



FileNo.:D07-16-06-0032

Plan of Subdivision Proposal

20 Leikin Drive, 99 Bill Leathern Drive and 11 Beckstead Road

December 15, 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 27500, send a fax to 613-580-2576, or e-mail at martin.barakengera@ottawa.ca.

Yours truly,

A handwritten signature in black ink, appearing to read 'Martin Barakengera', written over a horizontal line.

Martin Barakengera, MCIP, RPP
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: D07- 16-06-0032

Date: December 15, 2006

Owner: Zena-Kinder Holdings Limited & The City of Ottawa

Applicant/ Agent: Doug Kelly Professional Group & Soloway Wright LLP:

Site Location:

The site (20 Leikin Drive, 99 Bill Leathern Drive and 11 Beckstead Road) is located on the west side of Merivale Road, about 650 metres south of Fallowfield Drive.

Description of Site and Surroundings:

The subject lands are located in the South Merivale Business Park and measure approximately 33 hectares and are zoned MBC - Industrial Campus Zone. Surrounding land uses include vacant lands to the north, vacant lands and residential development to the east, an office use and vacant lands to the south, and to the west vacant lands and an office use.

Details of Plan of Subdivision Proposal:

The applicant proposes to subdivide the subject lands into five blocks for industrial purposes. The Draft Plan of Subdivision shows 6 blocks, but in fact blocks #3 and #4 are one block which was unintendedly split in two. The error will be corrected on the final plan. At least three roads will be constructed or extended to provide additional frontage and access to the created blocks of land.

Companion Applications:

Timelines and Approval Authority:

Please provide any comments to the undersigned by **January 12, 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 **December 9, 2006**, but circulation of the proposal was not done on schedule due to City-applicant consultations related to construction of roads.

Martin Barakengera

City of Ottawa

Planning and Infrastructure Approvals Branch

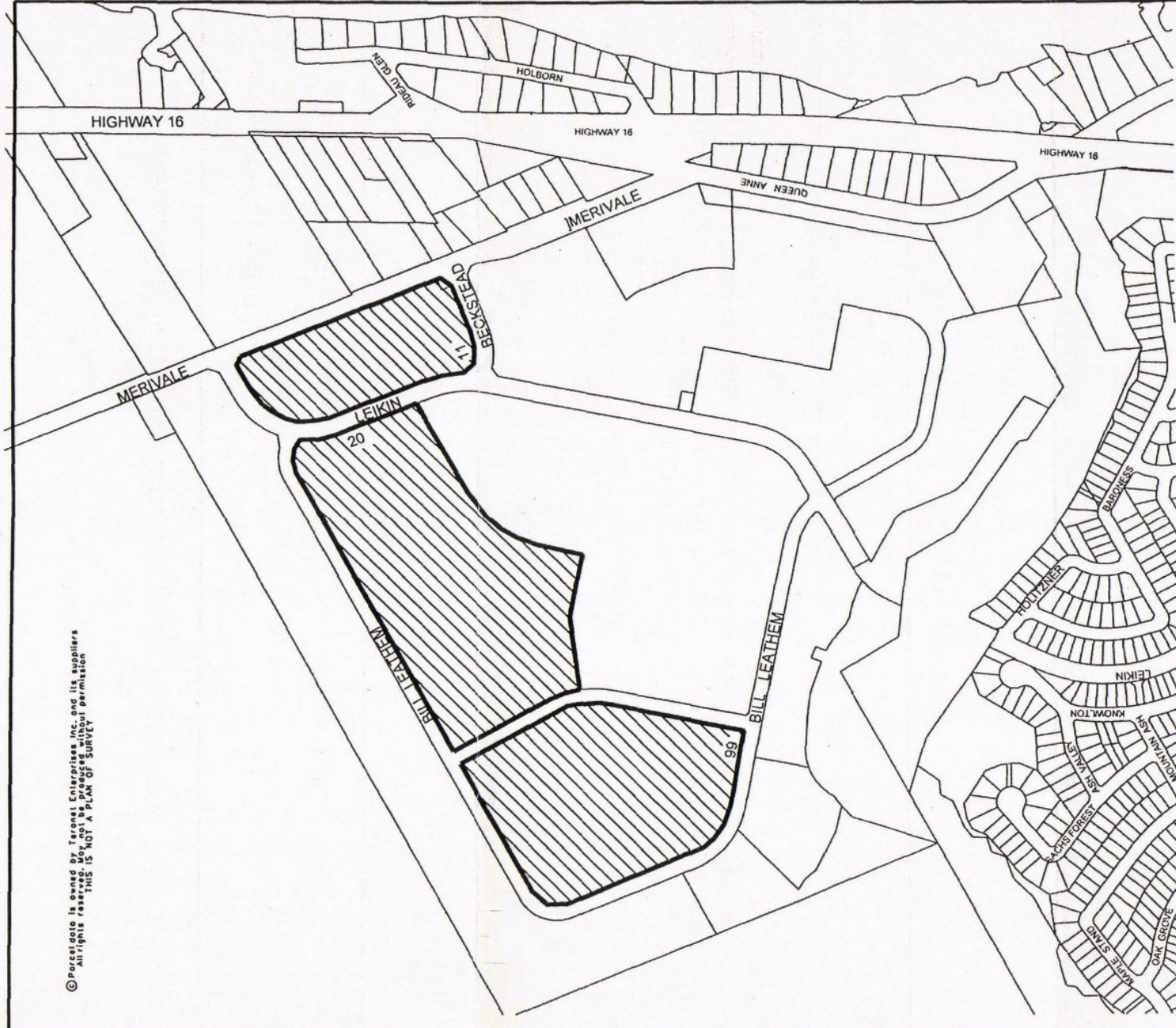
Planning, Transit and the Environment

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ÉCHELLE
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 MÈTRES



SCALE
 N.T.S.
 METRES

LOCATION MAP / Plan de révision
 PLAN OF SUBDIVISION / Plan de lotissement
 20 Leikin Dr., 99 Bill Leatham., & 11 Beckstead Road



Produced by Planning, Transit and the Environment
 Produit par le Service de l'urbanisme du Transport
 en et de l'environnement

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12 / 06 / 2006
 REVISION DATE DE RÉVISION