



**SITE PLAN CONTROL APPLICATION
SITE PLAN APPROVAL REPORT
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Location: 251 Linseed Road

File No.: D07-12-25-0148

Date of Application: November 12, 2025

This SITE PLAN CONTROL application submitted by Genessa Bates, Fotenn Consultants Inc., on behalf of Mattamy (Northwoods) Lmt., is APPROVED upon resolution of the conditions stated in this report.

And the following plans are approved:

1. **Site Plan**, Drawing No. SP1.0, prepared by Urbantypology, dated 2025-11-05, revision 05 dated 2026-06-26.
2. **Site Plan Details**, Drawing No. SP1.1, prepared by Urban Typology, dated 2025-11-05, revision 05 dated 2026-06-26.
3. **Site Plan and Site Statistics**, Drawing No. A1-00, prepared by Kohn Partnership Architects Inc., dated 2026-04-13, revision 2 dated 2026.04.02.
4. **North & South Elevations**, Drawing No. A4-00, prepared by Kohn Partnership Architects Inc., dated 2026-04-13, revision 2 dated 2026.04.02.
5. **East & West Elevations**, Drawing No. A4-01, prepared by Kohn Partnership Architects Inc., dated 2026-04-13, revision 2 dated 2026.04.02.
6. **Block D North and South Elevations**, Drawing No. A4 04, prepared by Kohn Partnership Architects Inc., dated 2021-12-13, revision 2 dated 2026/03/02.
7. **Block D West and East Elevations**, Drawing No. A4 05, prepared by Kohn Partnership Architects Inc., dated 2021-12-13, revision 2 dated 2026/03/02.
8. **Front Elevation**, Drawing No. A2.00, prepared by BIM Studio, dated 2025-01-20, revision 2 dated 2026/03/02.
9. **Left Elevation**, Drawing No. A2.10, prepared by BIM Studio, dated 2025-01-20, revision 2 dated 2026/03/02.

10. **Left Elevation – UPG**, Drawing No. A2.11, prepared by BIM Studio, dated 2025-01-20, revision 2 dated 2026/03/02.
11. **Rear Elevation**, Drawing No. A2.20, prepared by BIM Studio, dated 2025-01-20, revision 2 dated 2026/03/02.
12. **Right Elevation**, Drawing No. A2.30, prepared by BIM Studio, dated 2025-01-20, revision 2 dated 2026/03/02.
13. **Right Elevation – UPG**, Drawing No. A2.31, prepared by BIM Studio, dated 2025-01-20, revision 2 dated 2026/03/02.
14. **Notes and Schedules**, Drawing No. L1.0, prepared by Urbantypology, dated OCT 2025, revision 06 dated 2026-06-26.
15. **Landscape Plan**, Drawing No. L1.1, prepared by Urbantypology, dated OCT 2025, revision 06 dated 2026.06.26.
16. **Validating Information Plan**, Drawing No. L1.2, prepared by Urbantypology, dated OCT 2025, revision 06 dated 2026-06-26.
17. **Landscape Details**, Drawing No. L2.0, prepared by Urbantypology, dated OCT 2025, revision 06 dated 2026-06-26.
18. **Notes and Legend Plan**, Drawing No. NL-1, prepared by Stantec, dated 25.09.30, revision 4 dated 2026-06-26.
19. **Site Servicing Plan**, Drawing No. SSP-1, prepared by Stantec, dated 25.09.30, revision 4 dated 26.06.25.
20. **Site Grading Plan**, Drawing No. GP-1, prepared by Stantec, dated 25.09.30, revision 4 dated 26.06.25.
21. **Erosion Control Plan and Detail Sheet**, Drawing No. ECDS-1, prepared by Stantec, revision 4 dated 26.06.25.
22. **Sanitary Drainage Plan**, Drawing No. SA-1, prepared by Stantec, dated 25.09.30, revision 4 dated 26.06.25.
23. **Storm Drainage Plan**, Drawing No. SD-1, prepared by Stantec, dated 25.09.30, revision 4 dated 26.06.25.

And as detailed in the following report(s):

24. **Transportation Noise Assessment**, prepared by Gradient Wind, dated November 7, 2025.
25. **Phase I Environmental Site Assessment, 1020 & 1070 March Road, Ottawa, Ontario**, prepared by Morey Associates Ltd., dated May 2019.

