

March 11, 2025

City of Ottawa
Planning, Development and Building Services
110 Laurier Avenue West, 4th Floor
Ottawa, ON K1P 1J1
By email only: cass.sclauzero@ottawa.ca

Attention: Cass Sclauzero, Planner II

**Reference: 4386 Rideau Valley Road – Response to Third Review Comments
Draft Plan and Zoning By-law Amendment Applications
City Files: D02-02-22-0118 & D07-16-22-0026
Our File: 121153**

Novatech has filed Draft Plan and Zoning By-law Amendment applications to allow the development of the above site. This letter responds to comments on the third submission received February 26, 2025. Responses are provided below each of the comments in bold text. For brevity, we have removed comments that have been resolved. The responses should be read together with resubmission package provided separately.

1. Plan of Survey

- a. Was not submitted with the initial application or any subsequent submission.

Received on February 20, 2025.

Response: Noted.

- b. Boundary and topographical information for all other plans is to be derived from the Plan of Survey. All plans submitted with the application require review against Plan of Survey.

Response: Noted.

2. Draft Plan of Subdivision, prepared by E.H. Herweyer, dated February 19, 2025.

The applicant submitted Draft Plans of Subdivision for both “Phase 1” and “Phase 2” lands. Only the Draft Plan of Subdivision for the Phase 1 lands will be stamped for approval as part of this application. The Draft Plan for the Phase 2 lands will be considered for reference only. The balance of the comments in this section apply to the Phase 1 lands only:

- a. Dimension Street One.

Response: Plan revised.

- b. Dimension northeastern portion of Street Two.

Response: Plan revised.

- c. Street Three between Block 45 and Block 46, including the curve, should be 18 metres wide. The 14.75 metre width is only applicable to the portion of Street Three abutting Block 52 where it becomes a “window street”.

Response: Plan revised.

- d. Turning radius is required at the end of Street Three; this can be shown on the Draft Plan or on a subsequent R-Plan.

Response: Noted.

- e. Dimension the narrowest and shallowest lots.

Response: Plan revised.

- f. Post-widening measurements of Rideau Valley Drive and Bankfield Road should be shown as equal measurements taken from the centreline of the road. Revise Road Widening blacks as necessary.

Response: Plan revised as required.

3. Conceptual General Plan of Services, drawings 121153-GP1 and 121153-GP2,

submitted within Site Servicing and Stormwater Management Report

- a. Differentiate between drawings titles, ie. "Conceptual General Plan of Services 1" and "Conceptual General Plan of Services 2".

Response: Plans revised.

- b. Revise plan to correspond with revised Draft Plan of Subdivision including but not limited to road dimensions, Lot and Block configuration, and Lot and Block numbering.

Response: Plans revised.

- c. Plan should clearly show and state that proposed servicing outside of lands subject to the Draft Plan is conceptual and not subject to formal review and approval as part of this application.

Response: Hatch shown to depict phase limits.

- d. Submit drawings separately, in addition to including in the Site Servicing and Stormwater Management Report.

Response: Drawings separated as requested.

4. Conceptual Grading, Erosion, & Sediment Control Plan, drawings 121153-GR1 and 121153-GR2, submitted within Site Servicing and Stormwater Management Report

- a. Differentiate between drawings titles, ie. "Conceptual Grading, Erosion, & Sediment Control Plan 1" and "Conceptual Grading, Erosion, & Sediment Control Plan 2".

Response: Plans revised.

- b. Revise plan to correspond with revised Draft Plan of Subdivision including but not limited to road dimensions, Lot and Block configuration, and Lot and Block numbering.

Response: Plans revised.

- c. Plan should clearly show and state that proposed servicing outside of lands subject to the Draft Plan is conceptual and not subject to formal review and approval as part of this application.

Response: Hatch shown to depict phase limits.

- d. Submit drawings separately, in addition to including in the Site Servicing and Stormwater Management Report.

Response: Drawings separated as requested.

5. Conceptual Site Servicing and Stormwater Management Report, prepared by Novatech, dated January 24, 2023, revised December 20, 2024.

- a. All plans within the Report must be revised to reflect the most recent version of the Draft Plan of Subdivision for the Phase 1 lands.

Response: Plans revised.

6. Phase II – Environmental Site Assessment, prepared by Paterson Group, dated April 9, 2024

- a. Cover Page reads “Phase 1 ESA”.

Response: Cover Page revised.

7. Macro Park Grading Plan, prepared by Novatech, dated June 2023

- a. Facility Fit Plans must comply with the associated Terms of Reference, including all items required on a Site Plan (as applicable to the park block), and dimensions of amenities including walkways, structures, buffers, setbacks, etc.

Response: The fit plan has been prepared in accordance with the Park and Pathway Manual not the Site Plan ToR referenced in the above comment. Missing dimensions were added to the plan. Refer to the sample excerpt below:



4.1.1 FACILITY FIT PLAN

- b. Address is incorrect.

Response: Address corrected.

8. Sanitary Sewer Design Street, prepared by Novatech, dated September 4, 2024

- a. Incorporate into Conceptual Site Servicing and Stormwater Management Report or have the drawing stamped and sealed by a licenced Engineer.

Response: Provided with report.

Sincerely,

NOVATECH



Bassam Bahia, M.Eng., P.Eng.
Senior Project Manager | Land Development