



File No.: D07-16-16-0011

December 17, 2019

Peter Hume
2405 St. Laurent Boulevard
Ottawa, ON
peter.hume@hpurban.ca

Dear Mr. Hume,

**Re: Notice Under Section 51(37) of the *Planning Act*
2325483 Ontario Ltd.
Draft Plan Subdivision (File No. D07-16-16-0011)
195 Huntmar Drive and Part of 2499 Palladium Drive**

In accordance with Section 51(37) of the *Planning Act*, you are hereby notified that the Manager, Development Review, West, of the Planning, Infrastructure and Economic Development Department has approved the Draft Plan of Subdivision submitted by Peter Hume on behalf of 2325483 Ontario Ltd. 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;ⁱ and/or,
4. The Minister.

may, not later than 4:30 p.m. on January 6, 2019, appeal the decision by filing a notice of appeal with Stream Shen, 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 January 6, 2019, the Manager's decision is final and the Draft Plan of Subdivision will be approved on the January 7, 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 the decision of the City 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.

No person or public body shall be added as a party to the hearing of the appeal of the decision of the City, including the lapsing provisions or the conditions, unless the person or public body, before the decision of the City, made oral submissions at a public meeting or written submissions to City Council or, in the Local Planning Appeal Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

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.

The lands proposed to be subdivided are the subject of a zoning by-law amendment application, file number D02-02-16-0055.

NOTICE OF CHANGED CONDITIONS AND DRAFT PLAN EXTENSION

Individuals, corporations, or public bodies are entitled to receive notice of any changes to the conditions of approval of the draft plan of subdivision and/or notice of an extension of draft plan approval if a written request has been made to be notified of such changes.

No person or public body shall be added as a party to the hearing of an appeal regarding any changes to the conditions of approval unless the person or public body, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority, or made a written request to be notified of the changes to the conditions or, in the Local Planning Appeal Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

Should you require further clarification, please contact me at 613-580-2424, extension 24488 or by e-mail at stream.shen@ottawa.ca.

Yours truly,

A handwritten signature in black ink, appearing to be "Stream Shen", written over a horizontal line.

Stream Shen, Planner
Planning, Infrastructure and Economic Development Department

c.c. Councillor Glen Gower, Ward Councillor
Christine Enta, Legal Counsel
Wendy Hickson, Development Agreement Officer
Bill Harper, Survey and Mappings
William Hamilton, CREO
MTO, Steve Kapusta, Stephen.Kapusta@ontario.ca
OCDSB, Lisa Gowans, lisa.gowans@ocdsb.ca
KWOG, Debbie Belfie, belfield@rogers.com
MVCA, Matt Craig, mcraig@mvca.on.ca
Owner, 2325483 Ontario Ltd., KMcCrann@shenkmancorp.com
Hydro One
Hydro Ottawa
Canada Post
Rogers
Enbridge
Zayo
OCSB
Bell
CECCE

ⁱ For your reference, subsection 51(48.3) states:

(48.3) The following are listed for the purposes of paragraph 2.1 of subsection (39), paragraph 2.1 of subsection (43) and paragraph 2.1 of subsection (48):

1. A corporation operating an electric utility in the local municipality or planning area to which the plan of subdivision would apply.
2. Ontario Power Generation Inc.
3. Hydro One Inc.
4. A company operating a natural gas utility in the local municipality or planning area to which the plan of subdivision would apply.
5. A company operating an oil or natural gas pipeline in the local municipality or planning area to which the plan of subdivision would apply.
6. A person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the Technical Standards and Safety Act, 2000, if any part of the distance established as the hazard distance applicable to the operation and referenced in the risk and safety management plan is within the area to which the plan of subdivision would apply.
7. A company operating a railway line any part of which is located within 300 metres of any part of the area to which the plan of subdivision would apply.
8. A company operating as a telecommunication infrastructure provider in the area to which the plan of subdivision would apply. 2019, c. 9, Sched. 12, s. 14 (8).