

September 1, 2022

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

**Attention: Jeff Ostafichuk, Planner II  
Development Review (Rural)**

**Reference: Carp Airport Residential Phase 1B-2: Planning Rationale  
In support of Applications for Revised Plan of Subdivision, Revised Plan of  
Condominium, and Zoning By-law Amendment  
Novatech File No.: 102085-22**

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Novatech has been retained by 1514947 Ontario Inc., C.O.B. West Capital Developments, (WCD), to prepare a Planning Rationale in support of a *Zoning By-law Amendment* application and applications for revisions to *Draft Plan of Subdivision* and *Draft Plan of Condominium* approvals for residential Phase 1B-2 of the Carp Airport development project.

Phase 1B-2 was registered (Plan 4M-1593) and zoned for oversized lots to accommodate a single-detached residential unit and a private aircraft hangar. Since then, the provision of hangars for residents has changed from individual hangars on large residential lots to communal hangars within the Core Airport lands to respond to market demands.

On February 22, 2021, the City of Ottawa's Corporate Real Estate Office (CREO) submitted a report (File No.: ACS2021-PIE-CRO-0001) to the City of Ottawa's Finance and Economic Development Committee (FEDCO) recommending, amongst other items, to revise portions of the *Municipal Capital Facility and Development Agreement* (MCFDA). The MCFDA details the operation, maintenance, and responsibility of the Airport between WCD and the City of Ottawa. One of the revisions recommended by City Staff in the FEDCO report was to reduce to communal hangar requirements for the residential development from a ratio of one hangar per four residential units to one hangar per fifteen residential units and said hangars would be built by WCD on core airport land.

On February 10, 2022, the recommendations for the revisions to the MCFDA in the above-noted FEDCO report were approved by City Council. These revisions came into effect in the revised MCFDA on June 9, 2021. As such, the revised *Draft Plan of Subdivision*, revised *Draft Plan of Condominium*, and *Zoning By-law Amendment* applications propose a shift in the originally approved road pattern and lot fabric to replace the 'hangar lots' with standard residential lots per the Council-approved revisions to the MCFDA. A total of four buildings containing 31 hangars have been constructed on core airport land, sufficient to accommodate the 15:1 ratio for the 329 draft approved residential lots.

## **Site Location and Context**

WCD is developing the Carp Airport lands into a mixed-use residential, commercial/employment Airpark Community, with a fully functional and operating airport. The Carp Airport lands are located outside the urban boundary in Ward 5: West Carleton – March in the City of Ottawa and have a total

land area of approximately 392 hectares (969 acres). The property is legally described as Part of Lots 12, 13, 14, and 15, Concessions 3 and 4, in the Former Township of West Carleton (Huntley Ward), now the City of Ottawa and known municipally as 1500 Thomas Argue Road. The residential portion of the Airpark community is in the western half of the property. The limit of Plan 4M-1593 is shown with the phase 1B-2 lands indicated in red, in **Figure 1**. Phase 1B-2 has a total area of approximately 7.4 hectares.

The Village of Carp is located approximately 2 kilometres to the northeast of the property. Surrounding land uses include:

- to the north, agricultural lands;
- to the east, the Carp Airport, future Carp Airport business park lands, and various land uses along Carp Road, a golf course, an office building, a landscaping product sales centre, and agricultural lands;
- to the south, mineral extraction, agricultural lands, and future development lands; and
- to the west, the developing Carp Airport accessory residential community, rural residential uses along Diamondview Road and Highway 417.



**Figure 1:** Location of Phase 1B-2 (Base Image: GeoOttawa, 2021)

## Background

The Carp Airport originally received *Draft Plan of Subdivision* (City File No. D07-16-05-0035) and *Draft Plan of Condominium Approval* (City File No. D07-04-05-0026) on August 16, 2007. The Draft Plan of Subdivision consisted of 270 single-detached lots and four townhouse blocks (total 329 residential units), three park blocks, four stormwater management blocks, nine business park blocks,

three conservation blocks, walkway blocks, taxiway blocks, street blocks, and blocks for airport operations.

The implementing *Zoning By-law Amendment (City File No. D02-02-06-0078)* that permitted the redevelopment of the Carp Airport was passed by City Council on June 27, 2007 (By-law No. 2007-299). The parent zone for the Carp Airport is T1B “Air Transportation Facility Zone, Subzone B”, which identifies the core airport facility as being the primary land use for the lands. Site specific exceptions were implemented to permit the development of residential uses and establish performance standards for residential dwellings. Phase 1B-2 is subject to ‘Exception 356r’, which provides provisions specific to permitting private aircraft hangars on residential lots.

Phase 1B-2 was registered as part of 4M-1593 on September 18, 2017, having gone through the above-noted Draft Plan of Subdivision and Zoning By-law Amendment review and approval processes. This included public meetings and the completion and acceptance of various technical studies and plans to direct the construction of the subdivision.

### **Proposed Revised Plan of Subdivision**

The revised Draft Plan of Subdivision for Phase 1B-2 proposes a re-lotting within the limits of Plan 4M-1593 to convert the large ‘hangar’ residential lots into standard residential lots. The proposed re-lotting generally maintains the intent of the lot and street configuration of Plan 4M-1593, as shown in the proposed Draft Plan of Subdivision in **Attachment 1** of this report. A reduced version of Plan 4M-1593 is included in **Attachment 2** of this report. The balance of the 4M-1593 lands east of Phase 1B-2 will be included in a future residential phase.

The proposed Phase 1B-2 Draft Plan of Subdivision consists of the following:

- 77 single-detached units (Lots 1 to 77)
- 30 townhouse units (Blocks 78 and 79)
- 2 Servicing Blocks (Block 81 and 83)
- 1 Open Space Block (Block 80)
- 1 Future Development Block (Block 82)
  - Future residential lots to be included in next Plan of Subdivision phase
- 4 Street Blocks
  - Block 85 (extension of Chandelle Private)
  - Block 86 (‘Street 3’ – new local street, north of Albert Boyd Private)
  - Block 87 (‘Street 3’ – new local street, south of Albert Boyd Private)
  - Block 88 (extension of Albert Boyd Private)
- 1 Future Road (Block 84)
  - Will contain services, but road to be constructed as part of next residential Plan of Subdivision phase.

