



File No.: OLV2002-0020

December 20, 2021

Novatech  
Attn: Greg Winters  
200 – 240 Michael Cowpland Drive  
Ottawa ON, K2M 1P6

Dear Mr. Winters, MCIP, RPP, Senior Project Manager

**Re: Notice Under Section 51(37) of the *Planning Act*  
1384341 Ontario Ltd.  
Draft Plan Subdivision (File No. OLV2002-0020)  
2727 Carp Road**

In accordance with Section 51(37) of the *Planning Act*, you are hereby notified that the Manager, Development Review, Rural, of the Planning, Infrastructure and Economic Development Department has approved the Draft Plan of Subdivision submitted by Novatech on behalf of 1384341 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;<sup>i</sup> and/or,
4. The Minister.

may, not later than 4:30 p.m. on January 9<sup>th</sup>, 2022, appeal the decision by filing a notice of appeal with Sarah McCormick, the undersigned planner, at the address below. Such appeal must identify, in writing, the reasons for the appeal and be accompanied by the Ontario Land Tribunal's prescribed fee of \$1,100.00, which shall be in the form of a certified cheque or money order payable to the Minister of Finance.

If no notice of appeal is received on or before January 9<sup>th</sup>, 2022, the Manager's decision is final and the Draft Plan of Subdivision will be approved on January 10<sup>th</sup>, 2022.

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 Ontario Land 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 Ontario Land 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 Ontario Land 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 Ontario Land 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 amendment, file number OZP2002-0132.

### **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 Ontario Land 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 24487 or by e-mail at Sarah.McCormick@ottawa.ca.

Yours truly,

A handwritten signature in cursive script that reads "Sarah McCormick".

Sarah McCormick, Planner II  
Planning, Infrastructure and Economic Development Department

Attach.(s)

c.c. Eli El-Chantiry, Ward Councillor  
Christine Enta, Legal Counsel  
Wendy Hickson, Development Agreement Officer  
Adam Brown, Manager – Development review Rural  
Kevin Hall, Senior Project Manager  
Sami Rehman, Planner II  
Tessa Dilorio, Risk Management Officer, Source Water Insp  
Kersten Nitsche, Planner II  
Mike Giampa, Senior Engineer  
1384341 Ontario Ltd, [mnesrallah@thomascavanagh.ca](mailto:mnesrallah@thomascavanagh.ca)  
Mississippi Valley Conservation Authority, attn: Matt Craig  
Zayo, [utility.circulations@zayo.com](mailto:utility.circulations@zayo.com)  
Bell Canada,  
Rogers Communications, [ott.utility.circul@rci.rogers.com](mailto:ott.utility.circul@rci.rogers.com)  
Enbridge Gas Distribution,  
O.C. District School Board, attn: Karyn Ostafichuk  
O.C. Catholic School Board, attn: Ian Baxter  
Conseil des écoles publiques, attn : Michèle D'Aoust  
Conseil des écoles catholiques du Centre-Est, attn : Karolyn Bois  
Municipal Property Assessment Corporation, attn: Jake Lefebvre  
Hydro One Networks (Local Distribution)  
Hydro one Networks (Trnasmission)  
Canada Post, attn: Joe Furano

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<sup>i</sup> 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.

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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).