

REGION OF OTTAWA CARLETON

RÉGION D'OTTAWA CARLETON

MEMORANDUM

NOTE DE SERVICE

Our File/N/Réf. 07-00-0119

Your File/V/Réf.

DATE 23 October 2000

TO/DEST. Chair and Members, Planning and Environment Committee

FROM/EXP. Co-ordinator, Planning and Environment Committee

SUBJECT/OBJET **REFERENCE ITEM 5
PLANNING AND ENVIRONMENT COMMITTEE AGENDA
24 OCTOBER 2000**

Attached please find copies of Annexes A, B, C and D to be considered in conjunction with Item 5 of the Planning and Environment Committee Agenda, "1394843 Ontario Inc. - 1241 Clyde Avenue - Former Department of Communications (DOC) Lands Subdivision, City of Ottawa". Annex A is the Regional Conditions for Final Approval for this subdivision. The version of this Annex attached to the PEC Agenda, contained incorrect numbering. Annexes B, C and D were inadvertently omitted from inclusion in the Agenda.

I apologize for any inconvenience these errors may have caused.

*Approved by
Dawn Whelan*

Attach.

cc: Members of Council (not on Planning and Environment Committee)
N. Tunnacliffe, Commissioner, Planning and Development Approvals
M. Sheflin, A/CAO

REGIONAL CONDITIONS FOR FINAL APPROVAL
134843 ONTARIO INC.
FORMER DOC LANDS SUBDIVISION - 1241 CLYDE AVENUE

DRAFT APPROVED DD/MM/YYYY

The RMOC's conditions applying to the approval of the final plan for registration of 134843 Ontario Inc.'s Former DOC Lands Subdivision (06T-00007) are as follows:

General

1. This approval applies to the draft plan certified by, Paul A. Riddell, OLS, dated 04 October 2000, showing 14 blocks for residential development, two streets and one block for a pathway.
2. The owner agrees, by entering into subdivision agreements, to satisfy all requirements, financial and otherwise, of the local municipality and the RMOC, including but not limited to, the phasing of the plan for registration, the provision of roads, installation of services and utilities, and drainage. **RMOC (PDAD) Ottawa**
3. Any residential blocks on the final plan shall be configured to ensure that there will generally be no more than 25 units per block. **RMOC (PDAD)**
4. The Owner develop the property in accordance with the requirements of Part 1 of the City of Ottawa Subdivision policy, except as otherwise amended. **Ottawa**
5. The Owner shall not engage in the practice of processing topsoil (i.e., filtering and cleaning) on the subject site nor the abutting sites. **Ottawa**
6. The Subdivision shall not be registered until the subdivision for the property known as 1199 Clyde Avenue that will accommodate the road system to provide access to the subject lands has been registered. **Ottawa**
7. The Owner covenants and agrees that prospective purchasers are to acknowledge in writing in the agreement of purchase and sale of being notified of the following items by the registered owner: **Ottawa**
 - a) The location of the purchaser's lot on the registered plan of subdivision.
 - b) The location of the purchaser's unit on the plan showing the lot line and the

existing proposed surrounding structures.

- c) The drainage and topographic plan of the subdivision.
- d) The landscape plan for the area of the subdivision.
- e) Information, such as brochures and plans explaining the whole development including, but not limited to, the location of all future external roads leading to the proposed subdivision, the proposed land uses of all blocks, the proposed road alignment and lands uses of the undeveloped areas of the subdivision and the proposed location for future transit routes or stops near the subdivision, as well as the fact that further information pertaining to the above is available from the City of Ottawa.
- f) In accordance with By-law 165-73, home owners are responsible for the care of all grass boulevards abutting their property.
- g) The location of the purchaser's lot and/or block in relation to the surrounding area within 200 metres of the proposed block or lot.
- h) A plan showing the ownership of the lots and blocks and land and proposed roads surrounding each individual proposed residential lot and block.
- i) The City Council and Ontario Municipal Board approved zoning plan for subdivision and surrounding area.
- j) The location and function of the pedestrian paths and parks in the surrounding area in relation to the purchaser's lot.
- k) The location, type and size of any utility plant or easement, including, hydro electric facility to be located on or near the purchaser's lot.
- l) That the purchaser whose lot and/or block is adjacent to any fencing is responsible to maintain the integrity of that fence in a good and safe condition, including the replacement or reconstruction of the fence.
- m) The nature and operation of on-site stormwater management methods.

8. The Registered Owner shall comply with the provisions of the Corporation of the City of Ottawa's Private Approach By-law for the location of all private approaches. **Ottawa**

9. Prior to any further division of lots or blocks, the RMOC or the local municipality may require an additional agreement to address any new or amended conditions. **RMOC (PDAD)**

Zoning

10. Prior to registration of the plan of subdivision, the RMOC shall be advised by the City of Ottawa that the proposed plan of subdivision conforms with a zoning by-law approved under the requirements of the Planning Act, with all possibility of appeal to the OMB exhausted. **RMOC (PDAD)**

Highways/Roads

11. The owner shall convey to the RMOC, at no cost, an unencumbered road widening along the Regional portion of Clyde Avenue, measuring 17 metres from the existing centreline of the right-of-way to bring the existing Clyde Avenue right-of-way up to 34 m. The owner's certificate on the M-Plan shall indicate which Block(s) (are) being dedicated as a public highway of the RMOC. **RMOC (PDAD)**