No parkland dedication is required for Phase 1B-2 per the City of Ottawa *Parkland Dedication By-law (2009-95, as amended)*. A 5.12-hectare park block was dedicated as part of an earlier phase of development (Block 1, Plan 4M-1512) that provides an excess of parkland dedication beyond the requirements of Phase 1B-2, as detailed in the Parkland Memorandum included as **Attachment 6** to this report.

Sidewalks are proposed along the east and north sides of the extension of Chandelle Private (Block 84) and along the north side of the extension of Albert Boyd Private (Block 87), as shown in

**Attachment 3** of this report. These serve as extensions of the previously approved sidewalks in the abutting phases.

The revisions are summarized as follows:

- Proposed Street Three (Blocks 86 and 87) replaces Street Block 177 on Plan 4M-1593. Its south end has been straightened to provide a connection to Street Block 176 on Plan 4M-1593 (now Chandelle Private).
- Proposed extension of Albert Boyd Private (Block 88) provides a new east-west local street aligned with Block 207 on Plan 4M-1593 (now Albert Boyd Private).
- The north end of Chandelle Private, which ended in a cul-de-sac on Plan 4M-1593, has been extended eastward (as Block 85) to intersect with proposed Street Three (Block 86).
- The proposed extension of Albert Boyd Private (Block 88) provides an east-west connection that replaces the need for Walkway Blocks 161 and 162 on Plan 4M-1593.
- Servicing Block 160 on Plan 4M-1593 has been carried over as proposed Block 83 on the Draft Plan of Subdivision and shifted slightly eastward. Servicing Block 163 on Plan 4M-1593 has been carried over as proposed Block 81 on the Draft Plan of Subdivision and is provided in the same location.
- Lots 98 to 110 and 120 to 132 on Plan 4M-1593 have been converted from large hangar lots to single-detached residential lots provided as Lots 1 to 77 on the proposed Draft Plan of Subdivision.
- Lots 96, 97 and 133 to 136 on Plan 4M-1593 have been converted from large hangar lots to proposed Townhouse Blocks 78 and 79.

### **Proposed Revised Plan of Condominium**

The revised Draft Plan of Condominium, as shown in **Attachment 4**, describes the common elements for the Phase 1B-2 condominium, which include the roads (Blocks 85 to 88), the servicing blocks (Blocks 81 and 83), and the open space block (Block 80). The common elements will be shared, with the sanitary and water systems maintained by the common elements condominium.

### **Proposed Zoning By-law Amendment**

To implement the Revised Plan of Subdivision, a Zoning By-law Amendment is required. The Zoning By-law Amendment, as illustrated in **Attachment 5**, proposes to:

- Rezone the lands shown as Lots 1 to 77 and Blocks 81 to 83 on the proposed Draft Plan of Subdivision from T1B[356r] to T1B[357r] to permit single-detached dwellings in place of the residential hangar lots. The proposed amendment is consistent with the zoning used for single-detached lots in the previous registered residential phases.
- Rezone the lands shown as Blocks 78 and 79 on the proposed Draft Plan from T1B[356r] to T1B[358r] to permit townhouse dwellings in place of the residential hangar lots. The proposed

amendment is consistent with the zoning used for townhouse dwellings in the previous registered residential phase 2A.

- Rezone Block 80 on the proposed Draft Plan from T1B[356r] to O1[359r] to permit open space. The proposed amendment is consistent with the zoning for open space used in previously registered phases.
- Rezone Lot 119 on Plan 4M-1593 (130 Chandelle Private) from T1B[356r] and O1[359r] to T1B[357r] to permit the single-detached dwelling for which the lot was registered. Lot 119 is part of Phase 1B-1 and was registered as a standard residential lot. However, the limits of the zoning boundary were established based on the original Draft Plan of Subdivision and were not updated to reflect the registered layout. Lot 119 abuts Lot 1 in the proposed revised Draft Plan of Subdivision for Phase 1B-2. As such, the proposed zoning for Phase 1B-2 includes Lot 119 to implement its intended zoning.

## **Planning Rationale**

### ***Provincial Policy Statement, 2020***

The *Provincial Policy Statement, 2020* (PPS) was issued under Section 3 of the *Planning Act* and came into effect May 1, 2020. The PPS provides policy direction on matters of provincial interest and lays the foundation for the regulation of development and land use planning. All decisions affecting planning matters are required to “be consistent with” policies of the PPS.

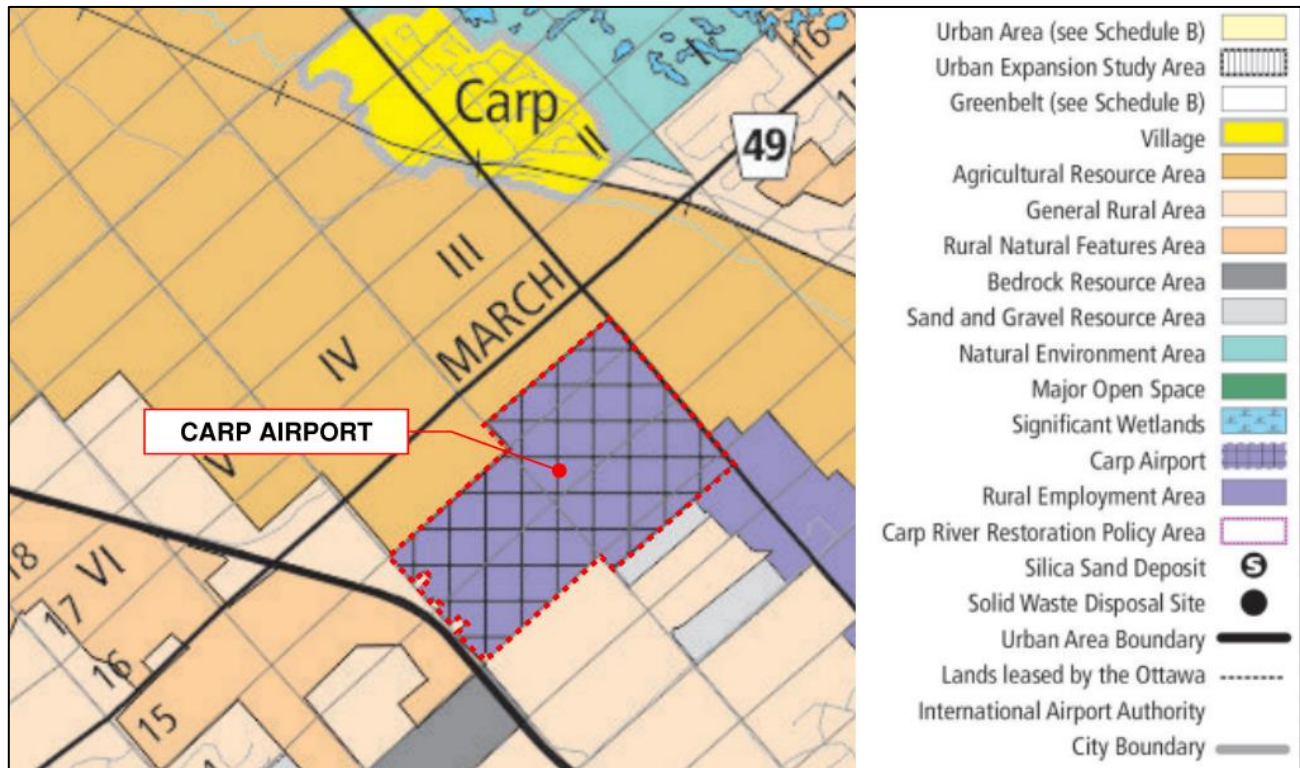
The original Plan of Subdivision was reviewed in accordance with the applicable policies of the PPS. The proposed Phase 1B-2 revisions to Plan 4M-1593 maintain the residential use and general configuration of the lands and therefore remain consistent with the PPS.