26. **Phase I – Environmental Site Assessment Update, 251 Linseed Road, Ottawa, Ontario**, prepared by Paterson Group, dated November 5, 2025.
27. **Mattamy Homes, 251 Linseed Road, Northwoods (Phase 6), Urban Design Brief**, prepared by Fotenn Planning + Design, dated November 2025.
28. **Geotechnical Investigation, Proposed Residential Development, Northridge Subdivision**, prepared by Paterson Group, dated August 24, 2022.
29. **Northwoods Phase 6 Transportation Impact Assessment**, prepared by CGH Transportation, dated March 2026.
30. **Mattamy Northwoods Block 454 (Phase 6), Site Servicing and Stormwater Management Report**, prepared by Stantec, dated June 29, 2026.
31. **Stage 1 Archaeological Assessment: Kanata North Urban Expansion Study Area, Concession 3, Part Lots 11, 12, 13 and 14, And Concession 4, Part Lots 12 and 13, Geographic Township of March, City of Ottawa, Ontario**, prepared by Paterson Group, dated March 2013.
32. **Stage 2 Archaeological Assessment: 1020 and 1070 March Road, Part Lot 13, Concession 4, PINs 04527-0071, 04527-0074, 04527-0075, Geographic Township of March, City of Ottawa, Ontario**, prepared by Matrix Heritage, dated August 2021.
33. **Stage 3 Archaeological Assessment: Edey/Davis Site (BiFx-27) and the W. Morgan Site (BiFx-28), 1020 and 1070 March Road Part Lot 13, Concession 4, PINs 04527-0071, 04527-0074, 04527-0075 Geographic Township of March, City of Ottawa, Ontario**, prepared by Matrix Heritage, dated January 2022.

And subject to the following Requirements, General and Special Conditions:

Requirements

1. The Owner shall submit a certificate of insurance in a form satisfactory to the City. The certificate of insurance must be issued in favor of the City of Ottawa in an amount not less than five million dollars per occurrence, must contain an endorsement naming the City as an additional insured and an unconditional thirty days notice of any material change or cancellation of the policy.

General Conditions

1. Lapsing of Approval

The Owner shall enter into this Site Plan Control Agreement including all standard and special conditions, financial and otherwise, as required by the City. In the event that the Owner fails to sign this Agreement, complete the conditions to be satisfied prior to the signing of this Agreement, and have the corresponding building

permit(s) issued within three (3) years of Site Plan approval, the approval shall lapse.

2. **Subdivision Agreement**

The Owner acknowledges and agrees that all terms and conditions of the Subdivision Agreement between Mattamy (Northwoods) Limited and the City of Ottawa, registered as Instrument No. OC2831957 on September 19, 2025, apply to the subject lands and are in full force and effect.

3. **Barrier Curbs**

The Owner acknowledges and agrees that the parking areas and entrances shall have barrier curbs and shall be constructed in accordance with the drawings of a design professional, such drawings to be approved by the General Manager, Planning, Development and Building Services.

4. **Water Supply for Fire Fighting**

The Owner shall provide adequate water supply for fire fighting for every building. Water supplies may be provided from a public water works system, automatic fire pumps, pressure tanks or gravity tanks.

5. **Reinstatement of City Property**

The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Development and Building Services, any property of the City, including, but not limited to, sidewalks, curbs and boulevards, which is damaged as a result of the subject development.

6. **Construction Fencing**

The Owner acknowledges and agrees to install construction fencing, at its expense, in such a location as may be determined by the General Manager, Planning, Development and Building Services.

7. **Construct Sidewalks**

The Owner shall design and construct sidewalk(s) within public rights-of-way or on other City owned lands to provide a pedestrian connection from or to the site as may be determined by the General Manager, Planning, Development and Building Services. Such sidewalk(s) shall be constructed to City Standards.

8. **Extend Internal Walkway**

The Owner shall extend internal walkways beyond the limits of the subject lands to connect to existing or proposed public sidewalks, at the sole expense of the Owner, to the satisfaction of the General Manager, Planning, Development and Building Services.

