



File No. D07-12-19-0017

December 16, 2019

Dreessen Cardinal Architects Inc.
1350 Wellington Street West
Ottawa, ON
K1Y 3C1

Attention: Toon Dreessen

Dear Mr. Dreessen:

**Subject: Site Plan Control Application
471 Terry Fox Drive**

The City has approved the Site Plan Control application received on February 4, 2019, 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 December 12, 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 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.

If you have any questions or concerns, please contact Laurel McCreight by telephone at 613-580-2424, extension 16587 or by e-mail at laurel.mccreight@ottawa.ca.

Sincerely,



Laurel McCreight
Planner II
Development Review, West

Enclosures(#)

c.c. Councillor Jenna Sudds
Santhosh Kuruvilla, Infrastructure Approvals Project Manager
Neeti Paudel, Transportation Project Manager
Matthew.Wilson@ottawa.ca, Development Inspections
Mark.Richardson@ottawa.ca, Forester
Linda.Carkner@ottawa.ca, Right of Way
Pauline.Prevoost@ottawa.ca, Circulation Clerk - Design Review
Colin Simpson, Program Manager, Transportation Engineering Services
John.Buck2@ottawa.ca, Building Inspections
Terri.Hunt@ottawa.ca, Program Manager - Permit Approvals (include all
final/consolidated approved Geotechnical and/or Slope Stability studies)
Mike.Levasseur@ottawa.ca, Zoning Plan Examiner
Addressing and Signs
Jake.Gravelle@ottawa.ca, By-Law Enforcement
Wendy.Hickson@ottawa.ca, Development Agreement Officer
Joumana Tannouri, Securities Administrator, Finance Department
OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5
Dennis Laurin, 7873794 CANADA INC, 43 Auriga Drive, Nepean, ON K2E 7Y8
Matt Craig, MVCA, 10970 Highway 7, Carleton Place, ON K7C 3P1