12. Should development of the entire subdivision (comprising the subject lands, the lands known as 1199 Clyde Avenue, and the lands known as 1260-1340 Merivale Road) not be 80% complete by January 2005, the Registered Owner shall, prior to December 2005, submit to the City and Region a review, by a transportation engineer/planner, of the traffic impact study submitted by Delcan Corporation dated March 1999 (as revised), and if required, shall have this study updated to the satisfaction of the Commissioner of Urban Planning and Public Works (City of Ottawa) and the Region of Ottawa-Carleton. Should it be determined, as a result of the review/update, that roadway and or intersection modifications are required to mitigate traffic impacts resulting from the proposed development and that were not identified in the initial study, the registered owner shall be responsible for all costs associated with the implementation of such works as may be recommended as a result of the traffic study review/update and that may be required by either the Commissioner of Urban Planning and Public Works (City of Ottawa) or the Region of Ottawa-Carleton. **RMOC (PDAD) Ottawa**

13. The Registered Owner shall be responsible for 100% of the cost, design and construction of the proposed roads to full urban cross sections and all associated works, including the following requirements to be completed, to the satisfaction of the Commissioner of Urban Planning and Public Works: **Ottawa**
 - a) To provide two driving lanes for all the roads within the subdivision to local road standards with a curb-to-curb width of 9.0 metres within an 18.0 metre right-of-way with the exception of the south leg of Scout Street which shall be constructed with a curb-to-curb width of 9.0 metres within a 20.0 metre right-of-way.
 - b) To improve Clyde Avenue extending from the Maitland Avenue intersection and along the entire Clyde Avenue frontage of the property to a local road standard with a 9.0 metre pavement width and 15 centimetre barrier curbs (east and west sides) to the satisfaction of the Commissioner of Urban Planning and Public Works. The improvements to Clyde Avenue are to be completed within one year of the completion of the residential development fronting Clyde Avenue.
 - c) 1.5 metre concrete sidewalks to City of Ottawa specifications with 2.5 metre

outer boulevards shall be provided as follows:

- i) Along the south side of the south leg of Scout Street.
- ii) Along the east side of Clyde Avenue extending from the existing sidewalk at its termination at the Clyde/Maitland intersection and along the entire Clyde Avenue frontage of the property.

14. The Owner shall undertake the following measures during the construction of any development on any part of the proposed subdivision: **Ottawa**

- a) No parking of construction vehicles including the vehicles of any construction worker will be allowed on any street including Clyde Avenue.
- b) Construction vehicle access for the development of the Clyde Avenue lots shall be from within the subdivision to the east and not Clyde Avenue.

15. The Registered Owner shall be responsible for 100% of the cost and installation of all street name signs and traffic signs that may be required to the satisfaction of the Commissioner of Urban Planning and Public Works. All required signage shall be installed prior to the city's acceptance of the roads within the subdivision. **Ottawa**

16. All streets shall be named to the satisfaction of the local municipality and the Regional Planning and Development Approvals Department. **RMOC (PDAD) Ottawa**

Public Transit

17. The owner shall relocate the bus shelter pad and shelter, such that it is located within the proposed pathway (Block 15), with the entrance at 90 degrees to Clyde Avenue, the design and construction of which shall be at no cost to the RMOC, to the specifications of OC Transpo. **RMOC (PDAD)**

18. The owner shall inform all prospective purchasers, through a clause in all agreements of purchase and sale and indicate on all plans used for marketing purposes, those streets identified for potential transit services, the locations of the bus stops, paved passenger standing areas, or shelter pads and shelters, which may be located in front of or adjacent to the purchasers' lots at any time. **RMOC (PDAD)**

19. The owner shall ensure that the staging of the subdivision, including dwellings, roadways, walkways and paved passenger standing areas, or shelter pads and shelters, will be constructed in a sequence that permits the operation of an efficient, high-quality transit service at all stages of development. **RMOC (PDAD)**

Sidewalks, Walkways, and Fencing

20. The Registered Owner shall convey at no cost to the City of Ottawa, Block 15, which shall have a width of 6.0 metres, for a pedestrian and bicycle connection between Scout Street and Clyde Avenue. **Ottawa**
21. The Registered Owner shall be responsible for 100% of the cost for the design, construction and landscaping of the pedestrian/bicycle path required per Condition 20. The pathway shall be asphalt with a minimum width of 3.0 metres and shall be designed to prevent vehicular use. The final design for the path and proposed landscaping, including fencing shall be to the satisfaction of Commissioner of Urban Planning and Public Works and the Commissioner of Community Services. **Ottawa**

Land/Streetscaping

22. The owner shall prepare a Stage 2 Detailed Tree Planting and Conservation Plan to the satisfaction of the Region. **RMOC (PDAD)**
23. A conceptual streetscaping plan showing the design of roads, sidewalks, lighting and street furniture be prepared by the Registered Owner and be approved by the Commissioner of Urban Planning and Public Works prior to the final registration of the plan of subdivision for the subject lands. **Ottawa**
24. The financial security necessary to fulfil the street landscaping for Blocks 10 through 14 shall be determined through the Site Plan Control approval process, where applicable. **Ottawa**
25. That the Registered Owner shall provide security in the amount of \$2,100.00 for road allowance tree planting for the lots fronting on Clyde Avenue. **Ottawa**

Archaeology

26. The owner shall adhere to the procedures of the “Contingency Plan for the Protection of Archaeological Resources in Urgent Situations” as approved by the Ministry of Citizenship, Culture and Recreation in the Archaeological Resource Potential Mapping Study of the RMOC. **RMOC (PDAD)**