9. **Completion of Works**

The Owner acknowledges and agrees that no new building will be occupied on the lands until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Development and Building Services, including the installation of municipal numbering provided in a permanent location visible during both day and night and the installation of any street name sign on relevant streets. Notwithstanding the non-completion of the foregoing Works, occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning, Development and Building Services, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Development and Building Services for such occupancy in writing.

Until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Development and Building Services, the Owner shall give notice to the City of a proposed conveyance of title to any building at least thirty (30) days prior to any such conveyance. No conveyance of title to any building shall be effective unless the Owner has complied with this provision.

Nothing in this clause shall be construed as prohibiting or preventing the approval of a consent for severance and conveyance for the purposes of obtaining financing.

10. **Development Charges**

The Owner shall pay development charges to the City in accordance with the by-laws of the City.

Special Conditions

11. **Professional Engineering Inspection**

The Owner shall have competent Professional Engineering inspection personnel on-site during the period of construction, to supervise the Works, and the General Manager, Planning, Development and Building Services Department, shall have the right at all times to inspect the installation of the Works. The Owner acknowledges and agrees that should it be found in the sole opinion of the General Manager, Planning, Development and Building Services Department, that such personnel are not on-site or are incompetent in the performance of their duties, or that the said Works are not being carried out in accordance with the approved plans or specifications and in accordance with good engineering practice, then the General Manager, Planning, Development and Building Services Department, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Development and Building Services Department.

12. **Private Approach Detail**

The Owner agrees that all private approaches, including temporary construction access to the subject lands, shall be designed and located in accordance with and shall comply with the City's Private Approach By-Law, being By-law No. 2003-447, as amended, and shall be subject to approval of the General Manager, Planning, Development and Building Services.

The Owner acknowledges and agrees that all private approaches serving the proposed development shall be designed and constructed, at the sole expense of the Owner, in accordance with the City's "Curb Return Entrances – Uncontrolled Intersections" Plan, Drawing No. SC7.1, dated March 2007 and revised March 2021, and the Owner shall comply with the City's Private Approach By-law, being No. 2003-447, as amended.

13. **Noise Control Attenuation Measures**

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved Transportation Noise Assessment, referenced in Schedule "E" of this Agreement, as follows:

- (a) each unit is to be equipped with central air conditioning;
- (b) each unit is to be fitted with a forced air heating system and ducting, and shall be sized to accommodate central air conditioning;
- (c) further to subsection (b) above, the location and installation of any outdoor air conditioning device(s) shall comply with the noise criteria of the Ministry of the Environment, Conservation and Parks' Publication NPC-216, dated 1993, and the Environmental Noise Guidelines for Installation of Residential Air Conditioning Devices, dated September 1994, as amended, in order to minimize the noise impacts both on and off the immediate vicinity of the subject lands;
- (d) prior to the issuance of a building permit, a review of building components (windows, walls, doors) is required and must be designed to achieve indoor sound levels within the City's and the Ministry of the Environment, Conservation and Parks' noise criteria. A letter shall be prepared by a qualified professional and provided to the General Manager, Planning, Development and Building Services confirming the plans submitted for building permit issuance have incorporated any and all mitigation measures to achieve the required indoor sound levels;
- (e) upon completion of the development and prior to occupancy and/or final building inspection, a professional engineer, licensed in the Province of Ontario with expertise in the subject of acoustics related to land use planning, shall be retained to visit the lands, inspect the installed noise control measures and satisfy themselves that the installed recommended interior noise control measures comply with the measures in the Transportation Noise Assessment referenced in Schedule "E" hereto. The

professional engineer shall prepare, sign and stamp a letter to the General Manager, Planning, Development and Building Services (the "Certification Letter") stating that they certify acoustical compliance with all requirements of the applicable conditions in this Agreement, to the satisfaction of the General Manager, Planning, Development and Building Services.

14. **Notice on Title – Noise Control Attenuation Measures**

The Owner acknowledges and agrees that a notice shall be registered on title to the subject lands, at the Owner's expense. The Owner further acknowledges and agrees that such notice on title, or the clauses as written directly below, shall be included in all agreements of purchase and sale and lease agreements to inform prospective purchasers and tenants of these matters. The notice on title shall include, but not be limited to, the following:

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

Type C – Forced Air Heating System and Ducting (Buildings A and B)

"The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that this dwelling unit has been fitted with a forced air heating system and the ducting, etc. was sized to accommodate central air conditioning. Installation of central air conditioning by the purchaser/lessee will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of Ottawa's and the Ministry of the Environment, Conservation and Parks' noise criteria."