### ***City of Ottawa Official Plan***

The City of Ottawa’s new *Official Plan* was adopted by City Council on November 24, 2021. During the writing of this report, the new *Official Plan* had not yet received approval from Ontario’s Ministry of Municipal Affairs and Housing. As such, the following sections will address the existing *Official Plan* (2003, as amended) and the new *Official Plan* (2021, Council adopted).

#### **Existing Official Plan (2003, as amended)**

The Carp Airport lands are designated as “Carp Airport” on *Schedule A – Rural Policy Plan*, as shown in **Figure 2**.



**Figure 2:** Excerpt of Official Plan, Schedule A (2003, as amended) with the Carp Airport outlined

The proposed Phase 1B-2 Draft Plan conforms to the Carp Airport designation policies of Section 3.10.2 in the *Official Plan* which permit an accessory residential fly-in community. The proposed revisions maintain the original intent of the fly-in community as the residential lots will have access to communal aircraft hangars.

New Official Plan (2021, Council Adopted)

The Carp Airport lands are designated as “Rural Countryside” on *Schedule B9 – Rural Transect* and as “Carp Airport Area” on *Schedule 8.A – Designation Plan* of the Area-Specific Policy Plan for the Carp Road Corridor (*Area 8 – Volume 2C*), as shown in **Figures 3 and 4**. The area-specific policy designation takes precedence.

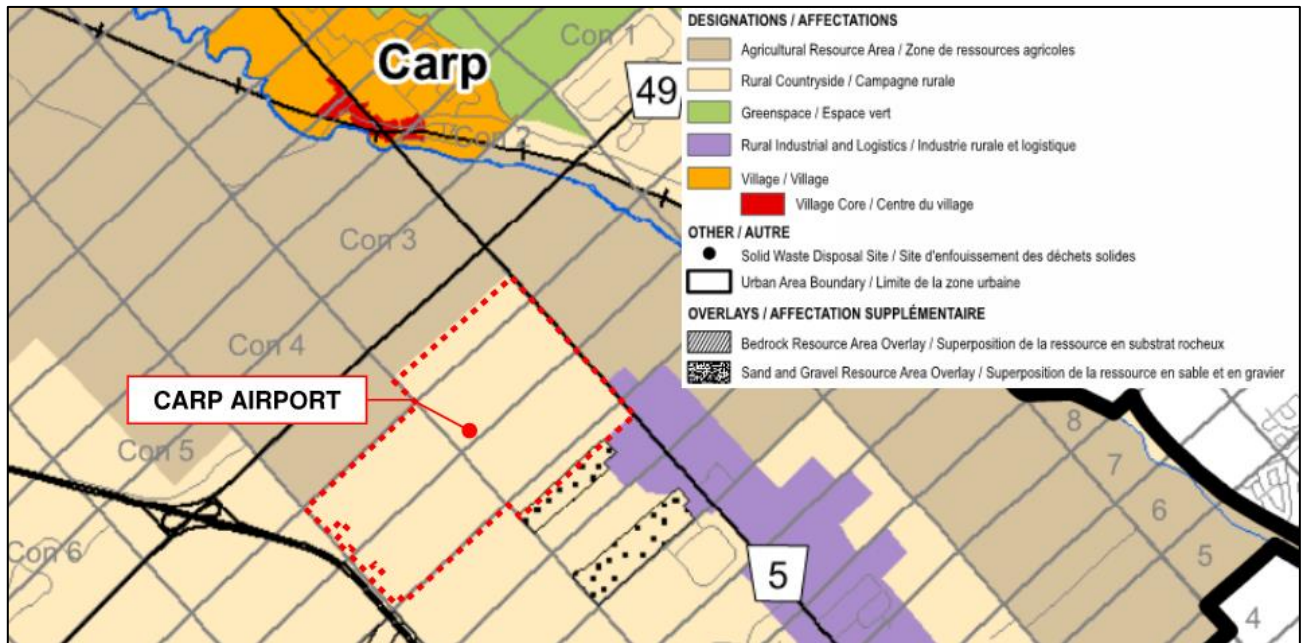


Figure 3: Excerpt of Official Plan, Schedule B9 (2021, Council Adopted) with the Carp Airport outlined

