the vicinity of bus stops in such a manner as to avoid traffic conflicts and visual intrusion. Prior to the earlier of early servicing or registration, the Owner shall submit plans to Planning, Infrastructure and Economic Development Department for approval indicating the orientation of all dwellings and private accesses in the vicinity of all bus stop locations. **OTTAWA Planning Transit**
31. **PT4** The Owner shall inform all prospective purchasers, through a clause in all agreements of Purchase and Sale and indicate on all plans used for marketing purposes, those streets identified for potential transit services, the location of the bus stops, paved passenger standing areas, or shelters pads and shelters, any of which may be located in front of or adjacent to the purchaser's lot at any time. **OTTAWA Transit**
32. **PT5** The Owner shall design and construct, at its expense, the determined locations for transit passenger standing areas and shelter pads, to the specifications of the General Manager, Planning, Infrastructure and Economic Development Department. **OTTAWA Transit**

### **Geotechnical**



33. **GT1** Where applicable, the Owner covenants and agrees that the following clause shall be incorporated into all agreements of purchase and sale, and registered separately against the title: **OTTAWA Planning**

“The Owner acknowledges that special soils conditions exist on this lot which will require:

- (a) a geotechnical engineer licensed in the Province of Ontario to approve any proposal or design for a swimming pool installation or other proposal requiring an additional building permit on this lot prior to applying for a pool enclosure permit or installing the pool; and
- (b) the Owner to submit a copy of the geotechnical engineer’s or geoscientists report to the General Manager, Planning, Infrastructure and Economic Development Department at the time of the application for the pool enclosure or additional building permit.

The Owner also acknowledges that said engineer or geoscientist will be required to certify that the construction has been completed in accordance with his/her recommendation and that a copy of the certification or report will be submitted to the General Manager, Planning, Infrastructure and Economic Development Department.

34. **GT2** The Owner shall submit a geotechnical report prepared in accordance with the City’s Geotechnical Investigation and Reporting Guidelines and/or Slope Stability Guidelines for Development Applications by a geotechnical engineer or geoscientist, licensed in the Province of Ontario, containing detailed information on applicable geotechnical matters and recommendations to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development which include, but are not limited to: **OTTAWA Planning**

- a) existing sub-surface soils, groundwater conditions;
- b) slope stability (including an assessment during seismic loading) and erosion protection, in addition to any building construction requirements adjacent to unstable slope;
- c) clearly indicate orientation of any cross-sections used in slope stability analysis and location of center of the slip circle;
- d) grade raise restrictions on the site and, if appropriate, the impacts this will have on the slope stability;
- e) design and construction of underground services to the building, including differential settlement near any buildings or structures;
- f) design and construction of roadway, fire routes and parking lots;
- g) design and construction of retaining walls and/or slope protection;
- h) design and construction of engineered fill;
- i) design and construction of building foundations;
- j) site dewatering;
- k) design and construction of swimming pools;

- l) design and construction of park blocks for its intended uses; and
- m) in areas of sensitive marine clay soils:

35. **GT3** a) The Owner agrees to any restrictions to landscaping, in particular the type and size of trees and the proximity of these to structures/buildings due to the presence of sensitive marine clay soils, as per the City's Tree Planting in Sensitive Marine Clay Soils – 2017 Guidelines. **OTTAWA Planning**
- b) The Owner agrees to provide the following tests, data, and information prior to zoning approval, in order to determine the sensitivity of the clay soils and how it will impact street tree planting and potentially front yard setbacks:
- i. Shear Vane analysis including remolded values per ASTM D2573.
  - ii. Atterberg Limit testing per ASTM D4318; with the following data clearly identified, Natural water content (W), Plastic Limit (PL), Plasticity Index (PI), Liquidity Index (LI), and Activity (A).
  - iii. Shrinkage Limit testing per ASTM D4943 with Shrinkage Limit (SL).
  - iv. A separate section within the geotechnical report on sensitive marine clay soils, which will include a signed letter and corresponding map that confirms the locations of low, medium sensitivity (generally <40% plasticity) or high sensitivity clay soils (generally >40% plasticity), as determined by the above tests and data.
  - v. The report identifies that foundation walls are to be reinforced at least nominally, with a minimum of two upper and two lower 15M (rebar size) bars in the foundation wall.
- c) In locations where all six conditions in the Tree Planting in Sensitive Marine Clay Soils – 2017 Guidelines cannot be met (e.g. if soils are generally >40% plasticity) the 2005 Clay Soils Policy will apply, meaning only small, low-water demand trees can be planted at a minimum separation distance of 7.5m from a building foundation. In these cases, the Zoning By-law will be used to ensure sufficient front yard setbacks to accommodate street trees in the right-of-way. For example, if street trees are planted in the right-of-way at a distance of 2m from the front lot line, then the minimum front yard setback would be 5.5m (7.5m – 2m).
36. **GT4** In areas of sensitive marine clay soils, the Owner agrees that, prior to registration, to prepare an information package for homeowners regarding tree planting and watering, in accordance with the supporting geotechnical report. This information must be approved by Forestry Services prior to circulation to homeowners. **OTTAWA Forestry**

**Pathways, Sidewalks, Walkways, Fencing, and Noise Barriers**

37. **S1** The Owner acknowledges and agrees that all pathways, sidewalks, walkways, fencing, and noise barriers are to be designed and constructed in accordance with City specifications, at no cost to the City, and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department. **OTTAWA Planning**
38. **S3** The Owner agrees to design and construct sidewalks at the following locations and with the following dimensions: **OTTAWA Planning**
- Both sides of Street No. 1 (minimum 2.0 metres wide)
  - One side of Street No. 2 (minimum 1.8 metres wide)
39. The Owner agrees to design and construct a 1.8 metre wide cycle track along both sides of Street No. 1. **OTTAWA Planning**
40. a) The Owner agrees to design and construct 1.5 metre black vinyl-coated chain link fences in accordance with the Fence By-law at the following locations: **OTTAWA Planning**
- West side of Block 6
  - East side of Block 6
  - South side of Block 6
  - West side of Block 5
- b) The Owner agrees that any vinyl-coated chain link fence required to be installed with the exception of parks fencing shall be located a minimum of 0.15 metres inside the property line of the private property.
- c) The Owner shall satisfy VIA Rail Canada with the type of fencing along the south side of Block 8
41. a) The Owner agrees to design and erect at no cost to the City, noise attenuation barriers in accordance with City specifications at the following locations: **OTTAWA Planning**
- South side of Block 8 (if required through the final detailed acoustical assessment as required by Condition 122)
- d) The Owner agrees that any noise attenuation barrier required to be installed under this Agreement, shall be located a minimum of 0.30 metres inside the property line of the private property, and the location of the fence shall be verified by an Ontario Land Surveyor, prior to the release of securities for the noise attenuation barrier.
42. The Owner shall insert a clause in each agreement of purchase and sale and shall be registered as a notice on title in respect of all lands which fences have been constructed stating that: **OTTAWA Planning**

“Purchasers are advised that they must maintain all fences in good repair, including those as constructed by *Canada Lands Company* along the boundary of this land, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department. The Purchaser agrees to include this clause in any future purchase and sale agreements”.