"The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges and agrees it shall identify the location and install any outdoor air conditioning device(s) so as to comply with the noise criteria of the Ministry of the Environment, Conservation and Parks' Publication NPC-216, dated 1993, and the Environmental Noise Guidelines for Installation of Residential Air Conditioning Devices, dated September 1994, as amended, in order to minimize the noise impacts both on and off the immediate vicinity of the subject lands."

Type D – Central Air Conditioning (Buildings C and D)

"The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that this dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of Ottawa's and the Ministry of the Environment, Conservation and Parks' noise criteria."

Ending Paragraph

“The purchaser/lessee covenants with the vendor/lessor that the above clauses, verbatim, shall be included in all subsequent agreements of purchase and sale and lease agreements for the lands described herein, which covenant shall run with the said lands.”

15. **Geotechnical Investigation**

The Owner acknowledges and agrees that it shall retain the services of a geotechnical engineer, licensed in the Province of Ontario, to ensure that the recommendations of the Geotechnical Investigation (the “Report”), referenced in Schedule “E” herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Development and Building Services with confirmation issued by the geotechnical engineer that the Owner has complied with all recommendations and provisions of the Report, prior to construction of the foundation and at the completion of the Works, which confirmation shall be to the satisfaction of the General Manager, Planning, Development and Building Services.

16. **Re-Grading and Maintenance of Ditch**

The Owner acknowledges and agrees it shall be responsible for various grading and maintenance measures along March Road, which include the following:

- (a) Re-grade the shoulders of the ditch within the road allowance(s) of March Road abutting the subject lands, to the satisfaction of the General Manager, Planning, Development and Building Services Department;
- (b) Obtain utility clearances prior to the re-grading of any ditch;
- (c) Obtain approval from the City’s Roads Services Branch of the Public Works Department if the grade of any ditch bottom is to change; and
- (d) Maintain a grass cover within the road allowance(s) of March Road abutting the subject lands, to the satisfaction of the General Manager, Planning, Development and Building Services Department.

17. **Stormwater Works Certification**

Upon completion of all stormwater management Works, the Owner acknowledges and agrees to retain the services of a Professional Engineer, licensed in the Province of Ontario, to ensure that all measures have been implemented in conformity with the approved Plans and Reports, referenced in Schedule “E” herein. The Owner further acknowledges and agrees to provide the General Manager, Planning, Development and Building Services with certificates of compliance issued by a Professional Engineer, licensed in the Province of Ontario, confirming that all recommendations and provisions have been implemented in accordance with the approved Plans and Reports referenced in Schedule “E” herein.

18. **Inlet Control Devices (ICDs)**

The Owner acknowledges and agrees to install and maintain in good working order the required in-ground stormwater inlet control devices, as recommended in the approved Site Servicing and Stormwater Management Report, referenced in Schedule "E" herein. The Owner further acknowledges and agrees it shall assume all maintenance and replacement responsibilities in perpetuity. The Owner shall keep all records of inspection and maintenance in perpetuity, and shall provide said records to the City upon its request.

19. **Water Plant**

The Owner acknowledges and agrees that the water plant within the lands is a private watermain. The Owner further acknowledges and agrees that the private watermain and appurtenances thereto are to be maintained by the Owner at its own expense, in perpetuity. The Owner performing maintenance on critical infrastructure, such as private watermains and private fire hydrants, shall maintain adequate records as proof of having done so in accordance with applicable regulations, and that the records shall be retained for review by the City and or the Ottawa Fire Services when requested.

20. **Private Storm Sewer Connection to City Sewer System**

The Owner acknowledges and agrees that any new storm sewers to be installed as part of this development shall not be connected to the City's existing storm sewer system until such time as either:

- (a) a certificate of conformance and As-built Drawings have been received from a Professional Engineer, licensed in the Province of Ontario, certifying that all required inlet control devices have been properly installed to City Standards or Specifications, and that the storm sewer system has been installed in accordance with the approved engineering drawings for site development and City Sewer Design Guidelines. The inlet control devices shall be free of any debris; or
- (b) a flow limiting orifice plate, designed by a Professional Engineer licensed in the Province of Ontario and to the satisfaction of the City, has been installed at the storm water outlet prior to connecting any upstream storm sewers. Such orifice plate shall not be removed until subsection (a) above has been satisfied and approved by the General Manager, Planning, Development and Building Services.