Stormwater Management

27. Prior to the commencement of construction of any phase of this subdivision (roads, utilities, any off site work, etc.) the owner shall: **RMOC (PDAD)**

- a) have an Erosion and Sediment Control Plan prepared by a Professional Engineer in accordance with Current Best Management Practices,
 - b) have such a plan approved by the RMOC, and
 - c) provide certification to the RMOC through a Professional Engineer that the plan has been implemented.
- 28.** Prior to registration, or prior to an application for a Certificate of Approval for any stormwater works, whichever comes first), the owner will provide written confirmation to the RMOC from the local municipality that the Stormwater Site Management Plan which has been prepared for this subdivision and which shall identify the sequence for the implementation of the Plan in relation to the construction of the subdivision, is in conformity with the approved Addendum to the Stormwater Design Plan, prepared by Cumming Cockburn Limited, 1999. **RMOC (PDAD)**
- 29.** On completion of all stormwater works, the owner shall provide certification to the RMOC through a Professional Engineer that all measures have been implemented in conformity with the Stormwater Site Management Plan. **RMOC (PDAD)**
- 30.** The owner agrees that the commencement of construction of any phase of this subdivision (buildings, roads, utilities, etc.) will not occur until such time as the stormwater management facilities [practice(s)] required by the approved Addendum to the Stormwater Design Plan, prepared by Cumming Cockburn Limited, 1999 have been designed and constructed in accordance with all municipal and agency requirements. **RMOC (PDAD)**

Sanitary Services

- 31.** Sanitary sewer servicing is to be conveyed to the east through the Central Park Subdivision to the satisfaction of the Commissioner of Urban Planning and Public Works. **Ottawa**

Water Services

- 32.** The owner shall design and construct all necessary watermains within the subject lands to the satisfaction of the RMOC. The owner shall pay all related costs, including the cost of connection, inspection and sterilization by Regional personnel. **RMOC (PDAD)**
- 33.** The details for water servicing and metering shall be to the satisfaction of the RMOC. The owner shall pay all related costs, including the cost of connections and the supply and installation of water meters by Regional personnel. **RMOC (PDAD)**

34. Upon completion of the installation of all watermains, hydrants and water services, the owner shall provide the RMOC with mylar(s) of the "as-built" plan(s), certified under seal by a professional engineer, showing the location of the watermains, hydrants and services. Furthermore, the owner shall provide the "as-built" information and the attribute data for the water plant installation on diskette in a form that is compatible with the Regional computerized systems. **RMOC (PDAD)**
35. Financial security, in the amount of 100% of the value of the water plant, in accordance with the MOE Certificate, must be filed with the Regional Legal Department, pending preliminary acceptance of the water plant at which time the security may be reduced to 20% of the total cost of construction and installation. **RMOC (PDAD)**
36. The installation of the water plant shall be subject to inspection by the RMOC at the owner's expense. **RMOC (PDAD)**
37. The owner prepares, entirely at his cost, a hydraulic network analysis of the proposed water plant within the plan of subdivision and as it relates to the existing infrastructure. Said report shall be submitted to the RMOC for review and approval as part of the water plant design submission. **RMOC (PDAD)**
38. The owner shall install the necessary watermains in accordance with the staging schedule approved by the RMOC. **RMOC (PDAD)**
39. All prospective purchasers will be informed through a clause in all agreements of purchase and sale, that no driveway shall be located within 3.0 m of an existing fire hydrant. No objects, including vegetation, shall be placed or planted within a 3.0 m corridor between a fire hydrant and the curb, nor a 1.5 m radius beside or behind a fire hydrant. **RMOC (PDAD)**
40. All prospective purchasers, will be informed through a clause in all agreements of purchase and sale, that a fire hydrant may be located or relocated, at any time, in front of any lot within the plan of subdivision. **RMOC (PDAD)**
41. As the owner proposes a road allowance(s) of less than 20 metres, and if the owner also proposes boulevards between 4.0 and 5.0 meters wide, the owner shall meet the following requirements: **RMOC (PDAD)**
- a) Extend water services a minimum of 2 m onto private property during installation before being capped.
 - b) Install hydro high voltage cable through the transformer foundations to maintain adequate clearance from the gas main.
 - c) Provide and install conduits as required by each utility.

- d) If a sidewalk is to be installed, it shall be located adjacent to the curb and constructed of asphalt. Sidewalks, transformers and hydrants must be placed on opposite sides of the road. Sidewalks must be part of the initial design or not installed at all.
- e) Provide and install transformer security walls when a 3 m clearance, as required by the Electrical Code, cannot be maintained. The design and location of the security wall must be approved by the local hydro utility.
- f) Install all road crossing ducts at a depth not to exceed 1.2 m from top of duct to final grade.

Development on Private Streets

- 42. The owner shall register a Common Elements Agreement on Title, setting forth the obligations between the co-owners of the common elements for the operation and maintenance of the private watermains, private hydrants and private water services. The agreement shall be to the satisfaction of the Regional Solicitor. **RMOC (Legal)**
- 43. The Purchase and Sale Agreements shall include a clause to the satisfaction of the Regional Solicitor, advising all prospective purchasers that the property is serviced by a private common water supply. **RMOC (Legal)**
- 44. The owner shall design and construct all private watermains within the subject lands to the satisfaction of the Regional Municipality of Ottawa-Carleton. The registered owner shall pay all related costs, including the cost of connection, inspection and disinfection by Regional Personnel. **RMOC (PDAD)**
- 45. The owner shall install the private watermains in accordance with the staging schedule approved by the RMOC. **RMOC (PDAD)**
- 46. Financial security, in the amount of 100% of the value of the water plan must be filed with the Regional Legal Department. **RMOC (PDAD)**
- 47. The owner may be required to provide a collection pad(s) for the solid waste and recycling containers of lots fronting onto the private street to the satisfaction of the Environment and Transportation Commissioner. **RMOC (PDAD)**
- 48. All prospective purchasers will be informed, through a clause in all agreements of purchase and sale, that individual curbside waste collection and/or recycling collection for properties fronting onto the private street (describe location) may not be provided by the Region, and that waste collection and/or recycling collection by the Region for such properties may take place at common collection pad(s) provided by the owner. **RMOC (PDAD)**

