



File No.: D07-16-19-0005

October 30, 2019

Caivan Communities  
2934 Baseline Road, Suite 302  
Ottawa ON K2H 1B2

Dear: Ms. Pham

**Re: Notice Under Section 51(37) of the *Planning Act*  
Caivan Brazeau Development Corporation  
Draft Plan Subdivision (File No. D07-16-19-0005)  
3809 Borrisokane Road**

In accordance with Section 51(37) of the *Planning Act*, you are hereby notified that the Manager, Development Review, South of the Planning, Infrastructure and Economic Development Department has approved the above noted Draft Plan of Subdivision subject to the conditions contained in the attached Delegated Authority Report.

## **NOTICE OF APPEAL**

Pursuant to Section 51(39) of the *Planning Act*, as amended:

1. The applicant;
2. A public body that, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority;
3. A person listed in subsection (48.3) who, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority;<sup>i</sup> and/or,
4. The Minister.

may, not later than 4:30 p.m. on November 20, 2019, appeal the decision by filing a notice of appeal with Kelby Lodoen Unseth, the undersigned planner, at the address below. Such appeal must identify, in writing, the reasons for the appeal and be accompanied by a cheque in the amount of \$300.00 (payable to "The Minister of Finance, Province of Ontario") to cover the Local Planning Appeal Tribunal's prescribed fee.

If no notice of appeal is received on or before November 20, 2019, the Manager's decision is final and the Draft Plan of Subdivision will be approved on the November 21, 2019.

Please note that any of the above-indicated persons or public bodies may, at any time before the approval of the final Plan of Subdivision, appeal any of the conditions imposed by the City to the Local Planning Appeal Tribunal by filing with the City a notice of appeal.

Only the individuals, corporations or public bodies specified above may appeal decisions in respect of a proposed plan of subdivision to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

## NOTICE OF HEARING

Should this decision be appealed, persons or public bodies who wish to receive notice of the Local Planning Appeal Tribunal hearing can receive such notice by submitting a written request to the undersigned.

Should you require further clarification, please contact me at 613-580-2424, extension 12852 or by e-mail at [Kelby.LodoenUnseth@ottawa.ca](mailto:Kelby.LodoenUnseth@ottawa.ca).

Best regards,



Kelby Lodoen Unseth, Planner  
Planning, Infrastructure and Economic Development Department

Attach.(s)  
Delegated Authority Report  
Conditions for Draft Approval

c.c. Councillor Jan Harder - Barrhaven, Ward Councillor  
Christine Enta, Legal Counsel, Office of the City Clerk & Solicitor  
Wendy Hickson, Development Agreement Officer, Legal Services  
Lily Xu, Manager, Development Review South  
Timothy Marc, Senior Legal Council Planning, Development and Real Estate  
Caivan Brazeau Development Corporation, c/o Susan Murphy,  
[susan.murphy@caivan.com](mailto:susan.murphy@caivan.com)  
W.A. (Bill) Harper, City Surveyor, [bill.harper@ottawa.ca](mailto:bill.harper@ottawa.ca)  
Stephen Kapusta, Corridor Management Planner, Ministry of Transportation –  
Eastern Region, [Stephen.Kapusta@Ontario.ca](mailto:Stephen.Kapusta@Ontario.ca)  
Michel Kearney, Senior Project Manager, Infrastructure Planning  
Sami Rehman, Environmental Planner  
Amy MacPherson, Natural Systems and Rural Affairs Branch  
Peter Filipowich, Operation Planning, Solid Waste Compliance Branch  
Heidi Scott, Site Compliance Coordinator, Solid Waste Compliance Branch  
Jeannette Krabicka, Parks & Facilities Planning  
Jeff Shillington, Infrastructure Project Manager  
Mike Giampa, Transportation Project Manager  
Birgit Isernhagen, Ottawa Public Health Department, Public Health Inspection  
Branch



Janet MacDonald, Planner, Ottawa-Carleton District School Board,  
[janet.macdonald@ocdsb.ca](mailto:janet.macdonald@ocdsb.ca)

Cindy MacMillan, Planning Officer, Ottawa Catholic School Board,  
[cindy.macmillan@ocsb.ca](mailto:cindy.macmillan@ocsb.ca)

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