



File No. D07-12-19-0126

September 15, 2020

JB Holdings Inc.
107 Pretoria Avenue
Ottawa, ON K1S 1W8

Attention: John Bassi
President

Dear Mr. Bassi:

**Subject: Site Plan Control Application
24-30 Pretoria Avenue**

The City has approved the Site Plan Control application received on July 25, 2019, 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 September 8, 2021. 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:

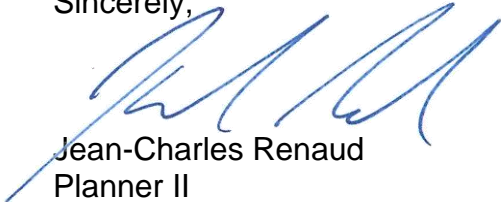
- Site Plan Agreement is signed.
- Security in the form of a Letter of Credit – in the City's standard format and wording, certified cheque or bank draft is provided.
- Certificate of Insurance provided.
- Any required fees are paid.

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 Jean-Charles Renaud by telephone at 613-580-2424, extension 27629 or by e-mail at Jean-Charles.Renaud@ottawa.ca.

Sincerely,



Jean-Charles Renaud
Planner II
Development Review, Central

Enclosure

- c.c. Councillor Shawn Menard
Jessica Valic, Infrastructure Approvals Project Manager
Wally Dubyk, Transportation Project Manager
Matthew.Wilson@ottawa.ca, Development Inspections
Mark.Richardson@ottawa.ca, Forester
ForestryCirculations@ottawa.ca
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)
sammy.aiello@ottawa.ca, 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, Securities Administrator, Finance Department
Jake.Lefebvre@mpac.ca, Account Manager, MPAC
OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5
Robert Verch, Applicant
Bell Canada
Hydro Ottawa
Canada Post
Enbridge Gas
Rogers