Utilities

49. Such easements and maintenance agreements which may be required for electrical, gas, water, sewer, telephone and cablevision facilities, shall be provided and agreed to by the owner, to the satisfaction of the appropriate authority; and that the owner shall ensure that these easement documents are registered on title immediately following registration of the final plan; and the affected agencies are duly notified. **RMOC (PDAD) Ottawa Bell Rogers Gas Hydro (Ottawa)**
50. Where the relocation or removal of any existing on-site/adjacent utility facility, including water, sewer, electrical, gas, telephone and cablevision, is required as a direct result of the development, the owner shall pay the actual cost associated therewith to the satisfaction of the appropriate utility authority. **RMOC (PDAD) Ottawa Bell Rogers Gas Hydro (Ottawa)**
51. The owner shall coordinate the preparation of an overall utility distribution plan showing the location (shared or otherwise) and installation, timing and phasing of all required utilities (on-grade, below-grade or above-grade), including on-site drainage facilities and streetscaping)--such location plan shall be to the satisfaction of all affected authorities and shall consider their respective standards and specification manuals, where applicable. **RMOC (Leg)**
52. The owner shall grade the streets to final elevations prior to the installation of gas lines to the satisfaction of Enbridge Consumers Gas **Gas**
53. The owner shall provide field inspection prior to and after completion of gas works. This shall be to the satisfaction of Enbridge Consumer Gas **Gas**
54. The owner shall provide necessary field survey information required for the installation of gas lines by Enbridge Consumers Gas. **Gas**
55. The owner shall ensure that the streets are constructed in accordance with the municipal standards, maintaining suitable separation distance between all utilities, to the satisfaction of Enbridge Consumers Gas. **Gas**

56. The owner agrees to:

Post

- a) inform all prospective purchasers of the proposed location(s) of community mailboxes within the subdivision. All plans used for marketing purposes shall indicate proposed community mailbox, location(s);
- b) provide curb depressions, at the community mailbox site location(s). They are to be 2 meters in width and no higher than 25 mm; and
- c) when a grassed boulevard is planned between the curb and the sidewalk where a community mailbox is anticipated, the owner shall install a 1.0 metre walkway across the boulevard and ensure that the walkway is handicap accessible from the roadway.

Noise Attenuation

57. The owner shall:

**RMOC
(PDAD)**

- a) have a noise study prepared and certified by a Professional Engineer (expertise in the subject of acoustics related to land use planning). The study shall be to the satisfaction of the RMOC and shall comply with MOEE LU-131, Noise Assessment Criteria in Land Use Planning, the RMOC's Standards for Noise Barriers and Noise Control Guidelines, and be in accordance with the current version of the APEO Guidelines, for Professional Engineers providing Acoustical Engineering Services in Land Use Planning;
- b) implement the specific noise control measures recommended in the approved noise study and any other measures recommended by the RMOC including, as applicable, the RMOC's "Standards for Noise Barriers" as may be amended;
- c) prior to the construction of any noise control measures, provide certification to the RMOC through a Professional Engineer that the design of the control features will implement the recommendations of the approved study;
- d) prior to the registration of the plan of subdivision, provide financial security in the amount of 100% of the cost of implementing the recommended noise control measures; and
- e) prior to final building inspection, provide certification to the RMOC, through a Professional Engineer, that the noise control measures have been implemented in accordance with the approved study.

Purchase and Sale Agreements and Covenants on Title

58. The owner shall be required to inform prospective purchasers that accommodation problems exist in the Ottawa-Carleton District School Board schools designated to serve this development and that at the present time this problem is being addressed through the use of portable classrooms and/or by directing students to schools outside their community. **OCDSB**
59. A warning clause will be inserted into the Regional and local subdivision agreements and in all offer of purchase and sale agreements, to read as follows: **RMOC (PDAD) RMOC (Leg)**
- The owner agrees to advise all prospective purchasers that the residential streets in this Plan of Subdivision have been designed and will be constructed in such a manner as to collect Storm Water Surface Flow, and that the water will drain away as described in the Addendum to the Stormwater Design Plan, prepared by Cumming Cockburn Limited, 1999.
60. Any person who, prior to draft approval, entered into a purchase and sale agreement with respect to lots or blocks created by this subdivision, shall be permitted to withdraw from such agreement without penalty and with full refund of any deposit paid, up until the acknowledgment noted below. The owner shall provide the Regional Legal Department an acknowledgment from those purchasers who signed before the plan was draft approved, that the plan had not received draft approval by the RMOC. The owner agrees that the purchase and sale agreements signed prior to draft approval shall be amended to contain a clause to notify purchasers of this fact. **RMOC (PDAD) RMOC (Leg)**