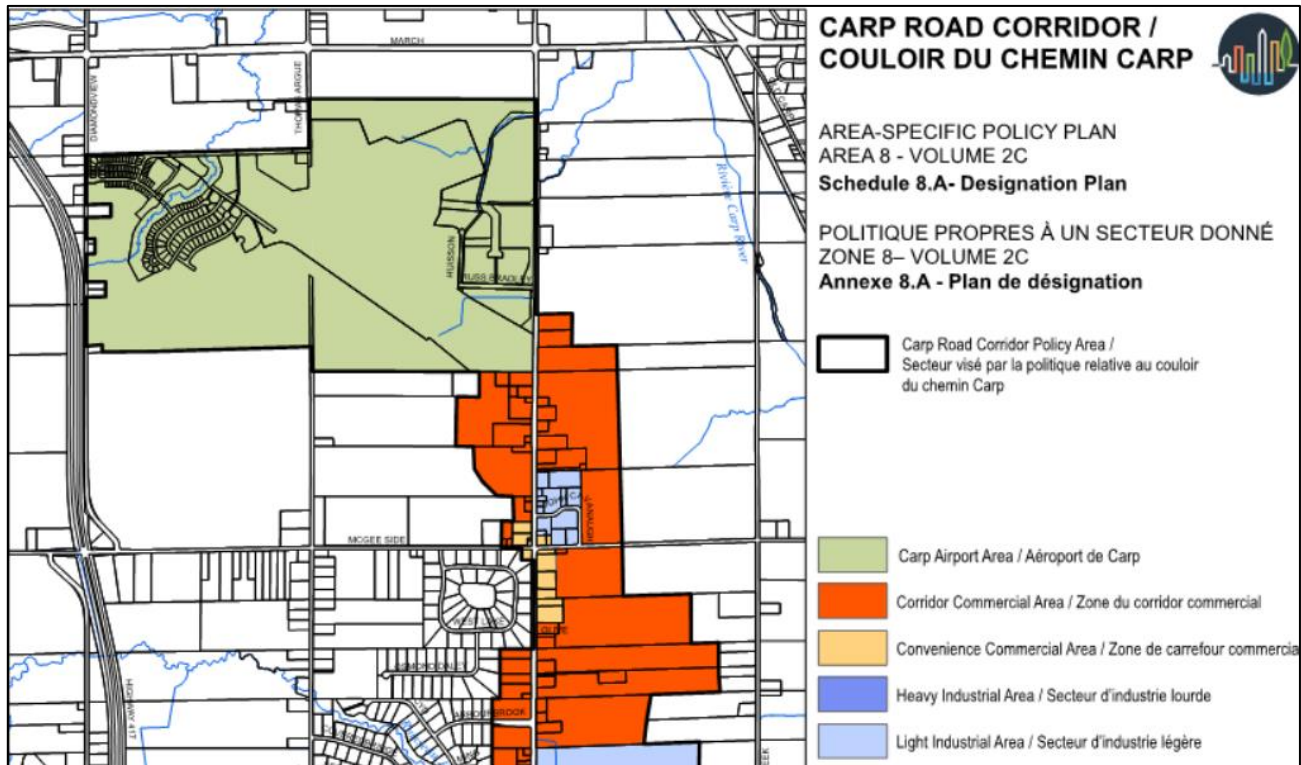


Figure 4: Excerpt of Official Plan, Schedule 8.A of Volume 2C (2021, Council Adopted)

The proposed revisions conform to the Carp Airport Area area-specific designation which states that, “an airport accessory residential community as defined in the Carp Airport Municipal Facility and Development Agreement instrument OC2380639, revised June 9, 2021 and as may be amended

from time to time is permitted where the lands are zoned for this use at the time of adoption of this Official Plan". The current T1B[356r] zone and proposed T1B[357r] and T1B[358r] zones for the Phase 1B-2 lands permit residential uses, and the proposed revisions maintain the intent of the airport accessory residential community defined in the amended Carp Airport Municipal Capital Facility and Development Agreement, dated June 9, 2021.

## **Supporting Materials**

The following provides an overview of the technical studies that have been prepared in support of the proposed Draft Plan of Subdivision, Draft Plan of Condominium, and Zoning By-law Amendment applications.

### Serviceability and Conceptual Stormwater Management Report

To demonstrate the proposed servicing for the proposed Revised Draft Plan of Subdivision, Novatech prepared a *Serviceability and Conceptual Stormwater Management Report*, dated October 2022 (Report Ref. No. R-2022-134) (the "Serviceability Report"). The Serviceability Report concludes that the approved servicing method can accommodate the proposed revisions to this phase.

### Phase One Environmental Site Assessment

A *Phase One Environmental Site Assessment* (ESA) report was prepared by Gemtec, dated August 12, 2022 (Project No: 101491.002) to determine the potential for soil and groundwater contamination within and adjacent to the Subject Site. The Phase One ESA found no areas of potential environmental concern. As such, a Phase Two ESA was not required.

### Geotechnical Investigation

A *Geotechnical Investigation* report was prepared by Paterson Group Inc., dated July 22, 2013 (Report No. PG2450-2) the Phase 1 residential development area, which included the Phase 1B-2 lands. The purpose of the investigation was to determine the subsoil and groundwater conditions of the site and to provide geotechnical recommendation pertaining to the design of the proposed development. The report concluded that, from a geotechnical perspective, the subject site is suitable for the proposed residential development provided the required maximum grade raise is within the permissible range.

Paterson Group Inc. is currently updating their geotechnical review and recommendations for Phase 1B-2 to reflect the latest City of Ottawa guidelines. This update will be submitted separately.

### Species at Risk Assessment

A *Species at Risk Assessment* report was prepared by Muncaster Environmental Planning Inc., dated July 27, 2022, to identify and assess Species at Risk (SAR) within or adjacent to the Subject Site and to recommend construction mitigation measures. The report concludes that no SAR were observed on or adjacent to the Subject Site and that the lands have been highly disturbed because of the construction works associated with the original subdivision approval.



## Conclusion

The applications for *Revised Plan of Subdivision*, *Revised Plan of Condominium* and *Zoning By-law Amendment* are proposed to implement revisions to the Residential Phase 1B-2 portion of registered Plan 4M-1593 that seek to convert the large hangar residential lots to standard residential lots. The proposed Phase 1B-2 Draft Plan of Subdivision consists of 77 single-detached dwellings, 30 townhouse dwellings, one future development block, one open space block, and two servicing blocks which are accessed by extensions of Albert Boyd Private and Chandelle Private and a new local street ('Street 3').

The proposed Phase 1B-2 Draft Plan of Subdivision is consistent with the *Provincial Policy Statement*, conforms to the City of Ottawa existing and new *Official Plans*, and introduces lot sizes and unit types that support the efficient use of land and infrastructure. The proposed applications represent good planning.

