

Plan of Subdivision Proposal

15 Bill Leathers Drive

December 21, 2006

To: Concerned Community Groups (Distribution List)

Attached is a summary of a *Plan of Subdivision Proposal* being considered by the Planning, Transit and the Environment Department. General information related to Subdivision Approvals can be obtained from the City's Web Page (http://ottawa.ca/city_services/planningzoning/17_0_en.shtml).

As part of the City's Public Notification and Consultation Policy, we would like to know your views concerning this proposal. These can be forwarded by mail using the attached comment sheet, or by phone, facsimile or e-mail as noted at the bottom of the proposal summary. Your comments will be considered in the evaluation of this proposal.

If you provide comments on this proposal, you will be included on the list of those who will receive further information on any community meetings and the Public Meeting required under the Planning Act where this proposal will be discussed.

Please note, if a person or public body that files a notice of appeal of a decision of the City of Ottawa in respect to the proposed decision, does not make oral submission at the Public Meeting if one is held, or make written submissions to the City of Ottawa before the proposed Plan of Subdivision is approved or refused, the Ontario Municipal Board may dismiss the appeal.

Should you have any questions, or require clarification or additional information, please contact the undersigned at 613-580-2424, extension 41700, send a fax to (613) 580-2576, or e-mail at Bev.Streicher@ottawa.ca.

Yours truly,



Bev Streicher
Planner
Planning and Infrastructure Approvals Branch
Planning, Transit and the Environment

c.c. Councillor Steve Desroches - Gloucester-South Nepean (With Distribution list)

Plan of Subdivision Proposal Summary

File Number: DOT-16-06-0030

Date: December 21, 2006

Owner: Minto Developments Inc.

Applicant/Agent: Rod Price, Minto Developments Inc.:

Site Location:

The proposed site, municipally known as 15 Bill Leathern Drive, is located in the South Merivale Business Park, south of Fallowfield Road, west of Merivale Road off of Leiken Drive on the north/east side of Bill Leathern Drive.

Description of Site and Surroundings:

The site is located in the South Merivale Business Park currently zoned under Nepean Zoning By-law 100-2000 as 'MBC - Industrial Campus Zone'¹. Surrounding land uses include: vacant property to the north and south, previous JDS Campus site (future RCMP site) to the east, and Enbridge Gas Distribution office located north/west of the site.

Details of Plan of Subdivision Proposal:

This 2.6-hectare site will be used to create two lots and one partial road access for future Business Office uses on the north side of Bill Leathern Drive. Block 1 has recently received recent draft Site Plan approval for a three-storey office building, currently pending Site Plan registration. A Conditional Building permit was recently issued and construction has commenced on Block 1. Street No. 1 will be used to provide additional frontage and future road access to the future office building's service entrance and east parking lot (Block 1). The remainder of Street No. 1 will be covered under a separate Plan Subdivision application, also with the City. Block 2 is currently vacant.

Companion Applications:

Site Plan application No. D07-12-06-0152.

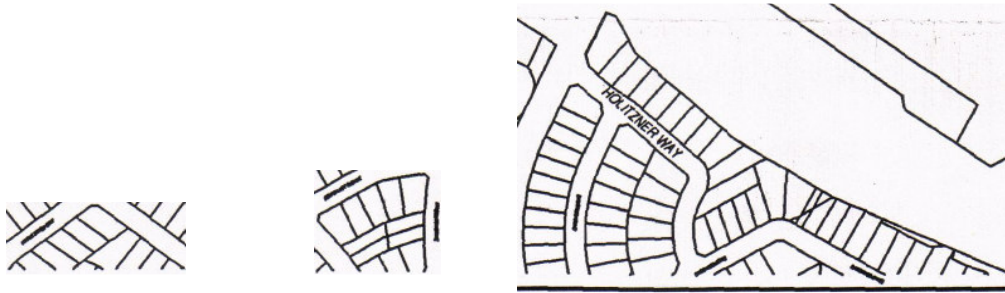
Timelines and Approval Authority:

Please provide any comments to the undersigned by January 18, 2007.

The "On Time Decision Date", i.e. the date on which-a decision will be rendered by the Director or a Manager within the Planning and Infrastructure Approvals Branch, via delegated authority, was February 7, 2007. However timelines were revised due to City/applicant consultation regarding future road construction and application not meeting submission requirements.

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ProAK'd by PUnn^A and Dtv«feff»nt D«*l««M
D07.16-06-0030 C6-2179-L



LOCATION MAP /P/an de revision
PLAN OF SUBDIVISION /Plan de lotissement
15 BILL LEATHAM DRIVE

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DEC. 14. 2006

REVISION DATE DIRWS/CW