Financial Requirements

61. The following requirements shall apply regarding the provision of financial security for the subject subdivision: **Ottawa**
- Financial security for the amount of 100 percent of the action and works required in Recommendations 4, 13, 15, 21 and 25 shall be filed by the Owner with the City Solicitor prior to the execution of the subdivision agreement by the Corporation.
62. Upon draft plan approval, Regional services within the plan of subdivision may be installed provided appropriate financial security, insurance, and a letter of indemnity are posted to the satisfaction of the Regional Solicitor. **RMOC (Leg)**

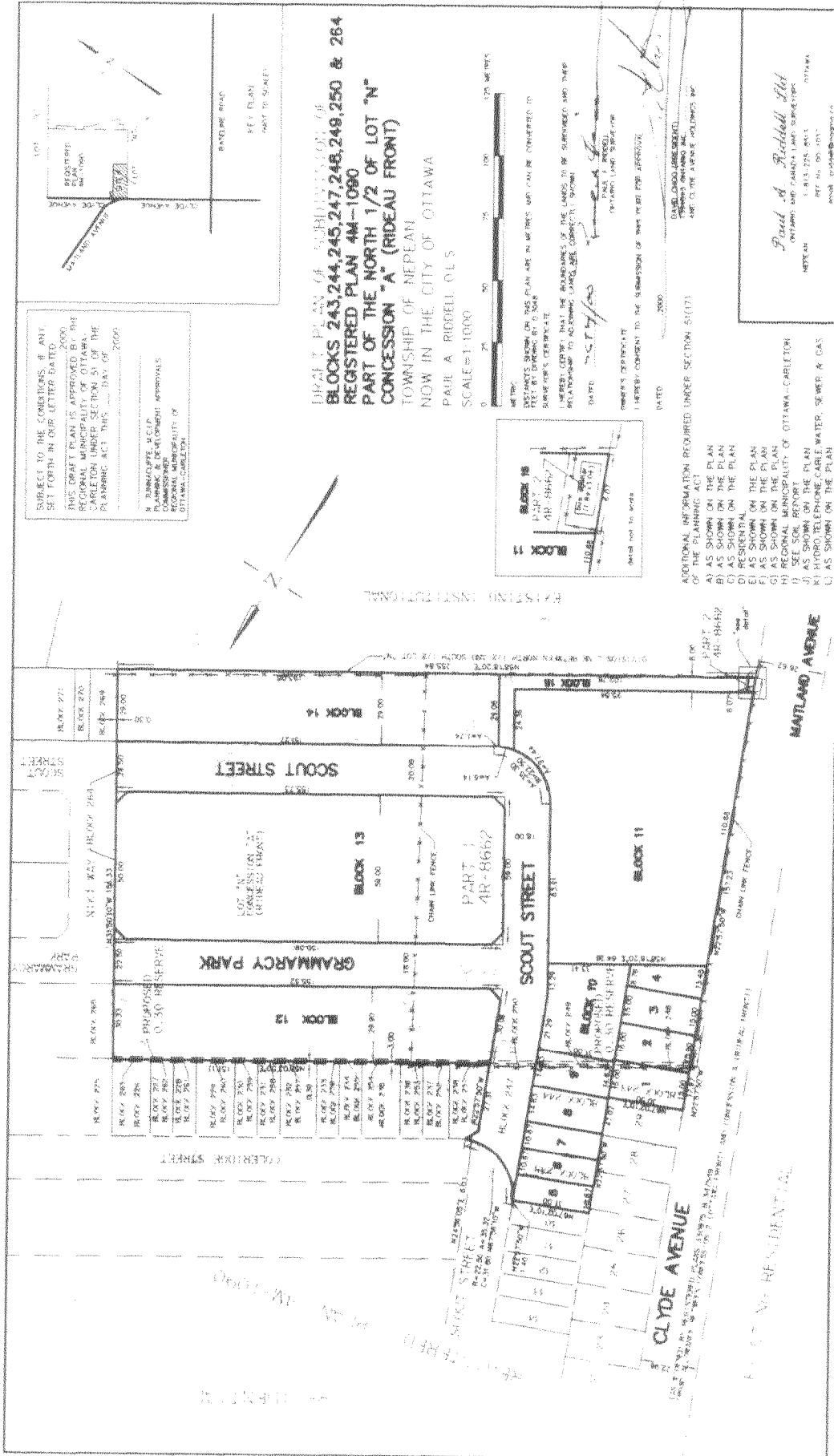
63. Prior to registration of the plan of subdivision, the RMOC shall be satisfied that the processing fee, as prescribed in Part 6.3 of the Regional Regulatory Code, has been paid in full. **RMOC (PDAD)**

Survey Requirements

64. The plan of subdivision shall be referenced, where possible, to the Horizontal Control Network, in accordance with the municipal requirements and guidelines for referencing legal surveys. **RMOC (SURV)**
65. The owner shall provide the final plan intended for registration on diskette in a digital form that is compatible with the RMOC computerized system. **RMOC (SURV)**

Closing Conditions

66. The owner shall inform the purchaser after registration of each lot or block of the development charges that have been paid or which are still applicable to the lot or block. The applicable development charges shall be as stated as of the time of the conveyance of the relevant lot or block and the statement shall be provided at the time of the conveyance. The statement of the owner of the applicable development charges shall also contain the statement that the development charges are subject to changes in accordance with the *Development Charges Act, 1997* and the *Education Development Charges Act*. **RMOC (Leg)**
67. At any time prior to final approval of this plan for registration, the RMOC may, in accordance with Section 51 (44) of the Planning Act, R.S.O. 1990, amend, delete or add to the conditions and this may include the need for amended or new studies. **RMOC (Leg)**
68. The Regional and Local Subdivision Agreement shall state that the conditions run with the land and are binding on the owner's, heirs, successors and assigns. **RMOC (Leg)**
Ottawa
69. Prior to registration of the plan of subdivision, the RMOC is to be satisfied that Conditions 2-68 have been fulfilled. **RMOC (PDAD)**
70. If the plan of subdivision has not been registered by xxx date, the draft approval shall lapse pursuant to Section 51 (32) of the Planning Act, 1990. Extensions may only be granted under the provisions of Section 51 (33) of said Planning Act prior to the lapsing date. **RMOC (PDAD)**



SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED [DATE] THIS GREAT TITLE IS APPROVED BY THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON UNDER SECTION 51 OF THE PLANNING ACT THIS [DATE] DAY OF [MONTH] 2009.