Sincerely,

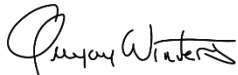
## NOVATECH

Prepared by:



Ellen Potts, B.E.S (PI)  
Planner | Planning & Development

Reviewed by:

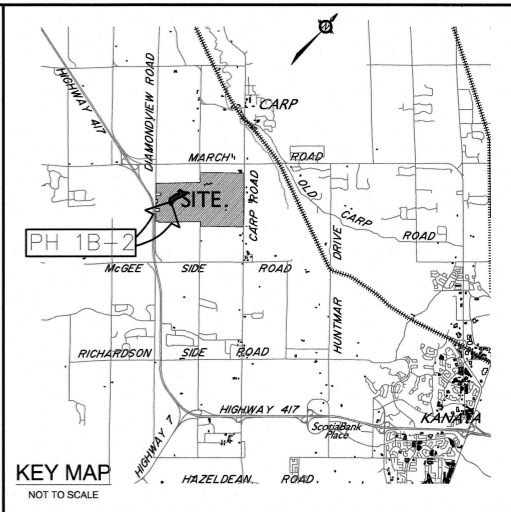
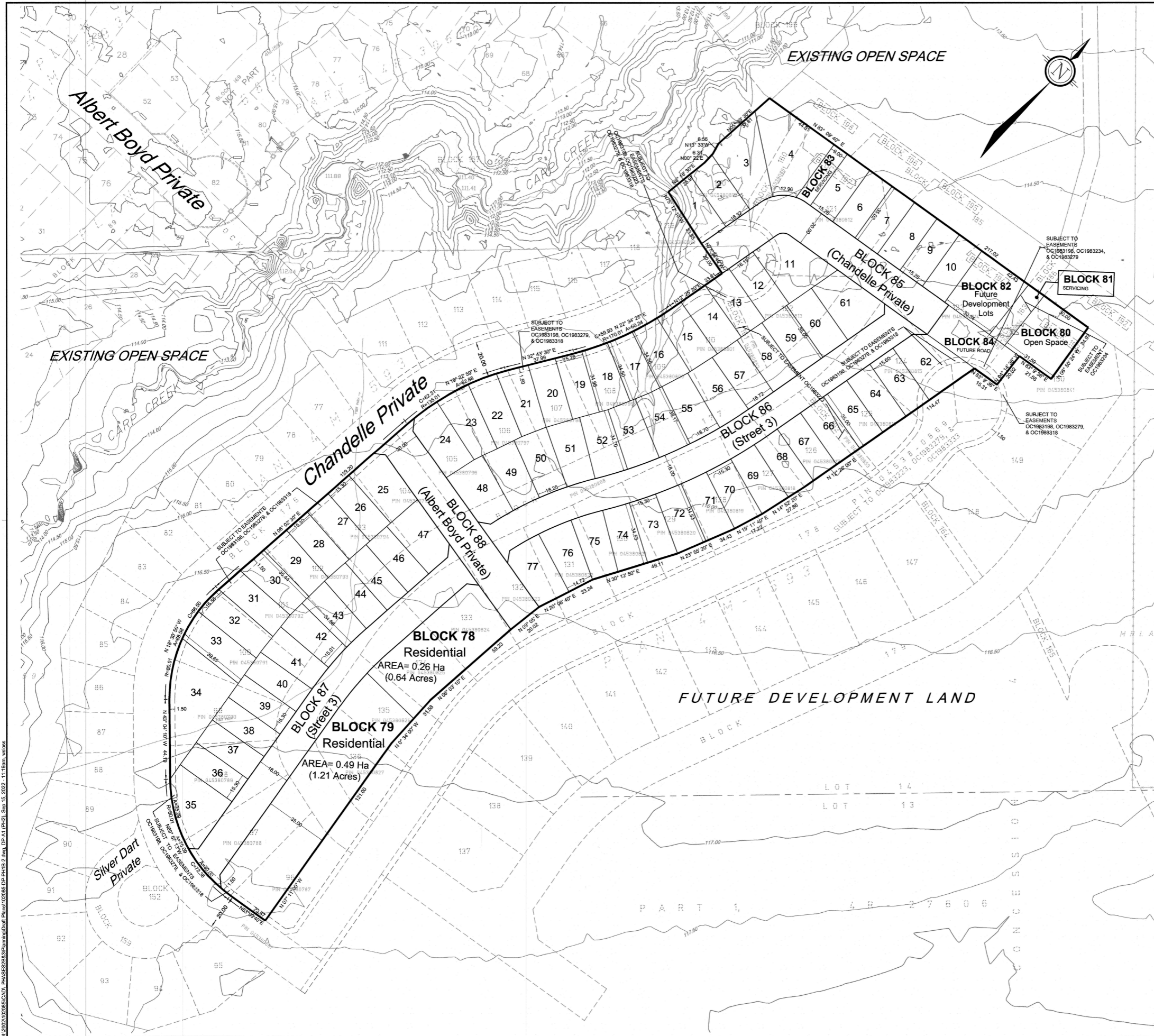


Greg Winters, MCIP, RPP  
Director | Planning & Development

## Attachments

- Attachment 1: Proposed Draft Plan of Subdivision
- Attachment 2: Plan 4M-1593
- Attachment 3: Sidewalk Plan
- Attachment 4: Proposed Draft Plan of Condominium
- Attachment 5: Proposed Zoning
- Attachment 6: Parkland Memorandum

**ATTACHMENT 1**  
**Proposed Draft Plan of Subdivision**



METRIC : MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DRAFT PLAN OF SUBDIVISION OF  
 LOTS 97 TO 110 (INCLUSIVE), 120, 121, 122 & 123  
 BLOCKS 160, 161, 163  
 PART OF LOTS 96, 124 TO 136 (INCLUSIVE) & 150  
 PART OF BLOCKS 162, 176, 177 & 178  
 REGISTERED PLAN 4M-1593  
 CITY OF OTTAWA

SCALE  
 1 : 1000

DATE: SEPTEMBER, 2022

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJOINING LANDS ARE CORRECTLY SHOWN.

DATED 2022/09/16

JOHN H. GUTRI  
 ONTARIO LAND SURVEYOR

FAIRHALL MOFFATT & WOODLAND LIMITED  
 ONTARIO LAND SURVEYORS  
 JOB No. AB25901

**OWNER'S CERTIFICATE**

I/WE, 1514947 ONTARIO INC., BEING THE REGISTERED OWNER(S), HEREBY AUTHORIZE NOVATECH TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF OTTAWA FOR REVIEW AND APPROVAL.