**Landscaping/Streetscaping**

43. **LS1** The Owner agrees, prior to registration to have a landscape plan(s) for the plan of subdivision prepared by a Landscape Architect, in accordance with the recommendations contained in the geotechnical report(s), the Tree Conservation Report, and/or the Environmental Impact Statement (if appropriate). **OTTAWA Planning Forestry**

The landscape plan(s) shall include detailed planting locations, plant lists which include species, plant form and sizes, details of planting methods, pathway widths and materials, access points, fencing requirements and fencing materials, other landscape features and gateway features where required.

The Owner agrees to implement the approved landscape plan(s) and bear all costs and responsibility for the preparation and implementation of the plan(s).

The Owner agrees that where sensitive marine clay soils are present, and the geotechnical report has satisfied the applicable conditions of the Tree Planting in Sensitive Marine Clay Soils - 2017 Guidelines, confirmation of adequate soil volumes in accordance with the subject guidelines shall be provided by a Landscape Architect prior to zoning approval.

All of the aforementioned are to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

44. **LS2** The Owner agrees that street trees are to be shown on the approved Streetscape Landscape Plan approved as part of the detailed subdivision design. Future Landscape Plans submitted in support of Site Plan Control applications will further supplement the trees proposed within the development area **OTTAWA Planning Forestry**

In areas of low/medium plasticity sensitive marine clay soils, the following exceptions in accordance with the Tree Planting in Sensitive Marine Clay Soils - 2017 Guidelines will apply in order to maximize the number of medium size trees:

- a) Where abutting properties form a continuous greenspace between driveways, one medium size tree will be planted instead of two small size trees, provided the minimum soil volume can be achieved. In these

cases only, for the purposes of determining the minimum number of trees to be planted, one medium size tree that replaces two small trees will be counted as two trees.

- b) The medium size tree should be planted as close as possible to the middle of this continuous greenspace (in the right-of-way) to maximize available soil volume.
- c) On larger lots with sufficient soil volume for a medium size tree, one medium size tree will be planted on each lot (or each side of a corner lot), even if the abutting properties form a continuous greenspace between driveways.
- d) If trees need to be replaced, Forestry staff reserve the right to plant appropriate size trees at one tree per lot.

Along park frontages, the Landscape Plan shall locate trees at a 6-8 metre on-centre separation distance along the full extent of the road right-of-way abutting any park block(s).

Should specific site constraints prevent the required allocation of trees, the remaining number of required trees shall be provided within any proposed park(s), open space or environmental blocks, non-residential road right-of-way frontages, stormwater management facility(s), or other suitable alternative locations, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

45. **LS3** In areas of sensitive marine clay soils where the six conditions of the Tree Planting in Sensitive Marine Clay Soils – 2017 Guidelines have been met, the following shall be provided: **OTTAWA Planning**
- a) The landscape plan shall include a note indicating that it has been developed as per the geotechnical report(s) (date, author), the letter (date, author), and Map (date, title), to the satisfaction of the General Manager, Planning Infrastructure and Economic Development.
  - b) At the time of tree planting, in addition to providing an F1 inspection form, the Landscape Architect will provide a signed letter indicating that trees have been planted with appropriate soil volume in accordance with the approved Landscape Plan, to the satisfaction of the General Manager, Planning Infrastructure and Economic Development.
46. The Owner acknowledges and agrees that driveways for ground oriented attached units shall be paired wherever possible to maximize on street parking and street tree planting opportunities. **OTTAWA Planning**

### **Tree Conservation**

47. **TC1** The Owner acknowledges and agrees to abide by the Urban Tree Conservation By-law, 2009-200, and that any trees to be removed from the site shall be in accordance with an approved Tree Permit. **OTTAWA Planning**

The Owner agrees to implement the measures recommended in the supporting tree conservation report to ensure preservation of the trees identified for protection, in accordance with the City’s tree protection requirements listed within the Urban Tree Conservation By-law, 2009-200. All of which are to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

48. **TC3** The Owner agrees to maintain the tree protection measures until construction is complete and/or the City has provided written permission to remove them. **OTTAWA Planning**

**Parks**

49. **P1** In accordance with the *Planning Act* and the City of Ottawa Parkland Dedication By-law, the Owner shall convey Block 5 (the “Park Block”) to the City for parkland purposes. All to the satisfaction of the General Manager, Recreation, Cultural and Facility Services Department. **OTTAWA Parks**

50. **P2** The Owner covenants and agrees that Block 5 will be conveyed to the City, at no cost, as dedicated parkland. The size and configuration of the Park Block on the Final Plan shall be to the satisfaction of the General Manager, Recreation, Cultural and Facility Services Department. **OTTAWA Parks**

The Owner covenants and agrees that the parkland dedication requirement has been based on the proposed residential use and calculated at a rate of one (1) hectare for every three hundred (300) dwelling units, but for apartments, as defined by the Zoning By-law this parkland conveyance will not exceed a maximum of 10% of the land area of the site being developed. Based on the 7.542 hectare gross development area of the site, there is a parkland dedication requirement of 0.754 hectares. Please refer to the following table which shows the preliminary calculated land conveyance requirements:

Block Type	Calculation Rate	Block Area (ha)	Parkland Dedication Required (ha)
Development Area	10%	7.542	0.754
Future gov't building block	<i>exempt (as per per section 14-1-g)</i>		0.000
	<b>Parkland Dedication Requirement:</b>		<b>0.754</b>
	<b>Proposed Park Block:</b>		<b>0.762</b>
	Parkland over-dedication:		0.008

In the event that there is a change in the proposed use, block area, residential product and/or number of dwelling units within the Final Plan, the required parkland dedication will also be subject to change. The Owner acknowledges and agrees that any additional parkland dedication that may be due may be required to be in the form of land conveyance.