21. **Leak Survey**

The Owner acknowledges and agrees that the Water Plant and sewer service within the lands is a private system, including Private Services and sewer services and appurtenances, and the Owner acknowledges and agrees that it is responsible for the operation, maintenance and/or replacement, in perpetuity, of the Private Services and sewer system, including the Private Watermains, private hydrants, private sanitary and storm sewer infrastructure (collectively the "private system") which are located on the lands and that the Owner will retain copies of all the associated Work and maintenance contracts, and make said contracts available for inspection upon demand by the City.

Further, the Owner acknowledges and agrees to have a Professional Engineer, licensed in the Province of Ontario, conduct regular inspections of the water system and sewer system, which includes a leak detection survey at least every five (5) years and a video of the sanitary sewer system to check for major water infiltration into the private system. Copies of the inspection reports and videos shall be

provided to the General Manager, Infrastructure and Water Services and Fire Services. The Owner further acknowledges and agrees that as part of the Owner's ongoing maintenance responsibility for the private system, repairs to the system must be completed immediately to correct any deficiencies which contribute to water loss or leakage of infiltration within the private system. Any deficiencies shall be immediately reported to the City. The Owner acknowledges and agrees to notify the General Manager, Infrastructure and Water Services when such repairs have been completed.

22. **Site Lighting Certificate**

- (a) In addition to the requirements contained in Clause 19 of Schedule "C" hereto, the Owner acknowledges and agrees, prior to the issuance of a building permit, to provide the City with a certificate from an acceptable professional engineer, licensed in the Province of Ontario, which certificate shall state that the exterior site lighting has been designed to meet the following criteria:
 - (i) it must be designed using only fixtures that meet the criteria for full cut-off (sharp cut-off) classification, as recognized by the Illuminating Engineering Society of North America (IESNA or IES); and
 - (ii) it must result in minimal light spillage onto adjacent properties. As a guideline, 0.5 fc is normally the maximum allowable spillage.
- (b) The Owner acknowledges and agrees that, upon completion of the lighting Works and prior to the City releasing any associated securities, the Owner shall provide certification satisfactory to the General Manager, Planning, Development and Building Services, from a Professional Engineer, licensed in the Province of Ontario, that the site lighting has been constructed in accordance with the Owner's approved design plan.

23. **Maintenance and Liability Agreement for Landscaping**

The Owner acknowledges and agrees it shall be required to enter into a Maintenance and Liability Agreement with the City, for those elements which are to be located in the City's Linseed Road right-of-way, as shown on the approved Landscape Plan referenced in Schedule "E" herein, including all plant and landscaping material (except municipal trees), concrete walkways. The Maintenance and Liability Agreement shall be registered on title, at the Owner's expense, immediately after the registration of this Agreement. The Owner shall assume all maintenance and replacement responsibilities in perpetuity.

24. **Waste Collection**

- (a) Residential Units

The Owner acknowledges and agrees that residential cart (and/or container) garbage and organic waste collection will be provided by the City from a centralized refuse room or area. The Owner shall provide, at its own expense, adequate

storage for the containers and carts and acknowledges it is recommended that they be placed on a concrete floor. The Owner shall provide an adequately constructed road for direct access to the garbage/organic waste storage room or area suitable for garbage/organic waste collection vehicles. Any additional services (i.e. winching of containers) may result in extra charges. It is expressly acknowledged that this service may be amended or discontinued at the City's sole discretion, if in the City's opinion, access is not appropriate or due to policy/process changes within the operating department.

(b) Non-residential Units

The Owner acknowledges and agrees that garbage, recycling, and organic waste collection will not be provided by the City and it shall make appropriate arrangements with a private contractor for garbage, recycling, and organic waste collection at the Owner's sole expense. The Owner shall consult a private contractor regarding any access requirements for garbage and/or recycling and organic waste collection.