I, [NAME], O.L.S., PLANNING & DEVELOPMENT APPROVALS COMMISSIONER, REGIONAL MUNICIPALITY OF OTTAWA-CARLETON.

PART A PLAN OF SUBDIVISION OF BLOCKS 243, 244, 245, 247, 248, 249, 250 & 264 REGISTERED PLAN 4M-1090 PART OF THE NORTH 1/2 OF LOT 'N' CONCESSION 'A' (RIDEAU FRONT) TOWNSHIP OF NEPEAN NOW IN THE CITY OF OTTAWA PAUL A. RIDDELL O.L.S. SCALE=1:1000

ESTIMATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

THESE ESTIMATES ARE FOR INFORMATION ONLY AND DO NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ACCURACY.

DATE: [DATE]

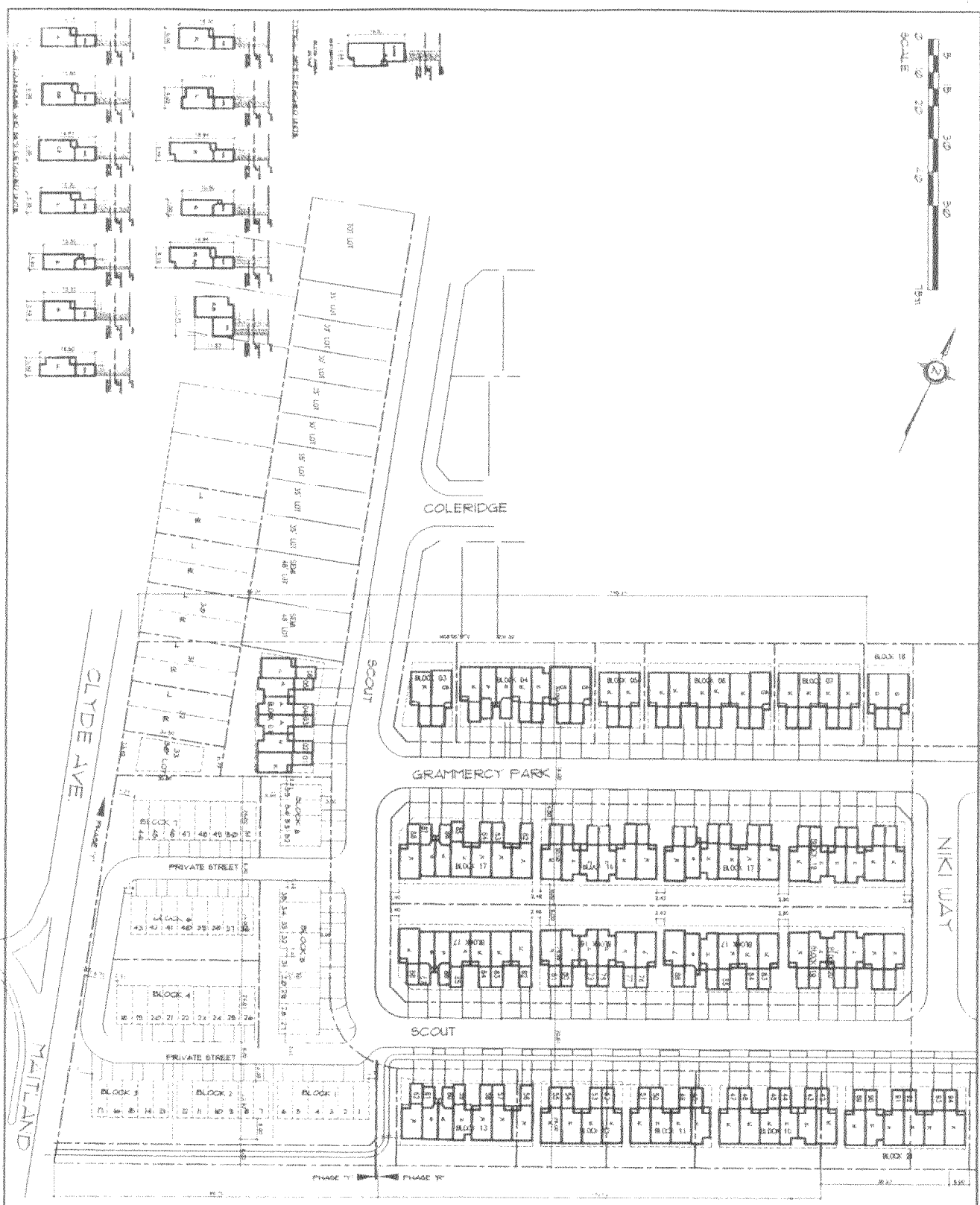
PAUL A. RIDDELL O.L.S.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(7) OF THE PLANNING ACT