51. **P3** Although development charges for park construction will be collected for the proposed development, the Owner acknowledges and agrees to construct the Park Block to 'clean and green' standards including the preliminary design as shown in the approved Facility Fit Plan dated 22 March, 2021. **OTTAWA Parks**
- The Owner acknowledges and agrees that 'clean and green' as applied to the Park Block is defined as free of contaminants and debris, graded to subdivision levels as defined herein (and as shown on the approved subdivision drawings), serviced (as shown on the approved subdivision drawings), topsoil to be provided to City standards, and seeded for grass growth.
- The Owner further agrees to provide design plans and documents as detailed in the Park Development Manual 2ed edition 2017 (and as amended) for the Park Block. The plans and documents will detail the amenities, design, construction, and cost to be provided in the Park Block. The cost of the construction, review and inspection of the Park Block will be included in the securities retained at Registration.
- The design plans and documents as well as the final budget for construction, review and inspection shall be subject to approval by the City, all to the satisfaction of the General Manager, Recreation, Cultural and Facility Services Department.
52. **P4** The Owner acknowledges and agrees that, if the approved park Fit Plan and concept design contains amenities proposed by the Owner that exceed the requirements for 'clean and green', the City shall not be responsible for the construction of these items. The design and construction of the Park Block will follow the normal City procedures. **OTTAWA Parks**
53. **P5** All Owner obligations associated with the Park Block must be completed to the satisfaction of the General Manager, Recreation, Cultural and Facility Services Department prior to the base coat of asphalt being installed on the first of Streets '1' and '2', as per the Draft Plan. **OTTAWA Parks**
54. **P6** The Owner acknowledges and agrees that no stormwater management facilities or flow from neighbouring properties, encumbrances of any kind such as retaining walls, utility lines, floodplain lines, wildlife and vegetation **OTTAWA Parks**

buffers, or easements of any kind shall be located on, under, or in front of, dedicated park blocks.

If encumbrances exist on site, the removal and/or mitigation of the encumbrances shall be the responsibility of the Owner, at the Owner's expense.

All to the satisfaction of the General Manager, Recreation, Cultural and Facility Services Department.

55. **P7** The Owner acknowledges and agrees that any encumbrances which are not solely for the benefit of the park, such as retaining walls, utility lines, floodplain lines, wildlife and vegetation buffers, or easements of any kind on lands, or portion thereof encumbering the design and function of the future Park Block must be approved by the General Manager of Recreation, Culture and Facility Services Department, and will not form part of the *Planning Act* parkland dedication requirements. **OTTAWA Parks**
56. **P8** The Owner agrees the Park Block must be fully developable for its intended use based on a geotechnical report. If any constraints to development of the Park Block are found the measures necessary to mitigate the constraints and to provide a subgrade suitable for park uses as identified by Parks planning staff, will be undertaken by the Owner. The Owner is solely responsible for the costs of any necessary mitigation measures. **OTTAWA Parks**
- All of the aforementioned are to the satisfaction of the General Manager, Recreation, Cultural and Facility Services Department.
57. **P9** Once a Facility Fit Plan is submitted and after tree protection fencing has been installed accordingly, both as approved by the General Manager, Recreation, Cultural and Facility Services Department, the Owner may remove vegetation, trees and topsoil from the park to facilitate rough grading of the area. The City agrees that the Owner may stockpile the topsoil either on or off the park. **OTTAWA Parks**
- If the removal of the native topsoil is required, the Owner agrees to provide replacement topsoil at a sufficient depth and quality for the park as per City Standards for park topsoil. All work shall proceed in accordance with the applicable By-laws.
58. **P10** The City acknowledges and agrees that the Owner may use the Park Block outside of the protected park areas for the stockpiling of materials or staging as needed. The Owner agrees to conduct the stockpiling of soils in accordance with the future excess soils regulation, as amended. **OTTAWA Parks**



The Owner agrees contaminated soils shall not be stockpiled on future park areas. The Owner agrees to provide to the City documentation of the source and quality of the soils temporarily stored on the future park areas.

The Owner acknowledges and agrees that in the event that the Owner chooses to use the parkland for stockpiling or staging, once this use of the parkland is completed, all materials will be removed from the parkland and a geotechnical report by a qualified and licensed engineer or geoscientist will be submitted. The geotechnical report shall confirm that the subgrade is suitable for its intended use and that no contaminants have been deposited on the parkland. The geotechnical report must indicate the level of soil compaction on the site and conform to City Standards, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

The Owner agrees that any remediation required to the parkland as result of the Owners use of the parkland will be at the Owner's expense and will be completed to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

59. **P11** The Owner acknowledges and agrees that it is the responsibility of the **OTTAWA Parks** Owner to fill and rough grade the Park Block where necessary to meet subdivision grades, with clean earth borrow, compacted and leveled within the Park Block accordingly, to provide for positive surface drainage as per the City Standards for Park Fill and rough grading. All Works shall be shown on the approved subdivision drawings and shall be subject to the approval of the General Manager, Planning, Infrastructure and Economic Development.

Any fill imported to the future Park Block must be conducted in accordance with the current excess soils regulation, as amended. Documentation of the source and quality of the fill to be imported must be approved by a Qualified Person. Soils must be tested to the minimum parameter list as specified in the excess soils regulation. Importation of soils with no chemical testing will not be permitted. Additional testing may be required by the Qualified Persons as defined in the regulation.

Copies of all records related to all soils imported to the future park areas must be provided to the City. All works and fill materials are to be approved by the General Manager, Planning, Infrastructure and Economic Development Department prior to being placed on site.

All work shall proceed in accordance with the applicable regulations and according to the current (at time of work) approved City details and specifications.

60. **P12** Unless otherwise specified the Owner shall provide the following services and utilities to all Park Blocks **OTTAWA Parks**
- a) A 300mm diameter storm sewer and CB/MH at 2m inside the park property line.
  - b) A 50mm diameter water line complete with standpost at 2m inside the park property line. A City standard park water vault chamber, standard detail W31.1 latest version, must also be installed as part of parks water works. Co-ordination of all park water works including water vault and meter installation is an Owner responsibility.
  - c) 150mm diameter sanitary sewer and MH at 2m inside the park property line.
  - d) A 120/240 volt, 200 amperes single phase hydro service at 2m inside the park property line. The Owner is responsible for making all arrangements and coordinating the connection of the new hydro (electrical) service, including costs and inspections, with the respective hydro (electricity) agencies. The Owner is also responsible to ensure the park electricity service(s) is included on the approved CUP drawings.

All works shall be shown on the approved subdivision drawings and shall be subject to the approval of the General Manager, Planning, Infrastructure and Economic Development.

61. **P13** Unless otherwise specified, the Owner shall install fencing of uniform appearance and quality, with a minimum height of five feet (5') (1.5m) along the common boundary of all blocks and lots which abut the Park Block. Fences shall be installed 0.15m on the park property side of the common property line, and the location of the fence shall be verified by an Ontario Land Surveyor. All fences must adhere to the City's fence By-law 2003-462. Fence materials will be of commercial grade and consist of 6-gauge black vinyl coated chain link material and black powder coated schedule 40 pipe rails and posts, or an alternative as approved by the General Manager, Recreation, Cultural and Facility Services Department. **OTTAWA Parks**
- Further to the above, the Owner agrees to replace the required black, vinyl-coated, chain link fencing, with cedar wood, 2-rail, post and rail fencing (as per City Standard Detail F8) in the following location:
- On the common boundary between Block 5 and Block 6
  - On the common boundary between Block 5 and Block 8
  - Block 5 and the property boundary to the west
62. **P14** Access from private property to active public property will only be allowed with the prior written approval of the General Manager, Recreation, **OTTAWA Parks**

Cultural and Facility Services Department. The Owner shall place the following clause in each Agreement of Purchase and Sale and shall be registered as a notice on title in respect of all Lots and Blocks:

“The Transferee for himself/herself, his/her heirs, executors, administrators, successors and assigns acknowledges being advised that gates accessing public property are not permitted in the fences without the express written permission of the General Manager, Recreation, Cultural and Facility Services Department.”