DATED \_\_\_\_\_

ANDREW WILDEBOER  
 (I have the authority to bind the company)

- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.**
- The boundaries of the land proposed to be subdivided, certified by an Ontario land surveyor.  
As shown on Draft Plan
  - The locations, widths & names of the proposed Highways within the proposed subdivision & of existing highways on which the proposed subdivision abuts.  
As shown on Draft Plan
  - On a small keyplan, on a scale of not less than 1cm to 100m, all of the land adjacent to the proposed subdivision that is owned by the applicant or in which the applicant has an interest, every subdivision adjacent to the proposed subdivision & the relationship of the boundaries of the land to be subdivided to the boundaries of the township lot of other original grants of which the land forms the whole part.  
As Shown on Draft Plan
  - The purpose for which the proposed lots are to be used:  
Residential, Open Space, and Common Elements shown on Draft Plan
  - The existing uses of all adjoining lands:  
Residential, Open Space, Core Airport and Future Development Land shown on Draft Plan
  - The approximate dimensions & layout of the proposed lots:  
As Shown on Draft Plan
  - Natural & artificial features such as buildings or other structures or installations, railways, highways, watercourses, drainage ditches, wetlands & wooded areas within or adjacent to the land proposed to be subdivided.  
Natural Features as shown on Draft Plan
  - The availability and nature of domestic water supplies:  
Development will be supplied with full municipal piped water service
  - The nature & priority of the soil:  
Sand, Silty Sand, & Silty Clay
  - Existing contours or elevations as may be required to determine the grade of the highways and the drainage of the land proposed to be subdivided:  
Contours shown at 0.5 metre intervals on Draft Plan
  - The municipal services available or to be available to the land proposed to be subdivided:  
Development will be supplied with private sanitary and storm water sewer services.
  - The nature & extent of any restrictions affecting the land proposed to be subdivided, including restrictive covenants or easements, 1994, c. 23, s. 30, 1996, c. 4, s. 29 (3).  
As shown on Draft Plan.

WEST CAPITAL AIRPARK - PHASE 1B-2

**NOVATECH**  
 Engineers, Planners & Landscape Architects  
 Suite 200, 240 Michael Cowpland Drive  
 Ottawa, Ontario, Canada K2M 1P6

Telephone (613) 254-9643  
 Facsimile (613) 254-5867  
 Website www.novatech-eng.com

PROJECT No. 102085-1

**ATTACHMENT 2**  
**Plan 4M-1593**

MEASURED DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVING BY 0.3048

COORDINATES WERE DERIVED FROM PLAN 4R-2766 M.T.M. ZONE 9, NAD83 ORIGINAL. COORDINATES HAVE BEEN DETERMINED TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF OREG 219/10.

POINT ID	EASTING	NORTHING
1	34050.55	5019408.52
2	34078.53	5019188.88
10	34086.66	5019736.61

COORDINATES CANNOT BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

PLAN OF SUBDIVISION OF  
PART OF LOTS 13 AND 14  
CONCESSION 4  
GEOGRAPHIC TOWNSHIP OF HUNTLEY  
NOW CITY OF OTTAWA

SCALE 1 : 1000

FAIRHALL, MOFFATT & WOODLAND LIMITED  
ON-TARIOT LAND SURVEYORS

APPROVED UNDER SECTION 51 OF THE PLANNING ACT BY THE CITY OF OTTAWA ON 04 SEP 2017.

STEPHEN WILIS, MPP, M.P., GENERAL MANAGER  
PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

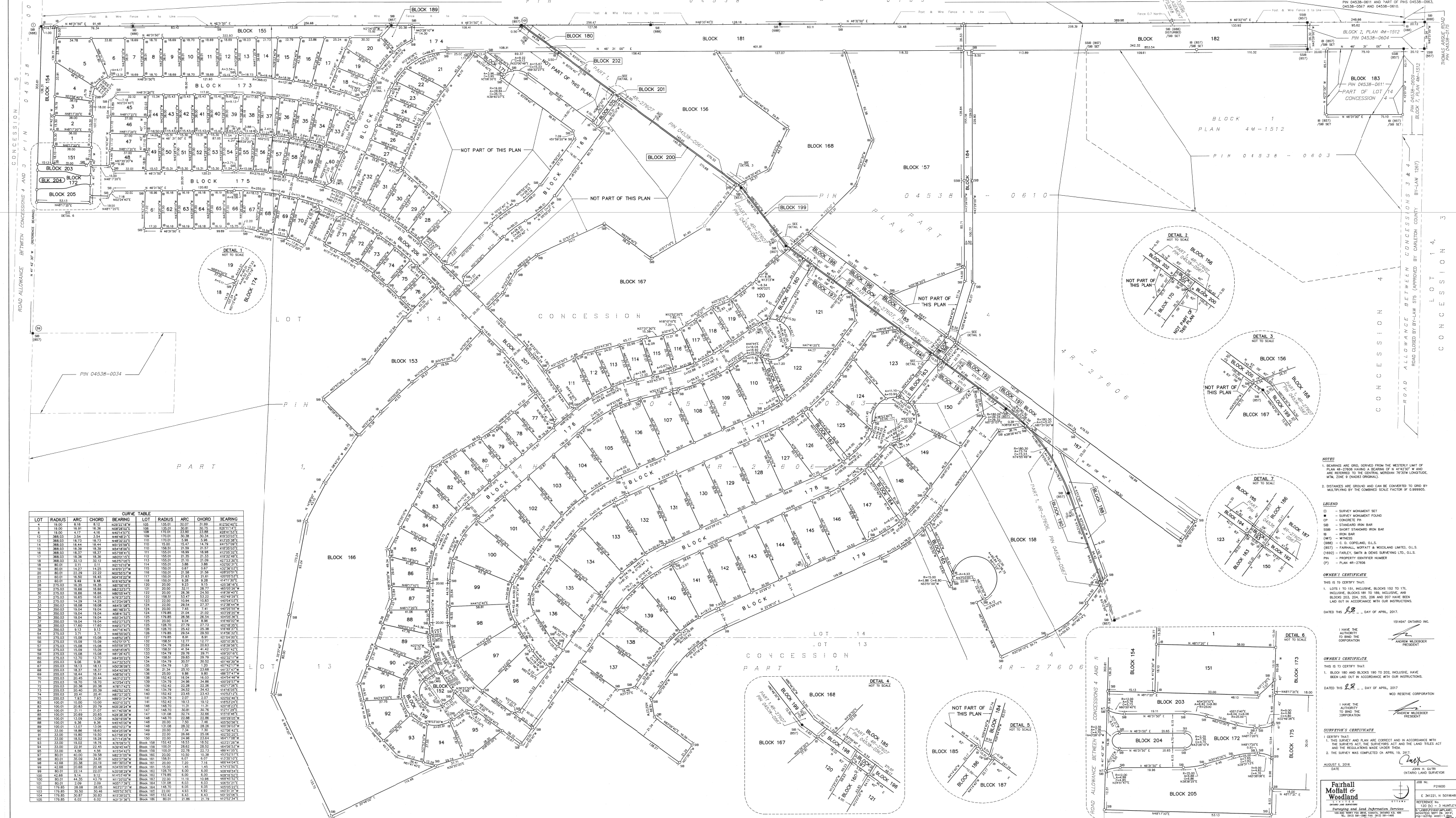
LOT/BLOCK	PIN
LOTS 1 TO 151 (inclusive)	PART OF 04538-0062
BLOCKS 152 TO 147 (inclusive)	
BLOCKS 149 & 203 TO 207 (inclusive)	
BLOCKS 180	PART OF 04538-0610
BLOCKS 181, 182, 183, 184, 185, 186, 187 & 188	
BLOCKS 180	PART OF 04538-0567
BLOCKS 190 TO 202 (inclusive)	
BLOCK 183	ALL OF 04538-0611

