

Ministry of the
Environment

250 Denison Avenue
Toronto ON M4E 1H2

Ministère de
l'Environnement

250, avenue Denison
Toronto ON M4E 1H2



ENVIRONMENTAL ASSESSMENT & APPROVALS BRANCH
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29 Apr 1999

David Choo
President
ASHCROFT DEVELOPMENT INC.
18 Antares Drive
Nepean, Ontario
K2E 1A9

Dear Sirs:

We acknowledge receipt of your application for approval and fee in the amount of \$3,600.00, on 04/26/99, for the following:

Municipal Sewage
CENTRAL PARK DR., SWM FACILITY

A duplicate copy of your submission should also have been forwarded to your local District Office. If this has not been done, please do so as soon as possible. A copy of any additional information requested should also be forwarded to the District Office. The Ministry's reference number for your application is 3-0385-99. Please quote this number in any correspondence or enquiries regarding this application.

We have screened your submission for completeness and find that the information outlined on the attached form is required. Submission of this information is necessary for us to process your application. Please be advised that should we not receive the above information or a response with explanations within two weeks of the above date, we will consider your application to have been withdrawn for the reasons outlined above and will close your file accordingly. Further as per the new fee regulations for applications for approval, we will retain as a minimum the \$200.00 administrative fee and an additional amount representing the effort required to process your application up to the date it was considered to be withdrawn.

Should you have any questions related to your application, please contact the reviewer named in the attached form.

cc: District Manager
Ottawa

Sincerely

Brad Ross
Information Officer

Region of Ottawa-Carleton
111 Lisgar Street
Ottawa, Ontario K2P 2L7
Legal Department
Tel: (613) 560-5025 (1444)
Fax: (613) 560-1282



Région d'Ottawa-Carleton
111, rue Lisgar
Ottawa (Ontario)
K2P 2L7
Service des contentieux
Tél.: (613) 560-5025 (1444)
Tél.-fax: (613) 560-1282

24 December 1998

File S.3.2

Mr. Paul Webber, Q.C.
Bell, Baker
116 Lisgar Street, Suite 500
Ottawa, ON K2P 0C2

Dear Mr. Webber:

Re: ▲ SUBDIVISIONS
 ASHCROFT DEVELOPMENT INC.
 CENTRALPARK

This letter is further to our discussions concerning a possible 'fallback' position for Ashcroft in the event that a concept plans to be circulated in the new year do not receive the concurrence of the Region and the City of Ottawa.

At the outset, the Region wishes to note that it does not feel that time spent on a fallback position is a productive use of Ashcroft's, the Region's or the City's resources. Rather, it would be preferable, and less confusing for all involved, to proceed with the circulation and receipt of comments on the three concepts plans (Approved Separated Subdivision Plans/Access to Merivale Only/Access to Clyde and Merivale) for the development of the entirety of the lands between Clyde and Merivale.

Secondly, the Region acknowledges the desire of Ashcroft to have a subdivision registered on the balance of the lands owned by Ashcroft Development Inc. so that it can proceed with sales in 1999. However, it must be equally understood that the Region cannot agree to commit to registration by any fixed date. As you are well aware, the *Planning Act* in Ontario provides for a full process of public consultation and for appeals to the Ontario Municipal Board for most kinds of development applications. The Region will not make any commitment that could appear to foreclose this process.

At the same time, the Region recognises that the lands in question do have draft plan approval and that any plan of subdivision based upon or substantially similar that for which draft approval has been given should be able to proceed to registration. As a result, should neither of the two concept plans receive the support of the Region and the City, the Region is prepared to make the necessary red-line changes to permit the registration of a plan of subdivision on the lands owned

by Ashcroft Development Inc. roughly in accordance with the attached drawing. The conditions to the registration of this plan are as follows:

1. Concurrence by the City of Ottawa.
2. The necessary zoning being in place, with all avenues of appeal exhausted.
3. Ashcroft must fulfil all commitments in prior subdivisions agreements between Ashcroft Development Inc. and the Region for the Central Park Development required to be met prior to registration of any further plan.
4. An executed undertaking must be received from Ashcroft Properties Inc. stating that all lands further than 400m from a bus route will be developed with low density housing.
5. The lands to the west of the green line will not be included upon the plan presented for registration.
6. The streets marked by A, B, C and D must end in a cul-de-sac.

Yours Sincerely,

*Original signed
by Tim Marc*
Timothy C. Marc
Solicitor

TCM

cc. Roger Hunter
Barry Edgington
E. Robinson
Councillor Stewart
Councillor Loney