63. **P15** The Owner shall include a clause in each Agreement of Purchase and Sale and shall be registered as a notice on title in respect of all Lots and Blocks which shall provide notification to all purchasers of lands within the Subdivision that parkland within this subdivision and/or already existing in the vicinity of the subdivision may have (select as appropriate):
- a) active hard surface and soft surface recreational facilities
  - b) active lighted sports fields and other lit amenities
  - c) recreation and leisure facilities
  - d) potential community centre
  - e) library
  - f) day care
  - g) other potential public buildings/facilities/amenities.
64. **P16** The Owner acknowledges and agrees that, following registration of this agreement, the Park Block will be transferred to the City. Notwithstanding said transfer, the Owner acknowledges and agrees that, prior to the assumption of the park by the City, the Owner will retain all liability for the transferred blocks and that said transfer will in no way exonerate the Owner from its responsibility to complete the items pursuant to the terms of this agreement.
65. **P17** Prior to the acceptance of a Park Block with substantial wooded area, the Owner agrees to remove any dead, dying or fallen trees and debris from within the Block that pose a safety risk. Prior to any removals, the Owner must arrange an inspection of the lands with the City Forester and Park Planner in advance of these works occurring. Any removals/clean up shall follow best forestry practises.
66. **P18** The Owner acknowledges and agrees to erect, at its expense, on the Park Block at locations selected by the General Manager, Planning, Infrastructure and Economic Development a professionally painted sign. Sign material, size and installation and construction details shall be to the satisfaction of the General Manager, Recreation, Cultural and Facility Services. The signs shall clearly read, in English and in French:

**OTTAWA  
Parks**

**OTTAWA  
Parks**

**OTTAWA  
Parks**

**OTTAWA  
Parks**

Future Parkland

No Dumping  
No Removal Soil or Vegetation  
No Storage of Materials

Parc futur  
Il est interdit de jeter des déchets  
Il est interdit d'enlever le sol ou la végétation  
Entreposage de matériaux interdit

The Owner further agrees to maintain the signs (including graffiti) and such signs shall be removed only with the approval of the General Manager, Recreation, Cultural and Facility Services.

67. **P19** Upon Registration of the subdivision and transfer of ownership of the Park Block to the City, the Owner agrees to provide: **OTTAWA Parks**
- a certificate of insurance that names the City of Ottawa as Additional Insured, and
  - a Letter of Credit which covers the full amount of the park construction cost to ensure the work is completed.

The Owner will hereby be granted consent to enter at no cost to complete the work. All is to the satisfaction of the General Manager of Recreation Culture and Facility Services.

68. **P20** The Owner acknowledges and agrees that no work within the right-of-way in front of, or around, any boundary of the Park Block will be a park cost. All right-of-way work including, tree planting, topsoil and sod, and all hard surface work will be at the Owners' expense. **OTTAWA Parks**

Where a park plaza or landscape feature extends into the ROW as a continual element of the park development, this work may be considered park work at the discretion of the General Manager, Recreation, Cultural and Facility Services.

69. **P21** Prior to registration the Owner shall provide a set of 5 test pits with depth ranges between 2 to 3 metres across Block 5 (the Park Block) to provide information on subsurface conditions, as per the Geotechnical Report recommendations. A summary of these findings shall be prepared by a professional engineer and submitted to the City confirming the soil profile for Block 5 will be suitable for all potential general construction. Recommendations shall also be made regarding improvements that are required to make to the soils in the Park Block suitable for all types of park development, to the satisfaction of the General Manager, Recreation, Cultural & Facility Services. **OTTAWA Parks**

## Environmental Constraints

70. **EC1** The Owner shall prepare an Integrated Environmental Review in accordance with the policies of the Official Plan, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department. **OTTAWA Planning CA**
71. **EC2** The Owner agrees that prior to registration, early servicing, or other works that would alter the vegetative characteristics of the site, the Owner shall have the environmental impact statement updated as necessary to reflect the final plan as approved, and to address any changes to the anticipated impacts and recommended mitigation measures that may be required as a result of changes to the draft plan, changes in the regulatory context with respect to species at risk, or changes in the known environmental context of the site. This update shall be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department. **OTTAWA Planning**
72. **EC3** The Owner acknowledges and agrees that the construction of the subdivision shall be in accordance with the recommendation of the “**470 Tremblay Road Environmental Impact Statement and Tree Conservation Report, prepared by WSP and dated March 2021**”, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development: **OTTAWA Planning CA**
73. **EC4** The Owner agrees to abide by all appropriate regulations associated with Provincial and Federal statutes for the protection of wildlife, including migratory birds and species at risk. **OTTAWA Planning**
74. **EC 5** Prior to registration the Owner acknowledges and agrees to address the Environmental Impact Statement field investigations from the “470 Tremblay Road Environmental Impact Statement and Tree Conservation Report, prepared by WSP and dated October 2020”, that were conducted outside of the growing season where an unoccupied barn swallow nest on one of the structures was identified. As such, the Owner shall: **OTTAWA Planning**
- 1) revisit the site during the breeding bird season to determine if it is an active nest, or
  - 2) demonstrate that they have registered the site with the appropriate Provincial Ministry, or
  - 3) provide written confirmation from the appropriate Provincial Ministry that the applicant does not require site registration.
- Prior to building permit, the Owner acknowledges and agrees to protect the barn swallow nest.

75. Prior to registration the Owner shall prepare a Landscape Plan, to identify the installation of bird nesting features, bat boxes, and pollinator gardens, as per the recommendations of the “**470 Tremblay Road, Environmental Impact Statement and Tree Conservation Report, prepared by WSP, dated March 2021**”, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department. **OTTAWA Planning**
76. Prior to registration the Owner shall prepare a Tree Retention and Landscape Plan, to identify the retention mature trees and replanting of native trees, as per the recommendations of the “**Tremblay Road, Environmental Impact Statement and Tree Conservation Report, prepared by WSP, dated March 2021**”, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department. **OTTAWA Planning**
- Schools**
77. The Owner is required to inform prospective purchasers that school accommodation pressures exist in the Ottawa-Carleton District School Board schools designated to serve this development which are currently being addressed by the utilization of portable classrooms and/or by directing students to schools outside their community. **OCDSB**
- Archaeology**
78. **ARC1** Where the Owner is required to undertake an archaeological assessment:
- i. The Owner acknowledges having been required to retain a licensed consultant archaeologist to undertake an archaeological assessment of the entire property, including 1:10,000 scale mapping, “Archaeological Site Record” and report(s);
  - ii. The Owner agrees to implement the recommendations of the approved assessment, including mitigation, through preservation or removal and documentation of archaeological resources; and
  - iii. The Owner agrees that no site works shall take place until any archaeological resource conservation concerns have been addressed.
- All of the above noted conditions shall be to the satisfaction of the Ministry of Tourism and Culture and the General Manager, Planning, Infrastructure and Economic Development Department.
- OTTAWA Planning MTCS**  
(Ministry provides written clearance to the City prior to registration, usually at the request of the applicant.)
79. **Record of Site Condition / Contaminated Soil** **OTTAWA Planning BCS**
- The Owner shall be required to submit to the General Manager, Planning, Infrastructure and Economic Development Department and Chief Building

Official, a Record of Site Condition (RSC) completed in accordance with the O.Reg. 153/04, and acknowledged by the Ministry of Environment. The RSC shall confirm that all or part of the site will be suitable for the proposed use in accordance with O.Reg. 153/04.