PLAN 4M-1593

I certify that this Plan is registered in the Land Registry Office for the Land Titles Division of Ottawa - Carleton at 11:42 AM on the 14th day of Sept 2017 and entered in the parcel register with Identifier 04538-0611, 04538-0612, 04538-0567, 04538-0610 and 04538-0567 as required pursuant to the Land Registry Act, R.S.O. 1990, c. M.56, s. 12(1).

Representative for Land Registrar  
"Suzanne Davy" (887)

THIS PLAN COMPREHENS LAND IDENTIFIED BY ALL OF PIN 04538-0611 AND PART OF PINS 04538-0062, 04538-0567 AND 04538-0610.



LOT	RADIUS	ARC	CHORD	BEARING	LOT	RADIUS	ARC	CHORD	BEARING
4	18.00	8.18	8.12	N49°24'18"W	106	150.01	32.07	31.99	S12°50'40"E
5	18.00	16.36	16.24	N49°24'18"W	107	150.01	32.07	31.99	S12°50'40"E
6	18.00	4.17	4.16	N49°24'18"W	108	170.01	33.00	32.88	S12°51'31"E
7	18.00	8.34	8.31	N49°24'18"W	109	170.01	33.00	32.88	S12°51'31"E
8	18.00	12.51	12.43	N49°24'18"W	110	170.01	33.00	32.88	S12°51'31"E
9	18.00	16.68	16.58	N49°24'18"W	111	150.01	32.07	31.99	S12°50'40"E
10	18.00	20.85	20.72	N49°24'18"W	112	150.01	32.07	31.99	S12°50'40"E
11	18.00	25.02	24.87	N49°24'18"W	113	150.01	32.07	31.99	S12°50'40"E
12	18.00	29.19	29.02	N49°24'18"W	114	150.01	32.07	31.99	S12°50'40"E
13	18.00	33.36	33.17	N49°24'18"W	115	150.01	32.07	31.99	S12°50'40"E
14	18.00	37.53	37.32	N49°24'18"W	116	150.01	32.07	31.99	S12°50'40"E
15	18.00	41.70	41.48	N49°24'18"W	117	150.01	32.07	31.99	S12°50'40"E
16	18.00	45.87	45.64	N49°24'18"W	118	150.01	32.07	31.99	S12°50'40"E
17	18.00	50.04	49.79	N49°24'18"W	119	150.01	32.07	31.99	S12°50'40"E
18	18.00	54.21	53.94	N49°24'18"W	120	150.01	32.07	31.99	S12°50'40"E
19	18.00	58.38	58.09	N49°24'18"W	121	150.01	32.07	31.99	S12°50'40"E
20	18.00	62.55	62.24	N49°24'18"W	122	150.01	32.07	31.99	S12°50'40"E
21	18.00	66.72	66.39	N49°24'18"W	123	150.01	32.07	31.99	S12°50'40"E
22	18.00	70.89	70.55	N49°24'18"W	124	150.01	32.07	31.99	S12°50'40"E
23	18.00	75.06	74.70	N49°24'18"W	125	150.01	32.07	31.99	S12°50'40"E
24	18.00	79.23	78.86	N49°24'18"W	126	150.01	32.07	31.99	S12°50'40"E
25	18.00	83.40	83.01	N49°24'18"W	127	150.01	32.07	31.99	S12°50'40"E
26	18.00	87.57	87.16	N49°24'18"W	128	150.01	32.07	31.99	S12°50'40"E
27	18.00	91.74	91.32	N49°24'18"W	129	150.01	32.07	31.99	S12°50'40"E
28	18.00	95.91	95.48	N49°24'18"W	130	150.01	32.07	31.99	S12°50'40"E
29	18.00	100.08	99.64	N49°24'18"W	131	150.01	32.07	31.99	S12°50'40"E
30	18.00	104.25	103.80	N49°24'18"W	132	150.01	32.07	31.99	S12°50'40"E
31	18.00	108.42	107.96	N49°24'18"W	133	150.01	32.07	31.99	S12°50'40"E
32	18.00	112.59	112.13	N49°24'18"W	134	150.01	32.07	31.99	S12°50'40"E
33	18.00	116.76	116.29	N49°24'18"W	135	150.01	32.07	31.99	S12°50'40"E
34	18.00	120.93	120.45	N49°24'18"W	136	150.01	32.07	31.99	S12°50'40"E
35	18.00	125.10	124.61	N49°24'18"W	137	150.01	32.07	31.99	S12°50'40"E
36	18.00	129.27	128.77	N49°24'18"W	138	150.01	32.07	31.99	S12°50'40"E
37	18.00	133.44	132.93	N49°24'18"W	139	150.01	32.07	31.99	S12°50'40"E
38	18.00	137.61	137.09	N49°24'18"W	140	150.01	32.07	31.99	S12°50'40"E
39	18.00	141.78	141.25	N49°24'18"W	141	150.01	32.07	31.99	S12°50'40"E
40	18.00	145.95	145.41	N49°24'18"W	142	150.01	32.07	31.99	S12°50'40"E
41	18.00	150.12	149.57	N49°24'18"W	143	150.01	32.07	31.99	S12°50'40"E
42	18.00	154.29	153.73	N49°24'18"W	144	150.01	32.07	31.99	S12°50'40"E
43	18.00	158.46	157.89	N49°24'18"W	145	150.01	32.07	31.99	S12°50'40"E