25. **Parkland Dedication**

- (a) The Owner acknowledges and agrees that the conveyance requirement for this site plan application has been satisfied through the dedication to the City of Park Block 190 on 4M-1767, instrument OC 2831957.
- (b) The Owner covenants and agrees that the conveyance requirement has been calculated at the rate set out below in accordance with the Parkland Dedication By-law, being By-law No. 2022-280, as amended:
 - (i) For residential > 18 units/net ha: (conveyance of parkland) one hectare per 600 net residential units.
 - (ii) For commercial & industrial uses: (conveyance of parkland, cash-in-lieu of conveyance parkland, or combination thereof) 2% of the gross land area.
 - (iii) Where land is developed for a mix of uses within a building, the conveyance requirement shall be the cumulative sum for each use, as calculated using the applicable rate prorated proportionally to the gross floor area allocated to each use;

Conveyance Requirement Table:

Conveyance Requirements Table For Single Use Buildings A, B, & D		
Development Type	Calculation	Conveyance Requirement (m ²)
Residential > 18 units/net hectare	48 units @ 1/600 per net residential unit	800 m ²

Conveyance Requirement Table For Mixed-Use Building C			
Gross land Area (GLA) of commercial (estimated, including parking and drive aisles)		2400 m ²	
Total Gross Floor Area (GFA) (Building C, as per site plan)		2,170 m ²	
Proportion of GFA allocated to each use		Residential (1,463 m ²)	67%
		Commercial (707 m ²)	33%
Development Type	Calculation	Conveyance Requirement (m ²)	
Residential > 18 units/net hectare	24 units @1/600 per net residential unit (400m ²) * 67%	268 m ²	
Commercial	2% of the Gross Land Area (48m ²) * 33%	16 m ²	
Subtotal for Building C		284 m ²	
Total Conveyance Requirement		1,084m ² (0.108 ha)	

- (c) The owner agrees and acknowledges that parkland dedication requirement for this site totals 1,084 square metres (0.108 ha) and this amount shall be listed in the conditions of registration for the final phase of registration of this draft plan of subdivision dated May 26, 2023, for Block 188 on 4M-1767.

All of the above shall be to the satisfaction of the General Manager, Planning, Development, and Building Services.

26. **Corner Sight Triangle**

Prior to registration of this Agreement, the Owner acknowledges and agrees to convey to the City, at no cost to the City, an unencumbered corner sight triangle measuring overlapping 5 metres x 15 metres at the intersection of March Road and Linseed Road. The exact location and area of the corner sight triangle must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the corner sight triangle, to the City Surveyor for review prior to its deposit in the Land Registry Office. Such reference plan must be tied to the Horizontal Control Network in accordance with the municipal requirements and guidelines for referencing legal surveys. The Owner acknowledges and agrees to provide an electronic copy of the Transfer and a copy of the deposited reference plan to the City Solicitor prior to the execution of this Agreement by the City. All costs shall be borne by the Owner.

27. **Road Widening**

The Owner acknowledges and agrees that the road widening conveyance requirement for the site plan application has been satisfied through the conveyance of an unencumbered road widening across the complete March Road frontage of the lands, measuring 22.25 metres from the existing centreline of pavement/the abutting right-of-way, though the associated Subdivision Agreement (Instrument Number OC 2831957).

28. **Mississippi Valley Conservation Authority**

The Owner acknowledges and agrees to obtain any required approvals and/or permits from the Rideau Valley Conservation Authority prior to the commencement of site works. The Owner acknowledges and agrees to file copies of such approvals and/or permits with the General Manager, Planning, Development and Building Services.

29. **Kanata North Landowner's Group**

Prior to the registration of this Agreement, or issuance of a Commence Work Notification or Building Permit, the Owner agrees to provide the City with a clearance letter from the Trustee of the Kanata North Landowners Group confirming that the Owner is party to the Kanata North Landowners Group and that Cost Sharing Agreements (if applicable) and all of the obligations, financial and otherwise, of the landowner(s) of this site plan have been fulfilled pursuant to the Landowners Agreement.