- |     |   |                                    |
|-----|---|------------------------------------|
| 80. | Prior to the earlier of registration or early servicing, the Owner shall submit a remedial action plan and/or risk management plan (RAP/RMP) to address the identified contaminations, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.   | <b>OTTAWA<br/>Planning<br/>BCS</b> |
| 81. | Prior to registration, the Owner shall submit a revised phase two ESA report with the remediation report appended as per the requirements of the O.Reg. 153/04. This revised report will serve as the City record confirming the successful completion of the remedial activities prior to the development, specially as parcels of lands will be conveyed to the City as parks/ROWS. | <b>OTTAWA<br/>Planning<br/>BCS</b> |

**Stormwater Management**

- |     |   |                                   |
|-----|---|-----------------------------------|
| 82. | <b>SW1</b> The Owner shall provide any and all stormwater reports that may be required by the City for approval prior to the commencement of any works in any phase of the Plan of Subdivision. Such reports shall be in accordance with any watershed or subwatershed studies, conceptual stormwater reports, City or Provincial standards, specifications and guidelines. The reports shall include, but not be limited to, the provision of erosion and sedimentation control measures, implementation or phasing requirements of interim or permanent measures, and all stormwater monitoring and testing requirements. | <b>OTTAWA<br/>Planning<br/>CA</b> |
|-----|---|-----------------------------------|

All reports and plans shall be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

- |     |  |                                   |
|-----|--|-----------------------------------|
| 83. | <b>SW2</b> (a) Prior to the commencement of construction of any phase of this Subdivision (roads, utilities, any off site work, etc.) the Owner shall: <ul style="list-style-type: none"> <li>i. have a Stormwater Management Plan and an Erosion and Sediment Control Plan prepared by a Professional Engineer in accordance with current best management practices;</li> <li>ii. provide all digital models and modelling analysis in an acceptable format;</li> <li>iii. have said plans approved by the General Manager, Planning, Infrastructure and Economic Development Department, and</li> <li>iv. provide certification through a Professional Engineer licensed in the province of Ontario that the plans have been implemented.</li> </ul> | <b>OTTAWA<br/>Planning<br/>CA</b> |
|-----|--|-----------------------------------|

(b) All submissions and any changes made to the Plan shall be submitted to the satisfaction to the City and the Rideau Valley Conservation Authority.

(c) The Owner shall implement an inspection and monitoring plan to maintain erosion control measures.

84. **SW3** On completion of all stormwater works, the Owner agrees to provide certification to the General Manager, Planning, Infrastructure and Economic Development Department through a Professional Engineer, licensed in the province of Ontario, that all measures have been implemented in conformity with the approved Stormwater Site Management Plan. **OTTAWA Planning**

85. **SW5** The Owner agrees to design and construct, as part of the stormwater management infrastructure, at no cost to the City, a monitoring facility or facilities (if required) and vehicular access to the satisfaction of the City. **OTTAWA Planning**

86. **SW6** The Owner agrees that the development of the Subdivision shall be undertaken in such a manner as to prevent any adverse effects, and to protect, enhance or restore any of the existing or natural environment, through the preparation of any storm water management reports, as required by the City. **OTTAWA Planning**

87. **SW7** The Owner covenants and agrees that the following clause shall be incorporated into all agreements of purchase and sale for the whole, or any part, of a lot or block on the Plan of Subdivision, and registered separately against the title: **OTTAWA Legal**

“The Owner acknowledges that some of the rear yards within this subdivision are used for on-site storage of infrequent storm events. Pool installation and/or grading alterations and/or coach houses on some of the lots may not be permitted and/or revisions to the approved Subdivision Stormwater Management Plan Report may be required to study the possibility of modification on any individual lot. The Owner must obtain approval of the General Manager, Planning, Infrastructure and Economic Development Department of the City of Ottawa prior to undertaking any grading alterations.”

**Sanitary Services**

88. **SS1** The Owner agrees to submit detailed municipal servicing plans, prepared by a Professional Civil Engineer licensed in the Province of Ontario, to the General Manager, Planning, Infrastructure and Economic Development Department. **OTTAWA Planning**



89. **SS3** As the Owner proposes a road allowance(s) of less than 20 metres, and if the Owner also proposed boulevards between 4.0 and 5.0 metres wide, the Owner shall meet the following requirements: **OTTAWA Planning**
- a) extend water, sanitary, and storm services a minimum of 2.0 metres onto private property during installation before being capped;
  - b) install high voltage electrical cable through the transformer foundations to maintain adequate clearance from the gas main;
  - c) provide and install conduits as required by each utility;
  - d) provide and install transformer security walls when a 3.0 metres clearance, as required by the Electrical Code, cannot be maintained. The design and location of the security wall must be approved by the local hydro utility; and
  - e) install all road-crossing ducts at a depth not to exceed 1.2 metres from top of duct to final grade.

**Water Services**

90. **W1** The Owner agrees to design and construct all necessary watermains and the details of water servicing and metering for the lots abutting the watermains within the subject lands. The Owner shall pay all related costs, including the cost of connection, inspection and sterilization by City personnel, as well as the supply and installation of water meters by the City. **OTTAWA Planning**
91. **W2** The Owner shall prepare, at its cost, a hydraulic network analysis of the proposed water plant within the Plan of Subdivision and as it relates to the existing infrastructure. This analysis shall be submitted for review and approval as part of the water plant design submission. **OTTAWA Planning**
92. **W3** The Owner acknowledges and agrees not to permit any occupancy of buildings on the individual Lots described in Schedule "A" until the water plant has been installed, sterilized and placed in service to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department. **OTTAWA Planning**
93. **W4** The Owner further acknowledges and agrees that the service post, which is the fitting located near the property line that allows access to the shutoff valve, must be visible, raised to finished grade and in working condition in order for the City to turn on the service. **OTTAWA Planning**
94. **W5** The owner acknowledges and agrees to provide a Water Age Analysis prior to registration which reflects their proposed phasing and scheduling. Where required, through this analysis or through testing, the Owner acknowledges and agrees that flushing infrastructure will be **OTTAWA Planning**

installed at no cost to the City, and that the Owner will be responsible for all costs associated with the consumption and disposal of water, as required, to ensure that adequate chlorine residual is maintained throughout the water system, all to the satisfaction of the General Manager, Public Works and Environmental Services