A) AS SHOWN ON THE PLAN
 B) AS SHOWN ON THE PLAN
 C) AS SHOWN ON THE PLAN
 D) RESIDENTIAL
 E) AS SHOWN ON THE PLAN
 F) AS SHOWN ON THE PLAN
 G) AS SHOWN ON THE PLAN
 H) REGIONAL MUNICIPALITY OF OTTAWA-CARLETON
 I) SEE SOI REPORT
 J) AS SHOWN ON THE PLAN
 K) HYDRO/TELEPHONE/CABLE/WATER, SEWER & GAS
 L) AS SHOWN ON THE PLAN

Paul A. RiddeLL
 OTTAWA AND CARLETON LAND SURVEYORS
 OTTAWA
 1-813-724-8111
 REF NO: 90-101
 email: paul@riddeLL.com

2009/11/19



6785 PARK PLAZA PHASE 7A

CENTRAL PARK

ANCHOR POINT HOMES

DATE: 11/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]

NO.	REVISION	DATE	BY	CHECKED
1	ISSUED FOR PERMITTING	11/11/11	[Name]	[Name]
2	ISSUED FOR CONSTRUCTION	11/11/11	[Name]	[Name]
3	ISSUED FOR OCCUPANCY	11/11/11	[Name]	[Name]

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
6. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY MEASURES THROUGHOUT CONSTRUCTION.
7. THE CONTRACTOR SHALL MAINTAIN ALL RECORDS OF CONSTRUCTION.
8. THE CONTRACTOR SHALL MAINTAIN ALL COMMUNICATIONS WITH THE ARCHITECT.
9. THE CONTRACTOR SHALL MAINTAIN ALL COMMUNICATIONS WITH THE LOCAL AUTHORITIES.
10. THE CONTRACTOR SHALL MAINTAIN ALL COMMUNICATIONS WITH THE ADJACENT PROPERTIES.

M. David Blakely
Architect

10000 W. 10th Ave., Suite 100
 Denver, CO 80202
 Phone: 303.755.1111
 Fax: 303.755.1112
 Email: mdblakely@mdblakely.com



Central Park Citizens Group (CPCG)

Mr. Legault,

Thank you for the invitation to respond to the application for plan of sub-division on 1241 Clyde Avenue. The Central Park Citizens Group would like to raise issues brought forward by this application. The development of this community has been based on the assumption that the density of the area would be limited by the infrastructure in place, as well as the road access limits in only having an entry point along Merivale Rd. The recent MOB ruling which gave the go ahead to development along the Clyde Avenue Rd, was based upon various considerations, not the least of which was the planned density of population and the related traffic that would flow through the sub-division to access Merivale Road.

The quantity of units that the development will request appears to be out of line with the current density found in the plan for Central Park. In addition, our understanding of the general layout of the development split between single home, duplex, and townhouses does not appear to be met in this current application. The developer has currently underway several requests to change the density level of various blocks under planning at this time, and we would appreciate some attention being paid to the complete plan in order that we do not find a community that was started as low to medium density, turning into medium to high density.

In the OMB hearing for Clyde Avenue, emergency access to the north and south-west corner of the subdivision was deemed to be not required. Would the present application be forwarded to all levels of emergency service providers in order that the city be assured that the layout, and concentration of houses in the most inaccessible corner of the development meet their requirements for time to access.

Please feel free to call me with any questions you may have in this matter. I have forwarded a copy of the letter to Wendy Stewart, Jim Bickford and David Choo.

2000 AUG 25 AM 9:39

Box 23144,
Carlingwood Postal Outlet,
Ottawa, Ontario, K2A 4E2
August 22, 2000
(Letter No. 2)

RECEIVED BY:
REGIONAL CLERK'S DEPT.

RMOG

TO: Mr. Michael Fawley, Planner,
Regional Municipality of Ottawa-Carleton,
111 Lisgar Street, Ottawa, Ontario, K2P 2L7

AND TO: Mr. Patrick Legault, Planner,
City of Ottawa,
111 Sussex Drive, Ottawa, Ontario, K1N 5A1

RE: Proposed Plan of Subdivision, 1241 Clyde Avenue.
City of Ottawa No. OLV2000-004

Some additional points;

- (a) Clause 1.52 of the Conditions of Agreement for the Subdivision for the City of Ottawa re 1199 Clyde should be a condition re 1241 Clyde as well.
- (b) The citation of road widths on Clyde Avenue is incomplete.

A package of documentation to follow.

Respectfully yours,
(Miss) Lois K. Smith, Ph.D.
(Miss) Lois K. Smith, Ph.D.

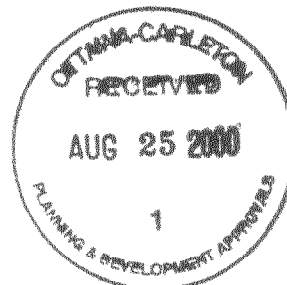
Addendum August 23, 2000

When I took the foregoing part of this letter to the RMOG Clerk's Office at 3:55 pm. August 22, 2000, I found the office was already closed. L.K.S.

2nd Addendum August 24, 2000.

A table of contents will also follow. Pp. 1, 1a and 2-14 here.
L.K.S.

