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## Huntley Chase Subdivision 2727 Carp Road Ottawa, Ontario Planning Rationale



Prepared for: 1384341 Ontario Ltd.

Engineering excellence.

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**HUNTLEY CHASE SUBDIVISION  
2727 CARP ROAD  
OTTAWA, ONTARIO**

**PLANNING RATIONALE IN SUPPORT OF A REVISED  
APPLICATION FOR PLAN OF SUBDIVISION**

Prepared For:

1384341 Ontario Ltd. (c/o Cavanagh Developments)



Prepared By:



Suite 200, 240 Michael Cowpland Drive  
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April 14, 2022

Novatech File: 100149  
Ref: R-2022-057

April 14, 2022

City of Ottawa  
Planning, Real Estate, and Economic Development Department  
110 Laurier Avenue West, 4<sup>th</sup> Floor  
Ottawa, Ontario  
K1P 1J1

**Attention: Sarah McCormick, MCIP, RPP – Planner II**

**Reference: Huntley Chase Subdivision  
Planning Rationale In Support of a Revised Application for Plan of  
Subdivision  
2727 Carp Road  
Approved City File No.: OLV2002-0020 and OZP2002-0132  
Our File No.: 100149**

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Novatech has been retained by 1384341 Ontario Ltd. (c/o Cavanagh Developments) to prepare this Planning Rationale in support of a revised application for *Plan of Subdivision* for their property municipally known as 2727 Carp Road in Ward 5 – West Carleton-March, Ottawa, Ontario. The herein will be referred to as the 'Subject Site'.

The initial *Plan of Subdivision* (City File No.: OLV2002-0020) and *Zoning By-law Amendment* (City File No.: OZP2002-0132) applications were filed prior to July 23, 2003 to subdivide the Subject Site for a future rural residential subdivision and commercial development. The rural country lot subdivision will consist of seventy-eight (78) dwelling units, one (1) open space block, two (2) pathway blocks, and a network of three (3) newly created streets. The existing Cyd Street north of the Subject Site will be extended to serve future residential lots as part of the proposed rural country lot subdivision. The commercial development will consist of four (4) commercial blocks with frontage onto Carp Road. A separate *Site Plan Control* (City File No.: D07-12-16-0077) application was filed for the ATCO outdoor trailer and storage yard (Block 81) and received Site Plan Approval on October 4, 2019.

1384341 Ontario Ltd. received Draft Plan Approval from the City of Ottawa for the proposed development on December 20, 2021. The detailed engineering has been submitted to the City of Ottawa for review to clear the conditions of Draft Plan Approval. This Planning Rationale and other relevant information are being submitted to specifically address the small realignment of Street No.: 3 to Carp Road. The purpose is to shift a small portion of Street 3 outside the Mississippi Valley Conservation Authority (MVCA) regulatory limit for Huntley Creek. No other revisions are being considered for this revised *Plan of Subdivision* application with the proposed development proceeding as envisioned when the applications were originally filed in 2003. The realignment of Street No.: 3 to Carp Road is shown on the revised Draft Plan of Subdivision shown in **Appendix A**.



all matters “shall be consistent with” relevant policy statements under the authority of Section 3 of the *Planning Act*.

- **The proposed development for the Subject Site has been reviewed in accordance with the applicable policies of the PPS and remains consistent with those policies.**

## **2.2 Regional Municipality of Ottawa-Carleton, Township of West-Carleton, and City of Ottawa Official Plans**

As previously discussed, the initial *Plan of Subdivision* and *Zoning By-law Amendment* applications were filed prior to July 23, 2003. As such, the proposed development is subject to the grandfathering policies of the *Regional Municipality of Ottawa-Carleton* and *Township of West-Carleton Official Plans* and has been reviewed in accordance with the applicable policies.

- **The proposed development conforms to the *General Rural Area* policies of the *Regional Municipality of Ottawa-Carleton Official Plan* as country lots created by subdivision, commercial uses, and industrial uses are permitted.**
- **The proposed development conforms to the *Marginal Resource Area* policies of the *Township of West-Carleton Official Plan* as small-scale commercial and quasi-industrial land uses servicing or related to the rural economy as well as residential uses are permitted. Country Lot subdivisions are permitted in the *Marginal Resource Area* designation subject to the applicable policies of the *Country Lot Residential* designation.**
- **The realignment of Street No.: 3 to Carp Road does not result in any deviations from the *Official Plan* policies of either the *Regional Municipality of Ottawa-Carleton* or *Township of West-Carleton*.**

*Section 4.8 – Protection of Health and Safety* of the current *City of Ottawa Official Plan* speaks to measures meant to “protect people and new development from the impacts of these natural and human-made conditions” which include flood plains and unstable soils or hazards. The policies of *Section 4.8.1 – Flood Plains* include the limits of the flood plain, development restrictions in the flood plain, and two-zone flood plain policy areas.