95. **W6** The Owner acknowledges and agrees not to apply for, nor shall the City issue, building permits for more than 50 dwelling units (or the equivalent) where the watermain for such units is not looped. Any unit serviced by a looped watermain that is not looped shall be required to have sufficient fire protection, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department. **OTTAWA Planning**

**Serviced Lands**

96. **SL1** The Owner shall be responsible for the provisions of the following works, including oversizing and over depth (where appropriate), at its cost, in accordance with plans approved by the General Manager, Planning, Infrastructure and Economic Development Department, and/or the Province: **OTTAWA Planning**
- a. Watermains;
  - b. Sanitary Sewers;
  - c. Storm Sewers;
  - d. Roads and traffic plant(s);
  - e. Street Lights;
  - f. Sidewalks;
  - g. Landscaping;
  - h. Street name, municipal numbering, and traffic signs;
  - i. Stormwater management facilities; and
  - j. Grade Control and Drainage.

97. **SL2** The Owner shall not commence construction of any Works or cause or permit the commencement of any Works until the City issues a Commence Work Notification, and only then in accordance with the conditions contained therein. **OTTAWA Planning**

98. **SL4** The Owner shall not be entitled to a building permit, early servicing, or commencement of work construction until they can demonstrate that there is adequate road, sanitary, storm, and watermain capacity and any Environmental Compliance Approvals (ECA) necessary are approved. All are to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department. **OTTAWA Planning**

99. The Owner acknowledges and agrees to enter into a cost sharing agreement with neighbouring land Owners for any infrastructure or works which may be necessary to service any of the proposed developments. **OTTAWA Planning**

The Owner acknowledges that this shall include such things but not be limited to all infrastructure works and streets which may be required ahead of a development application on neighbouring lands. Such cost sharing agreement shall be provided to the City prior to registration.

**Utilities**

- |      |           |  |                            |
|------|-----------|--|----------------------------|
| 100. | <b>U1</b> | The Owner is hereby advised that prior to commencing any work within the subdivision, the Owner must confirm that sufficient wire-line communication /telecommunication infrastructure is currently available to the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the Owner is hereby advised that the Owner shall ensure, at no cost to the City, the connection to and/or extension of the existing communication / telecommunication infrastructure. The Owner shall be required to demonstrate to the municipality that sufficient communication /telecommunication infrastructure facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication /telecommunication for emergency management services (i.e. 911 Emergency Services). | <b>OTTAWA<br/>Planning</b> |
| 101. | <b>H1</b> | The Owner shall pre-consult with Hydro Ottawa for any proposed reduction to the City of Ottawa three-metre minimum standard setback prior to designing the electrical servicing, as it may affect the electrical servicing design, timeline for installation and cost; this includes any proposed overhang encroachment into the 3m-setback space.   | <b>Hydro<br/>Ottawa</b>    |
| 102. | <b>H2</b> | The Owner may be required to enter into an Electrical Servicing Agreement with Hydro Ottawa Limited, to the satisfaction of Hydro Ottawa.  | <b>Hydro<br/>Ottawa</b>    |
| 103. | <b>H3</b> | The Owner may be responsible for a Capital Contribution payment(s) towards a distribution system expansion, if the proposed development requires electrical servicing greater than can be provided by the existing distribution system in the vicinity, either in capacity or in extension limit. This amount shall be in accordance with Hydro Ottawa's Contributed Capital Policy and Conditions of Service.   | <b>Hydro<br/>Ottawa</b>    |
| 104. | <b>H4</b> | Hydro Ottawa's standard distribution network is overhead for any voltage system along or through open fields, business parks, rural areas, arterial, major collector and collector roads; any additional premium costs beyond the standard shall be at the Owner's cost; in all instances, electrical distribution above 27kV shall be via overhead distribution.  | <b>Hydro<br/>Ottawa</b>    |
| 105. | <b>H5</b> | The Owner shall be responsible for servicing the buildings within the property. Only one service entrance per property shall be permitted.   | <b>Hydro<br/>Ottawa</b>    |

106. **H6** Prior to commencement of any construction activities, the Owner shall inform Hydro Ottawa of any acute shock construction process or rubbelization to be used during construction, and apply Hydro Ottawa's work procedure UDS0022 "Protecting Electrical Distribution Underground Plant & Support Structures from Acute Shock Construction Processes". The Owner shall be responsible for any damage to Hydro Ottawa distribution assets. **Hydro Ottawa**
107. **H8** The Owner shall ensure that any landscaping or surface finishing does not encroach into existing or proposed Hydro Ottawa's overhead or underground assets or easement. When proposing to place plantings in proximity of existing power lines, the Owner shall refer to Hydro Ottawa's free publication "Tree Planting Advice". The shrub or tree location and expected growth must be considered. If any Hydro Ottawa related activity requires the trimming, cutting or removal of vegetation, or removal of other landscaping or surface finishing, the activity and the re-instatement shall be at the Owner's expense. **Hydro Ottawa**
108. **H10** The Owner acknowledges and agrees that prior to commencing Works identified within the Draft Plan; it shall confirm the proposed development is sufficiently serviced by all necessary utilities. The Owner further agrees to comply with all relevant and existing utility Conditions of Service, construction processes and guidelines. The Owner further agrees it shall be responsible for engaging the providers of any necessary utilities to determine servicing for the proposed development and that it shall be responsible for all costs relating to the relocation, placement and/or upgrade of existing or future utility infrastructure for the proposed development. The Owner shall be required to demonstrate to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development that sufficient utility servicing and infrastructure exist to service the proposed development and that communication / telecommunication infrastructure facilities are available, at a minimum, for the delivery of emergency management services. **Hydro Ottawa**

The Owner acknowledges and agrees to convey, at their cost, any easements as may be required by the necessary utilities and agrees to abide by all conditions of the City's inhibiting order. The Owner further acknowledges and agrees that such easements shall not be granted on any lands being conveyed to the City, or those proposed to be conveyed to the City, without City's approval.

Should any lands owned or proposed to be owned by the City be encumbered as a result of these conditions, the Owner shall bear the sole responsibility and costs associated with correcting such actions, including but not limited to the conveyance of additional lands, the relocation of any

such easements or infrastructure as may be deemed appropriate by the General Manager, Planning, Infrastructure and Economic Development.

