



File Number: **D07-16-25-0001**

March 31, 2025

Provence Orleans Realty Investments Inc. c/o Regional Group  
1737 Woodward Dr 2<sup>nd</sup> Floor, Ottawa, ON K2C 0P9  
[egarfinkel@regionalgroup.com](mailto:egarfinkel@regionalgroup.com)

Dear Evan Garfinkel:

**RE: Provence Orleans Realty Investments Inc.  
Draft Plan of Subdivision**

Please be advised that the City's draft approval for Subdivision Plan (File No. D07-16-18-0021), which would have lapsed on 5 July 2025 has been extended to 5 July 2028.

If a further extension to the City's draft approval is required, it is your responsibility to advise the Planning, Development and Building Services Department of your interest, complete the City's application form and satisfy all of the submission requirements for a further extension.

In dealing with your extension request, the City revised certain draft approval conditions to bring them up to date. A copy of these revised conditions is attached for your information.

By copy of this letter, the City of Ottawa is notifying those public bodies and agencies who requested draft approval conditions and those who requested notice that the draft approval of Draft Plan (**File no.** D07-16-18-0021) has been extended. It is suggested that you contact the relevant agencies to secure the clearance letters that will allow City staff to register one or more phases of Draft Plan (**File no.** D07-16-18-0021).

When you are preparing to have the Draft 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 phases to be registered and a request to prepare a subdivision agreement. A copy of the document "Estimate of Costs" has also 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.

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 70170.

When the Final (4-M) Plan is being submitted for registration, please forward the original mylar of this plan, three duplicates 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 of Ottawa has received assurances from the interested agencies that the necessary arrangements have been made to clear all the draft approval conditions, the Planning, Development and Building Services Department, General Manager's signature will be endorsed on the above-noted plans which will then be sent to the local Land Titles Registry 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 contact the undersigned to discuss submission requirements.

Should Draft Plan File No. D07-16-25-0001 not receive final approval within three years of the date on which draft approval came into effect, the draft approval will lapse pursuant to subsection 51 (32) of the *Planning Act*. Draft approval may be extended by the City in accordance with subsection 51 (33) of the *Planning Act, 1990*, provided that the applicant applies for a further extension, as previously stated, prior to the lapsing date.

Sincerely,

Colleen Ivits  
Planner  
Planning, Development and Building Services Department

c.c. Councillor Catherine Kitts  
Matthew Wilson, Supervisor, Development Inspection  
Kelly Livingstone, Senior Planner  
Teresa Campanaro, Law Clerk, Legal Services  
Saeid Sedaghatjahromi, Land Surveyor, Surveys and Mapping Branch  
Randal Rodger, Program Manager, GIS and Data Management Unit  
Matthew Brozincevic, Manager, Permits Approvals, Building Code Services  
Scott Lockhart, Manager, Building Inspections, Building Code Services  
[rf\\_rp@ottawa.ca](mailto:rf_rp@ottawa.ca), Research and Forecasting  
John Buck, Chief Building Official, Building Code Services  
Justin Armstrong, City of Ottawa, Project Manager  
Eric Cryderman, City of Ottawa, City Municipal Drains  
Mike Giampa, City of Ottawa, Transportation Services  
Hayley Murray, City of Ottawa, Forester  
Zayo  
Bell Canada  
Rogers Communications

Telus Communications  
Hydro One  
Enbridge Gas Distribution  
Canada Post  
Ottawa Catholic School Board  
Conseil des Écoles Catholiques du Centre-est  
Conseil des écoles publiques  
Ottawa-Carleton District School Board  
Rideau Vallet Conservation Authority

## **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.