30. **Digital Landscape Plan**

Prior to the registration of this Agreement, the Owner acknowledges and agrees to provide a digital, georeferenced CAD or GIS file of the approved Landscape Plan, referenced in Schedule "E" herein, for inclusion in the City's tree inventory, to the satisfaction of the General Manager, Planning, Development and Building Services.

31. **Transplant City Tree(s)**

The Owner acknowledges and agrees that any existing City trees in the Linseed Road right-of-way to be relocated through this development are to be transplanted by a qualified contractor with appropriate equipment when the tree is in a dormant state. The Owner further acknowledges and agrees that they are responsible for watering and maintenance of these trees for the full duration of warranty, and transplanted trees that fail or decline significantly during the warranty period shall be replaced by the Owner at their sole cost. All of the above is to the satisfaction of the General Manager, Planning, Development, and Building Services.

July 31, 2026

Date



Sean Moore
Manager, Development Review West,
Planning, Development and Building
Services Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-25-0148

SITE LOCATION

251 Linseed Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is located in the northeast corner of the intersection of March Road and Linseed Road, within Mattamy's Northwoods subdivision; it is considered Phase 6 of the subdivision. The site has an area of 10,891 square metres and is currently vacant. The surrounding area is characterized by a mix of existing rural estate subdivisions and newer subdivisions currently being developed. Surrounding uses immediately abutting the site include additional phases of the Northwoods subdivision to the south and east; a rural estates subdivision to north; and institutional uses, including a Fire Station and elementary school, across March Road to the west.

The proposed development includes a planned unit development consisting of a mixed-use building and three blocks of back-to-back townhouses with a total of 72 residential units; all buildings are three storeys. The mixed-use building is located at the corner March Road and Linseed Road and contains 24 residential units and approximately 705 square metres of commercial space on the ground floor. The back-to-back townhouse blocks contain between 12 and 18 residential units each. A total of 117 vehicular parking spaces is provided within a central surface parking area that is accessed from Linseed Road. A total of 39 bicycle parking spaces is also provided, which are located throughout the site. A total of 1097 square metres of amenity space is provided on site, including a 482 square metre outdoor communal amenity area along Linseed Road.

Residential Units and Types

Dwelling Type	Number of Units
Apartment	24
Townhouse	48

Related Applications

The following applications are related to this proposed development:

- Plan of Subdivision – D07-16-19-0020

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal conforms to the applicable policies of the Official Plan.
- The proposal is consistent with the Kanata North Community Design Plan, including policies for the designated 'Neighbourhood Mixed Use'.
- The applicant has provided a Zoning Confirmation Report verifying that the proposal is in compliance with all applicable zoning provisions including the provisions of the GM15[3021] (General Mixed Use, Subzone 15, Urban Exception 3021) zoning.
- All technical issues have been resolved to the satisfaction of the City, through approved drawings or inclusion of conditions.
- Conditions of approval have been included to ensure the proposed development conforms to City policies.
- The proposed site design represents good planning.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, is being satisfied within this approval through the taking of cash-in-lieu of parkland as detailed in the above conditions.

CONSULTATION DETAILS

Councillor's Comments

Councillor Cathy Curry was aware of the application related to this report.

Public Comments

This application was subject to public circulation under the Public Notification and Consultation Policy. There were public comments received online and staff considered these comments.

Technical Agency/Public Body Comments

TELUS Communications

TELUS Communications identified that there was no conflict between the proposed development and their infrastructure.

Ottawa-Carleton District School Board

The Ottawa-Carleton District School Board (OCDSB) advised that there are school

accommodation pressures in the OCDSB schools designated to serve the proposed development, which are currently being addressed by the utilization of portable classrooms and/or directing students to schools outside their community.

Hydro Ottawa (Local Distribution)

The applicant was provided with comments from Hydro Ottawa, which are to be addressed directly with Hydro Ottawa.

Mississippi Valley Conservation Authority

The applicant has addressed all comments provided by the Mississippi Valley Conservation Authority through the development review process.

Canada Post

The applicant was provided with comments from Canada Post, which are to be addressed directly with Canada Post.

Advisory Committee Comments

N/A

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date. The applicant agreed to have the application placed on hold to allow for issue resolution prior to approval.

Contact: Colette Gorni Tel: 613-580-2424, ext. 21239 or e-mail: Colette.Gorni@ottawa.ca

Document 1 – Location Map