109. The Owner shall apply Hydro Ottawa's standards and City approved road cross-section standards for subdivisions. **Hydro Ottawa**
110. The applicant shall contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea60@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving. **Enbridge**
111. If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant. **Enbridge**
112. In the event that easement(s) are required to service this development, the applicant will provide the easement(s) to Enbridge Gas Distribution at no cost. The inhibiting order will not be lifted until the application has met all of Enbridge Gas Distribution's requirements. **Enbridge**
113. The applicant will grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping. **Rogers**
114. That the owner shall transfer such new easements and maintenance agreements as are deemed necessary by Rogers Communications Canada Inc. to service this subdivision, to our satisfaction and that of the appropriate authority and at no cost to us. The owner is also to ensure that these easement documents are registered on title immediately following registration of the final plan, and the affected agencies duly notified. **Rogers**
115. That prior to occupancy, the Owner shall prepare a Composite Utility Plan (CUP). This plan would be showing the locations (shared or otherwise) and the installation timing and phasing of all required utilities (on-ground, below ground) through liaison with the appropriate electrical, gas, water, telephone and cablevision authority. This includes on-site drainage facilities. Such location plan being to the satisfaction of all affected authorities. **Rogers**

116. That the owner agrees with Rogers Communications Canada Inc. to arrange for and pay the cost of the relocation of any existing services which is made necessary because of this subdivision, to the satisfaction of the authority having jurisdiction. **Rogers**

117. The Owner shall grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements. **Bell**

**Fire Services**

118. **FUS1** The Owner acknowledges and agrees that if two-hour firewalls, active fire protection measures such as sprinkler systems, and/or minimum building separations are required to comply with the FUS calculation as per the City Design Guidelines for water distribution systems, the Owner shall note any such requirements on the grading plan. The Owner shall, prior to registration, provide certified plans demonstrating the locations of such oversized services and/or oversized plumbing to compensate for low peak hour pressures in the local water distribution system. All are to the satisfaction of the General Manager of Planning, Infrastructure and Economic Development Department. **OTTAWA Planning**

119. **FUS2** The Owner acknowledges and agrees that measures which include, but are not limited to, active fire protection measures such as sprinkler systems, two-hour firewalls that compartmentalize the structure into separate fire areas, and oversized services and/or oversized plumbing shall require the posting of securities to guarantee their installation, prior to registration. The securities will be released upon receiving a letter signed and sealed by a Professional Engineer licensed in the Province of Ontario certifying that construction was carried out in accordance with the approved drawing(s)/plan(s). All are to the satisfaction of the General Manager of Planning, Infrastructure and Economic Development Department. **OTTAWA Planning**

120. **FUS3** The Owner shall insert a clause in each agreement of purchase and sale and shall be registered as a notice on title in respect of all Lots and Blocks wherein the dwelling contains, or intends to contain, a sprinkler system as follows: **OTTAWA Planning**

“Purchasers are advised that they must maintain the sprinkler system in working order to the satisfaction of the City’s Fire Department. The Purchaser agrees to include this clause in any future purchase and sale agreements.”

121. **FUS4** The Owner acknowledges and agrees that it shall, in the case of insufficient fire flow availability or excessive water age and loss of water disinfectant residual, provide active fire protection options such as sprinkler systems, two-hour firewalls or fire breaks that compartmentalize the structures into separate fire areas, as may be required, to limit the sizing of crescent, dead-end, and other distribution mains to a nominal size of no more than 200mm. All are to be determined by and to the satisfaction of the General Manager of Planning, Infrastructure and Economic Development Department.

**OTTAWA  
Planning**

**Noise Attenuation**

122. **N1** As per the recommendations of the “**530 Tremblay Road Environmental Noise & Vibration Impact Study, prepared by WSP and dated November 25, 2019**” the Owner shall have a detailed acoustical assessment be undertaken prior to registration for the stationary, road and rail traffic noise. This detailed Noise Study shall be prepared by a Professional Engineer, licensed in the province of Ontario to the satisfaction and approval of the General Manager, Planning, Infrastructure and Economic Development Department. The Study shall comply with:

**OTTAWA  
Planning**

- i. the City of Ottawa’s Environmental Noise Control Guidelines, as amended; and
- ii. address, and be in accordance with, the current version of the Association of Professional Engineers of Ontario Guidelines for Professional Engineers providing Acoustical Engineering Services in Land Use Planning.

The study shall provide all specific details on the methods and measures required to attenuate any noise that exceeds the allowable noise limits in locations as determined by the recommendations of the Noise Assessment Study. Outdoor living and any required attenuation measures should be identified in the detailed assessment.

123. **N2** Where structural mitigation measures are required as a result of the Noise Assessment Study, the Owner shall provide, prior to final building inspection, certification to the General Manager, Planning, Infrastructure and Economic Development Department, through a Professional Engineer, that the noise control measures have been implemented in accordance with the approved study.

**OTTAWA  
Planning**

124. **N4** The Owner agrees that all purchase and sale agreements for Blocks 1, 2, 3, 4 and 6 on the Plan of Subdivision shall contain the following clauses that shall be registered as a notice on title through an associated Site Plan Control application:

**OTTAWA  
Planning  
Legal**

Warning Clause Type D:

"This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City's and the Ministry of the Environment's noise criteria."

Warning Clause Type E:

"Canadian National Railways Company or its assigns or successors in interest has or have a rights-of-way within 300 metres from the land subject hereof. There may be alterations to or expansions of the railway facilities on such right0of0ways in the future including the possibility that the railway assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwellings. CNR will not be responsible for any complaints or claims arising from use of such facility and/or operations on, over or under the aforesaid rights-of-way."

Warning Clause Type F:

"Purchasers/tenants are advised that due to the proximity of the adjacent industry, noise from the industry may at times be audible."

### **Low Impact Development (LID)**

125. The Owner agrees and acknowledges that they shall provide and submit a Deviation Report for the LID components during Detailed Design. The deviation shall present the alternative method along with justification in terms of feasibility, economics, engineering, environmental, operational, reliability, risk, maintenance issues. Recommendations shall include monitoring wells in the Bio-swales for a required timeframe post installation. Recommendations from the report shall form part of the regular maintenance requirements. Furthermore, the Owner shall be responsible for said maintenance until such time a Final Report is submitted, and the City is satisfied to take ownership of the LID components. **OTTAWA Planning**
126. The City reserves the right to change or alter any decisions made with Draft Plan approval related to proposed road cross sections provided as Detailed Design determines actual design conflicts or outcomes. All of the aforementioned is to be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department. **OTTAWA Planning**



## **Land Transfers**

127. **LT1** The Owner shall convey, at no cost to the City, all lands required for public purposes, including but not limited to, reserves, road widenings, daylighting triangles, walkway blocks, open space blocks, and lands required for parks (or cash-in-lieu thereof) and for stormwater management. In particular, the Owner agrees to convey the following lands:
- i. Pathway, Walkway or Servicing Blocks – N/A
  - ii. Open Space Block – 8
  - iii. Watercourses (buffer strips/riparian corridors) – N/A
  - iv. Park Block – Block 5
  - v. Storm Water Management Block – 7
  - vi. Road Widening Blocks – N/A
  - vii. 0.3 m Reserve Blocks – N/A
  - viii. Daylighting Triangles – as shown
128. **LT2** The Owner agrees to convey, at no cost to the City, any easements that may be required for the provision of water and wastewater systems, in addition to underground or overland stormwater drainage systems.

