

**March 6, 2020**

The City of Ottawa  
Planning, Infrastructure and Economic Development Department  
110 Laurier Avenue West, 4<sup>th</sup> Floor  
Ottawa, ON  
K1P 1J1

**Attention:** General Manager, Planning, Infrastructure and Economic Development Department

Dear Stephen Willis:

**Subject: Letter of Undertaking for Site Plan Control Approval**  
**2050 River Road**  
**File Number: D07-12-19-0199**

I/We, the Owner of the above-noted lands hereby acknowledge(s) that Site Plan Control Approval has been applied for from the City under the above-noted site plan reference. Approval was granted on March 6, 2020 for a 69.68 square metres one-storey coach house. Once construction has commenced, I/We undertake to carryout our development of the Site in strict accordance with the various plans approved by the City (which includes landscape plans, private sewer, lot grading and drainage plans, building or structure location plans, elevations, drawings and all plans and drawings approved under this application) and any modifications thereto which may from time to time be approved by the City.

In addition to all the conditions contained in the Site Plan Control Approval and any other provisions of municipal by-laws, statutes, and regulations that I/We acknowledge must be satisfied, I/We further agree to the following terms and conditions:

**1. Reinstatement of Damaged City Property, Including Sidewalks and Curbs**

I/We agree to reinstate to the satisfaction of the Deputy City Manager of Transportation, Utilities and Public Works, any property of the City including sidewalks and curbs, that is damaged as a result of the subject development. I/We acknowledge that this reinstatement will be at our expense.

**2. Time Limit for Approval**

It is understood that the Site Plan Control Approval is valid for one year from the date the approval is granted, provided that the Letter of Undertaking is signed and financial securities submitted within six months of approval; and that if a building permit has not been issued during this period, the approval shall lapse and no development of the site shall be undertaken until a further Site Plan Control Approval has been granted by the City.

I/We understand that this Letter of Undertaking shall be considered to be of the same force and effect as an Agreement executed with the City under the authority of clause 41(7)(c) of The *Planning Act*, R.S.O. 1990, c.p. 13 as amended, and that it may formally be constituted as such an Agreement by execution of the Letter of Undertaking by the City.

Dated At Ottawa this 6<sup>th</sup> day of March 2020

*Nader Goubran*  
Signature of Owner

NG REAL ESTATES CANADA INC.  
Corporate Name (if applicable)

NADER GOUBRAN MESSIHA  
(Print Name)

I have the authority to bind the Corporation  
(authorized signature)

NADER GOUBRAN MESSIHA  
(Please Print Name)

Witness (for individuals)

*[Signature]*

Execution for the City of Ottawa

Stephen Willis, General Manager,  
Planning, Infrastructure and Economic  
Development Department

Mar 9, 2020  
Date

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