- **As previously discussed, the purpose is to shift a small portion of Street 3 outside the Mississippi Valley Conservation Authority (MVCA) regulatory limit for Huntley Creek.**
- **Figure 2 is an excerpt from the approved Draft Plan of Subdivision and illustrates the original alignment of Street No.: 3 to Carp Road whereas Figure 3 is an excerpt from the revised Draft Plan of Subdivision and illustrates the small realignment of Street No.: 3 to Carp Road.**
- **As evident in Figure 3, the proposed road realignment has been shifted further south along Carp Road onto 2625 Carp Road. A separate *Consent (Lot Line Adjustment)* application will be filed through the City of Ottawa’s Committee of Adjustment for approval to have these lands included as part of the overall Subject Site.**
- **It is noted that the Right-of-Way proposed within this section of the road realignment towards Carp Road is increased from 24.0 metres to 28.0 metres to allow for sufficient grading to the abutting properties. All detailed grading information has been submitted as part of the detailed engineering design package.**



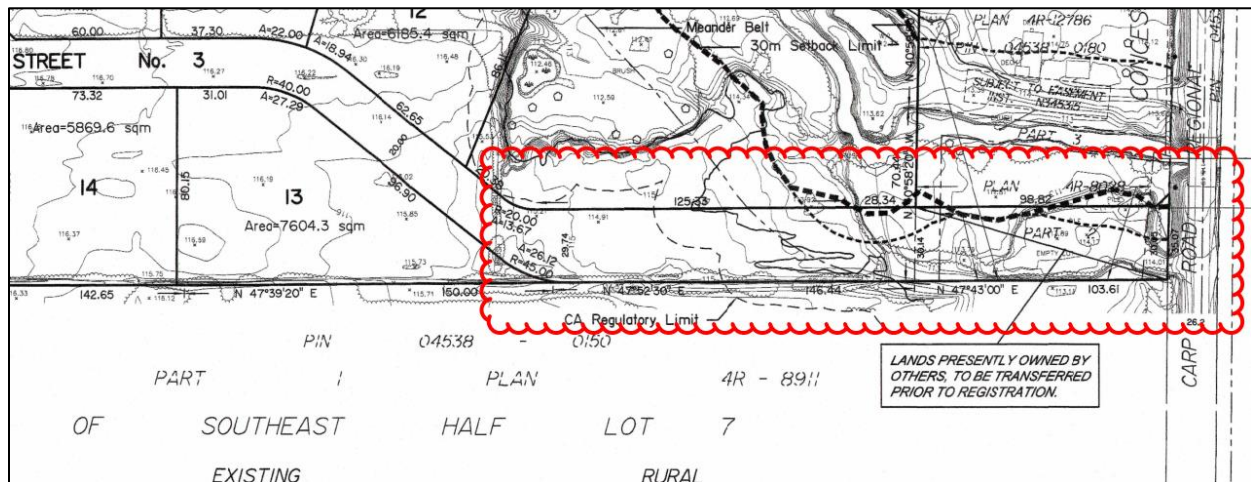


Figure 2: Excerpt from the approved Draft Plan of Subdivision showing the original alignment of Street No.: 3 to Carp Road. Note the original alignment has been emphasized with a markup by Novatech.