**OTTAWA  
Planning  
Legal**

**OTTAWA  
Planning  
Legal**

## **Development Charges By-law**

129. **DC1** The Owner acknowledges that should some of the works of the Subdivision be eligible for development charges revenues pursuant to the City's applicable Development Charges By-law and background study, as well as budget approval by City Council where required, such contributions are to be determined and agreed to by the City, prior to the commencement of the associated Works or as agreed to by the City. The Owner agrees to enter into any agreements that may be required pursuant to the applicable Development Charges By-law.
130. **DC2** The Owner shall inform the purchaser after registration of each lot or block of the development charges that have been paid or which are still applicable to the lot or block. The applicable development charges shall be as stated as of the time of the conveyance of the relevant lot or block and the statement shall be provided at the time of the conveyance. The statement of the Owner of the applicable development charges shall also contain the statement that the development charges are subject to changes in accordance with the *Development Charges Act, 1997* and the *Education Development Charges Act*.

**OTTAWA  
Planning  
Legal**

**OTTAWA  
Planning  
Legal**

- |                 |  |                                      |
|-----------------|--|--------------------------------------|
| 131. <b>DC3</b> | The Owner acknowledges and agrees to enter into any front-ending agreements with the City of Ottawa for (specify the works) that are anticipated to be required in advance of the time as approved by Council. The City shall repay the Owner for the cost of works as noted herein in accordance with the approved Front-Ending Policy of the City's Development Charge By-law, and subject to budget approval of the required expenditure by City Council in the year in which it is approved.   | <b>OTTAWA<br/>Planning<br/>Legal</b> |
| 132. <b>DC4</b> | <p>The Owner acknowledges that for building permits issued after January 15, 2010, payment of non-residential development charges, excluding development charges for institutional developments, may be calculated in two installments at the option of the Owner, such option to be exercised by the Owner at the time of the application for the building permit. The non-discounted portion of the development charge shall be paid at the time of issuance of the building permit and the discounted portion of the development charge shall be payable a maximum of two years from the date of issuance of the initial building permit subject to the following conditions:</p> <ul style="list-style-type: none"> <li>a) a written acknowledgement from the Owner of the obligation to pay the discounted portion of the development charges;</li> <li>b) no reduction in the Letter of Credit below the amount of the outstanding discounted development charges; and</li> <li>c) indexing of the development charges in accordance with the provisions of the Development Charges By-law.</li> </ul> | <b>OTTAWA<br/>Planning<br/>Legal</b> |

The Owner further acknowledges that Council may terminate the eligibility for this two-stage payment at any time without notice, including for the lands subject to this agreement and including for a building permit for which an application has been filed but not yet issued.

For the purposes of this provision, "discounted portion" means the costs of eligible services, except fire, police and engineered services that are subject to 90% cost recovery of growth-related net capital costs for purposes of funding from development charges. The 10% discounted portion, for applicable services, must be financed from non-development charge revenue sources.

"Non-discounted portion" means the costs of eligible services, fire, police and engineered services, that are subject to 100% cost recovery of growth-related net capital costs for purposes of funding from development charges.

**Survey Requirements**

- |      |              |  |                            |
|------|--------------|--|----------------------------|
| 133. | <b>Surv1</b> | The Owner shall provide the final plan intended for registration in a digital format that is compatible with the City's computerized system.                         | <b>OTTAWA<br/>Planning</b> |
| 134. | <b>Surv2</b> | The Plan of Subdivision shall be referenced to the Horizontal Control Network in accordance with the City requirements and guidelines for referencing legal surveys. | <b>OTTAWA<br/>Surveys</b>  |
| 135. | <b>Surv3</b> | The distance from the travelled Centreline of all existing adjacent roads to the subdivision boundary should be set out in the Plan of Subdivision.                  | <b>OTTAWA<br/>Surveys</b>  |

**Closing Conditions**

- |      |           |  |  |
|------|-----------|--|--|
| 136. | <b>C1</b> | The City Subdivision Agreement shall state that the conditions run with the land and are binding on the Owner's, heirs, successors and assigns.  | <b>OTTAWA<br/>Legal</b>                |
| 137. | <b>C2</b> | At any time prior to final approval of this plan for registration, the City may, in accordance with Section 51 (44) of the <i>Planning Act</i> , amend, delete or add to the conditions and this may include the need for amended or new studies.  | <b>OTTAWA<br/>Legal</b>                |
| 138. | <b>C3</b> | The owner shall pay any outstanding taxes owing to the City of Ottawa prior to registration.   | <b>OTTAWA<br/>Planning<br/>Revenue</b> |
| 139. | <b>C4</b> | Prior to registration of the Plan of Subdivision, the City is to be satisfied that conditions 1 to 138 have been fulfilled.  | <b>OTTAWA<br/>Planning</b>             |
| 140. | <b>C5</b> | The Owner covenants and agrees that should damage be caused to any of the Works in this Subdivision by any action or lack of any action whatsoever on its part, the General Manager, Planning, Infrastructure and Economic Development Department may serve notice to the Owner to have the damage repaired and if such notification is without effect for a period of two full days after such notice, the General Manager, Planning, Infrastructure and Economic Development Department may cause the damage to be repaired and shall recover the costs of the repair plus the Management Fee under Section 427, of the <i>Municipal Act, 2001</i> , like manner as municipal taxes. | <b>OTTAWA<br/>Planning</b>             |

141. **C6** If the Plan(s) of Subdivision, including all phases within the draft approved plan of subdivision, has not been registered by **June 14, 2024**, the draft approval shall lapse pursuant to Section 51 (32) of the *Planning Act*. Extensions may only be granted under the provisions of Section 51 (33) of said *Planning Act* prior to the lapsing date. **OTTAWA Planning**

---

<sup>i</sup> For Clearing Agencies:

“Planning” refers to Planning Services.

“LG” refers to applicable landowners group, such as Kanata North (KNLG), Kanata West (KWLG), Fernbank (FLG), East Urban (EULG), Manotick SDA (MLG), and Barrhaven South (BSLG).

“CA” refers to applicable conservation authorities, including RVCA, MVCA, and SNCA.

“Legal” refers to Legal Services.

“Parks” refers to Parks and Facilities Planning Services.

“BCS” refers to Building Code Services.

“Transit” refers to Transit Planning.

“Transpo Plg” refers to Transportation Planning.

“Forestry” refers to Forest Management.

“MTCS” refers to the Ministry of Tourism, Culture and Sport.

“Revenue” refers to Revenue Services.

“Surveys” refers to Surveys & Mapping/City Surveyor.