



File No. D07-12-18-0061

March 28, 2019

TC United Group
800 Industrial Ave, Unit 9
Ottawa, ON

Attention: Dan Boulanger
TC United Group

Dear: Mr. Boulanger

**Subject: Site Plan Control Application
506 Gladstone Avenue**

The City has approved the Site Plan Control application received on April 25, 2018, subject to Owner of the subject lands entering into a Site Plan Agreement.

It is important to note that this Site Plan Control Approval will lapse if certain requirements are not fulfilled by March 25, 2020. Specific details of the requirements will be provided to you once it has been indicated that the Owner is prepared to enter into an agreement with the City. These requirements may include, but are not limited to the following:

- Site Plan Agreement is signed.
- Security in the form of a Letter of Credit – in the City's standard format and wording, certified cheque or bank draft is provided.
- Certificate of Liability Insurance provided.
- Any required fees are paid

Please note that the documents referred to above, if not submitted in the City's required format(s), will be returned, resulting in a delay issuing a building permit and/or a commence work order.

The Owner of the subject lands is required to enter into a Site Plan Agreement with the City. Please arrange for legal representation as soon as possible to review this Site Plan Approval and the title to the subject lands. Please note that the City will require that all Agreement(s) entered into with the City shall require postponement(s) of any encumbrance(s) on title at the time of registration of the Agreement(s) with the City on the subject lands, and any lands to be conveyed to the City as a condition of Site Plan Approval are required to be conveyed free and clear of any encumbrance(s) on title.

Also enclosed is a copy of the approved plan(s). We will retain the original site plan(s).

If you have any questions or concerns, please contact Ann O'Connor by telephone at 613-580-2424, extension 12658 or by e-mail at ann.oconnor@ottawa.ca.

Sincerely,



Ann O'Connor
Planner II
Development Review, Urban Services

Enclosures

c.c. Councillor McKenney
John Wu, Infrastructure Approvals Project Manager, PIED
Matthew.Wilson@ottawa.ca, Development Inspections
Linda.Carkner@ottawa.ca, Right of Way
John.Buck@ottawa.ca, Building Inspections
Terri Hunt, Program Manager - Permit Approvals (include all final/consolidated approved Geotechnical and/or Slope Stability studies)
Eric de Gagne, Zoning Plan Examiner
Addressing And Signs
Joseph Langiano, Right of Way Agreements Coordinator
Jake.Gravelle@ottawa.ca, By-Law Enforcement
Wendy.Hickson@ottawa.ca, Development Agreement Officer
Joumana.Tannouri@ottawa.ca, Finance
Jake.Lefebvre@mpac.ca, Account Manager, MPAC
OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5
(no attachments)
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