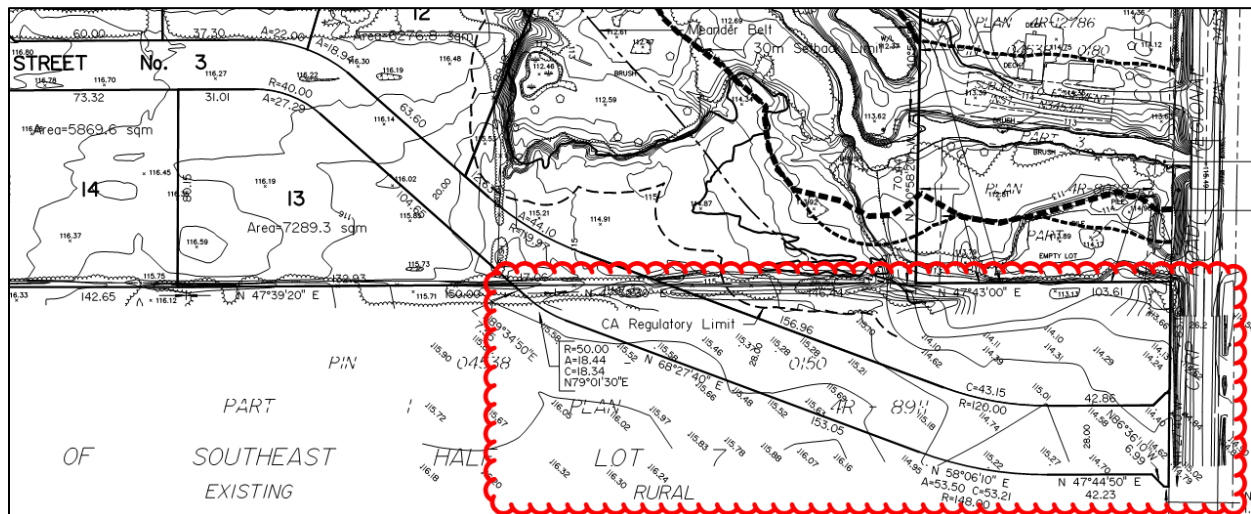


Figure 3: Excerpt from the revised Draft Plan of Subdivision showing the small realignment of Street No.: 3 to Carp Road. Note the small realignment has been emphasized with a markup by Novatech.

### 3.0 RELEVANT INFORMATION SUPPORTING THE REVISED PLAN OF SUBDIVISION APPLICATION

#### Revised Draft Plan of Subdivision

A revised Draft Plan of Subdivision was prepared by Annis O’Sullivan Vollebekk Ltd. to illustrate the realignment of Street No.: 3 to Carp Road and is included in **Appendix A** of this report.

#### Engineering Memorandum

An Engineering Memorandum titled ‘2727 Carp Road (Huntley Chase Subdivision) Outline For Detailed Stormwater Management Revised Configuration of Street 3 (At Carp Road) Only’ was prepared by Novatech dated April 8, 2022. The purpose of the memorandum is to provide an overview of the drainage and stormwater management criteria that will govern the design of the

realignment of Street 3 to Carp Road. The scope of this memorandum is consistent with that provided in support of the December 2021 Draft Plan of Subdivision approval.

### **Environmental Impact Assessment and Tree Conservation Report**

An updated Environmental Impact Statement and Tree Conservation Report titled 'Rural Residential and Commercial Development' was prepared by Muncaster Environmental Planning dated November 4, 2021 to address the additional land area for the proposed road realignment of Street No.: 3 to Carp Road. Further information can be found in Sections 3.2 (Page 13) and 5.2 (Page 38) of the report.

### **Geotechnical Investigation**

An updated Geotechnical Investigation titled 'Proposed Residential Subdivision Development: Huntley Chase Subdivision' was prepared by GEMTEC dated April 11, 2022. The Geotechnical Investigation did not identify any specific constraints with respect to the realignment of Street No.: 3 and the roadway can be constructed following standard engineering practices.

### **Archaeological Assessment**

The original Archaeological Assessment was already approved for the remaining balance of the subdivision. A Stage 1 and 2 Archaeological Assessment for 2727 Carp Road was prepared by Matrix Heritage dated May 17, 2021 to address the additional land area for the proposed road realignment Street No.: 3 to Carp Road. The report recommends that based on the results of the investigation, no further archaeological study is required for the subject property.

## **4.0 CONCLUSION**

It is our assessment that the proposed residential development is consistent with the *2020 Provincial Policy Statement*, conforms with the *Regional Municipality of Ottawa-Carleton, Township of West-Carleton, and City of Ottawa Official Plans*. This Planning Rationale and other relevant information are being submitted to specifically address the small realignment of Street No.: 3 to Carp Road in support of a revised application for *Plan of Subdivision*.

The proposed residential development is an appropriate and desirable addition the West Carleton-March community and represents good planning.

Yours truly,

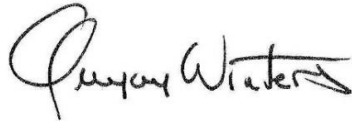
**NOVATECH**

Prepared by:



Robert Tran, M.PL.  
Planner, Planning & Development

Reviewed by:



Greg Winters, MCIP, RPP  
Director, Planning & Development



**Appendix A**  
**Revised Draft Plan of Subdivision**  
**Prepared by Annis O'Sullivan Vollebekk Ltd.**