.../1a

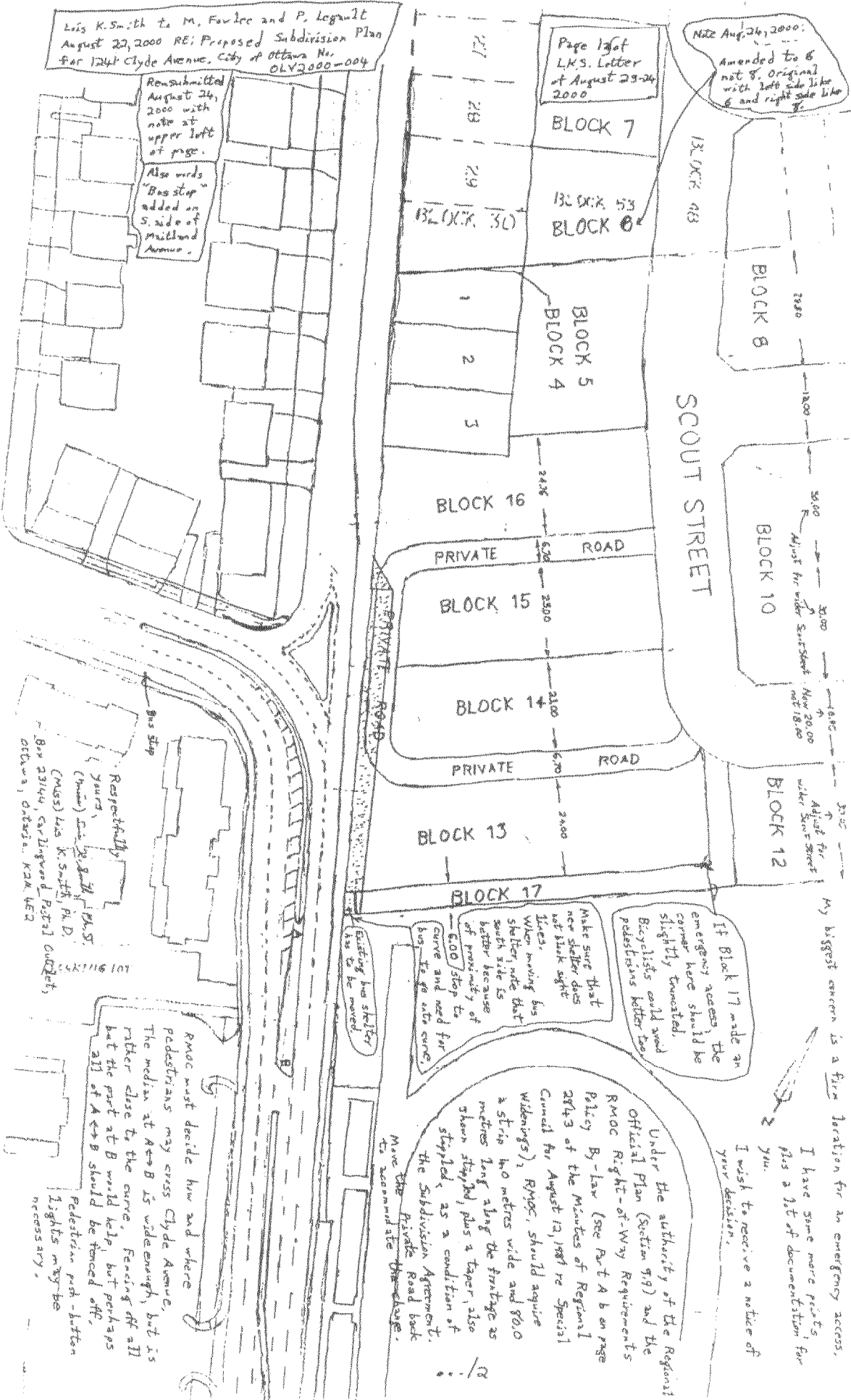


Luis K. Smith to M. Fawcett and P. Legault
 August 23, 2000 RE: Proposed Subdivision Plan
 for 1244 Clyde Avenue, City of Ottawa No.
 06V2000-004

Page 13 of
 LKS Letter
 of August 23-24
 2000

NRZ Aug 24, 2000;
 Amended to 6
 not 5. Original
 with left side like
 6 and right side like
 5.

Resubmitted
 August 24,
 2000 with
 note at
 upper left
 of page.
 Also words
 "Bus stop"
 added on
 S. side of
 Millwood
 Avenue.



Respectfully,
 Yours,
 Luis K. Smith, P.L.D.
 (Miss) 453 K. Smith, P.L.D.
 Box 23140, Carlingwood, P.O. Box 1
 Ottawa, Ontario, K2M 1E2

Existing bus shelter
 has to be moved

Make sure that
 new shelter does
 not block sight
 lines.
 When moving bus
 shelter note that
 south side is
 better because
 of proximity of
 GO stop to
 curve and need for
 bus to go into curve.

If Block 17 made an
 emergency access the
 corner here should be
 slightly truncated.
 Bicyclists could avoid
 pedestrians better too.

My biggest concern is a firm location for an emergency access.
 I have some more points, plus a lot of documentation for you.
 I wish to receive a notice of your decision.

Under the authority of the Regional Official Plan (Section 9.9) and the RMAC Right-of-Way Requirements Policy By-Law (see Part A & on page 28/23 of the Minutes of Regional Council for August 12, 1987 re Special Widening), RMAC should acquire a strip 40 meters wide and 80.0 meters long along the fringe as shown stippled, plus a taper, also stippled, as a condition of the Subdivision Agreement. Move the Private Road back to accommodate this change.

RMAC must decide how and where pedestrians may cross Clyde Avenue. The median at A-B is wide enough, but is rather close to the curve. Fencing off all but the part at B would help, but perhaps all of A-B should be fenced off. Pedestrian path - better lights may be necessary.