

File No.: D07-12-06-0152

Site Plan Control Proposal

15 Bill Leathers Drive

July 11, 2006

To: Concerned Community Groups (Distribution List)

Attached is a summary of a *Site Plan Control Proposal* being considered by the Planning and Growth Management Department. General information related to Site Plan Control 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 meetings (community meetings or public meetings of the Planning and Environment Committee) where this proposal may be discussed and related to the decision that will be rendered on this application.

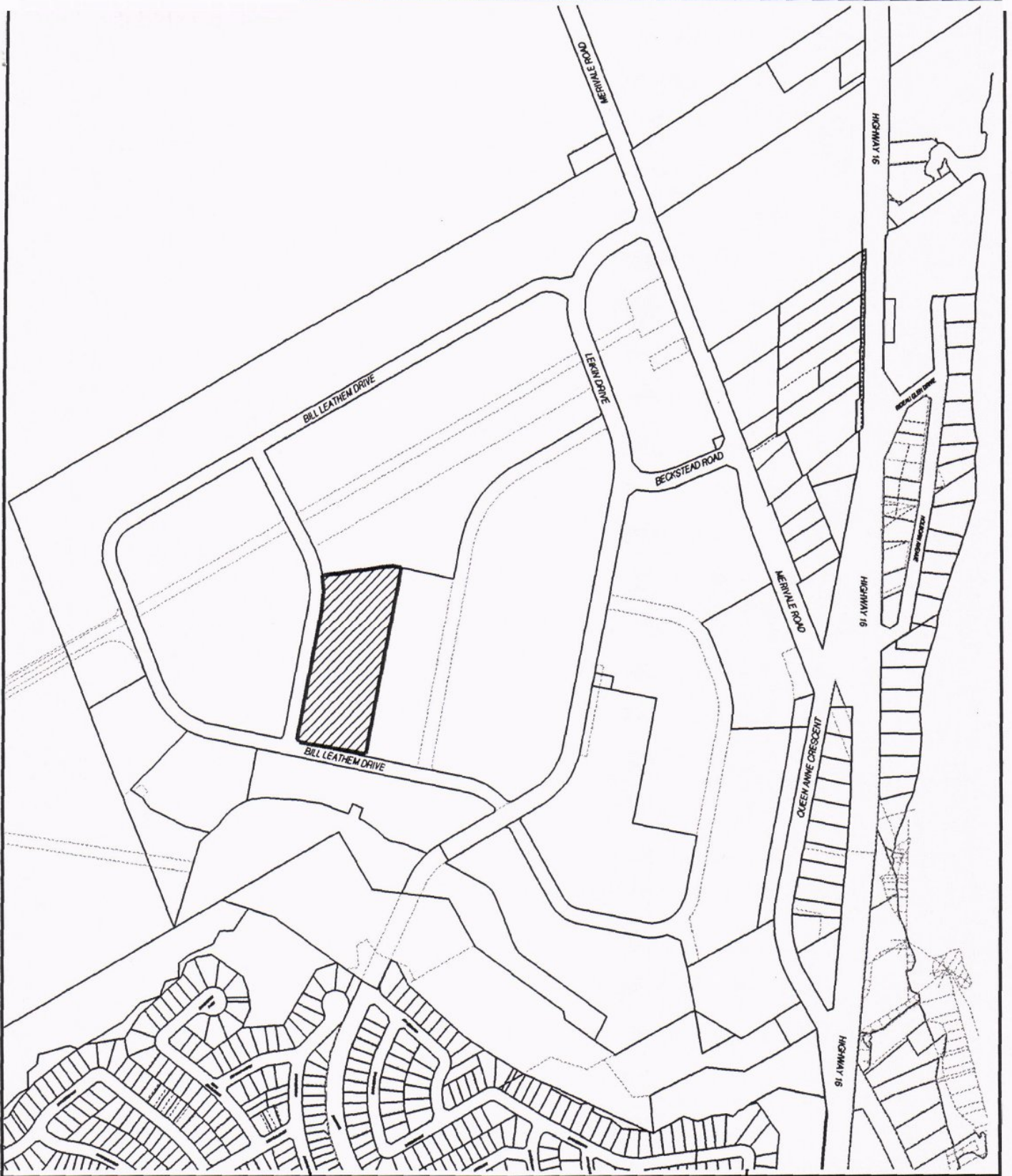
Should you have any questions, or require clarification or additional information, please call the undersigned at 613-580-2424, extension 41700.

Yours truly,



Bev Streicher
Planning and Infrastructure Approvals Branch

cc Councillor Jan Harder - Bell/South Nepean (With Distribution list)



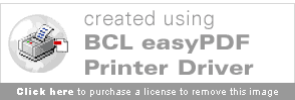
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LOCATION MAP / Plan de revision

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Site Plan Control Proposal Summary

File Number: D07-12-06-0152

Date: July 11,2006

Owner/Applicant: Rod Price

Agent/Consultant: N/A

Address: Minto Developments Inc.
300-427 Laurier St. West
Ottawa, ON K1R 7Y2

Address: N/A

Phone: (613)751-2883

Phone: N/A

Site Location:

The proposed site, municipally known as 15 Bill Leathers Drive, is located in the South Merivale Business Park, south of Fallowfield Road, west of Merivale Road. The site is situated off of Leiken Drive on the north/east side of Bill Leathers Drive, south of a future municipal road currently identified as Part 25 on registered Plan 4R-9089.

Description of Site and Surroundings:

The site is currently an undeveloped field, relatively flat, overrun with wild grass and weeds. This property is zoned as 'MBC - Industrial Business Campus Zone' under former Nepean Zoning By-law 1 GO-2000. Enbridge Gas Distribution is located north/west of the site; while the remaining properties surrounding the site are vacant.

Purpose of Site Plan Control Proposal:

To obtain Site Plan Control approval to construct a business office building.

Proposal Details:

The 26,157.5 square metre (6.46 acres) site will be used to accommodate one three storey (12 metres in height) office building comprising of 14, 148.0 square metres (152.293 sq. ft.) gross floor area. The 4.755.1 square metre footprint of the proposed building will provide an 18 percent coverage of the total lot area. A total of 524 parking spaces have been proposed for the site.

Companion Proposals/Applications:

N/A

Timelines & Approval Authority:

Please provide any comments to the undersigned by **August 8, 2006**. The "On Time Decision Date", i.e. the date a decision on the application will be rendered by the Director or a Manager within the Planning and Infrastructure Approvals Branch, via delegated authority, will be **September 10,2006**.

Bev Streicher

City of Ottawa

Planning and Growth Management Department

110 Laurier Avenue West, 4th floor Ottawa, ON K1P 1U1

613-580-2424, ext. 41700 Fax No.: 613-580-2576

Bev.Streicher@ottawa.ca