



File No. D07-12-17-0173

June 7, 2019

Wendy and Seun Kan
904 Mooney Avenue
Ottawa, ON K2A 3A1

**Subject: Site Plan Control Application
443 and 447 Kent Street and 423 and 425 McLeod Street**

The City has approved the Site Plan Control application received on December 21, 2017, 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 May 31, 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 Steve Gauthier by telephone at 613-580-2424, extension 27889 or by e-mail at steve.gauthier@ottawa.ca.

Sincerely,



Steve Gauthier
Planner
Development Review

Enclosures(#)

c.c. Councillor Jeff Leiper
Shawn Wessel, Infrastructure Approvals Project Manager, PIED
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)
Mike Levasseur, 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
Mark Richardson, Forester, Mark.richardson@ottawa.ca
Joumana.Tannouri@ottawa.ca, Finance
Carole Legault, Co-ordinator, Accessibility Advisory Committee (no plans)
Jake.Lefebvre@mpac.ca, Account Manager, MPAC
OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5
(no attachments)
Meaghan Palynchuk, Manager, Municipal Relations, Access Network
Provisioning, Ontario, Bell Canada, 20 Hunter Street West, Flr.3, Hamilton, ON L8P 2Z2
Chrystopher Murphy, Distribution Engineer, Hydro Ottawa Limited, 3025 Albion Road North, PO Box 8700, Ottawa, Ontario, K1G 3S4
Allison Sadler, Municipal Planning Advisor, Distribution Planning & Records, ENBRIDGE GAS DISTRIBUTION, 500 Consumers Rd, North York, ON, M2J 1P8
Ambar Mendes, GROUP TELECOM, C/O Telecon Design Inc, 200 Town Centre Blvd., Suite #300, Markham, Ontario, L3R 8G5
Joan Zacharias, Rogers Communications, Planning Support Coordinator, Outside Plant Engineering, 475 Richmond Road, Ottawa, ON K2A 3Y8