44	18.00	162.63	162.16	N49°24'18"W	146	150.01	32.07	31.99	S12°50'40"E
45	18.00	166.80	166.32	N49°24'18"W	147	150.01	32.07	31.99	S12°50'40"E
46	18.00	170.97	170.48	N49°24'18"W	148	150.01	32.07	31.99	S12°50'40"E
47	18.00	175.14	174.64	N49°24'18"W	149	150.01	32.07	31.99	S12°50'40"E
48	18.00	179.31	178.80	N49°24'18"W	150	150.01	32.07	31.99	S12°50'40"E
49	18.00	183.48	182.96	N49°24'18"W	151	150.01	32.07	31.99	S12°50'40"E
50	18.00	187.65	187.12	N49°24'18"W	152	150.01	32.07	31.99	S12°50'40"E
51	18.00	191.82	191.28	N49°24'18"W	153	150.01	32.07	31.99	S12°50'40"E
52	18.00	195.99	195.44	N49°24'18"W	154	150.01	32.07	31.99	S12°50'40"E
53	18.00	200.16	199.60	N49°24'18"W	155	150.01	32.07	31.99	S12°50'40"E
54	18.00	204.33	203.75	N49°24'18"W	156	150.01	32.07	31.99	S12°50'40"E
55	18.00	208.50	207.90	N49°24'18"W	157	150.01	32.07	31.99	S12°50'40"E
56	18.00	212.67	212.00	N49°24'18"W	158	150.01	32.07	31.99	S12°50'40"E
57	18.00	216.84	216.16	N49°24'18"W	159	150.01	32.07	31.99	S12°50'40"E
58	18.00	221.01	220.27	N49°24'18"W	160	150.01	32.07	31.99	S12°50'40"E
59	18.00	225.18	224.43	N49°24'18"W	161	150.01	32.07	31.99	S12°50'40"E
60	18.00	229.35	228.59	N49°24'18"W	162	150.01	32.07	31.99	S12°50'40"E
61	18.00	233.52	232.74	N49°24'18"W	163	150.01	32.07	31.99	S12°50'40"E
62	18.00	237.69	236.95	N49°24'18"W	164	150.01	32.07	31.99	S12°50'40"E
63	18.00	241.86	241.10	N49°24'18"W	165	150.01	32.07	31.99	S12°50'40"E
64	18.00	246.03	245.26	N49°24'18"W	166	150.01	32.07	31.99	S12°50'40"E
65	18.00	250.20	249.41	N49°24'18"W	167	150.01	32.07	31.99	S12°50'40"E
66	18.00	254.37	253.56	N49°24'18"W	168	150.01	32.07	31.99	S12°50'40"E
67	18.00	258.54	257.71	N49°24'18"W	169	150.01	32.07	31.99	S12°50'40"E
68	18.00	262.71	261.88	N49°24'18"W	170	150.01	32.07	31.99	S12°50'40"E
69	18.00	266.88	266.04	N49°24'18"W	171	150.01	32.07	31.99	S12°50'40"E
70	18.00	271.05	270.20	N49°24'18"W	172	150.01	32.07	31.99	S12°50'40"E
71	18.00	275.22	274.36	N49°24'18"W	173	150.01	32.07	31.99	S12°50'40"E
72	18.00	279.39	278.52	N49°24'18"W	174	150.01	32.07	31.99	S12°50'40"E
73	18.00	283.56	282.65	N49°24'18"W	175	150.01	32.07	31.99	S12°50'40"E
74	18.00	287.73	286.82	N49°24'18"W	176	150.01	32.07	31.99	S12°50'40"E
75	18.00	291.90	291.00	N49°24'18"W	177	150.01	32.07	31.99	S12°50'40"E
76	18.00	296.07	295.16	N49°24'18"W	178	150.01	32.07	31.99	S12°50'40"E
77	18.00	300.24	299.33	N49°24'18"W	179	150.01	32.07	31.99	S12°50'40"E
78	18.00	304.41	303.50	N49°24'18"W	180	150.01	32.07	31.99	S12°50'40"E
79	18.00	308.58	307.67	N49°24'18"W	181	150.01	32.07	31.99	S12°50'40"E
80	18.00	312.75	311.84	N49°24'18"W	182	150.01	32.07	31.99	S12°50'40"E
81	18.00	316.92	316.01	N49°24'18"W	183	150.01	32.07	31.99	S12°50'40"E
82	18.00	321.09	320.18	N49°24'18"W	184	150.01	32.07	31.99	S12°50'40"E
83	18.00	325.26	324.35	N49°24'18"W	185	150.01	32.07	31.99	S12°50'40"E
84	18.00	329.43	328.52	N49°24'18"W	186	150.01	32.07	31.99	S12°50'40"E
85	18.00	333.60	332.70	N49°24'18"W	187	150.01	32.07	31.99	S12°50'40"E
86	18.00	337.77	336.89	N49°24'18"W	188	150.01	32.07	31.99	S12°50'40"E
87	18.00	341.94	341.01	N49°24'18"W	189	150.01	32.07	31.99	S12°50'40"E
88	18.00	346.11	345.18	N49°24'18"W	190	150.01	32.07	31.99	S12°50'40"E
89	18.00	350.28	349.25	N49°24'18"W	191	150.01	32.07	31.99	S12°50'40"E
90	18.00	354.45	353.32	N49°24'18"W	192	150.01	32.07	31.99	S12°50'40"E
91	18.00	358.62	357.39	N49°24'18"W	193	150.01	32.07	31.99	S12°50'40"E
92	18.00	362.79	361.46	N49°24'18"W	194	150.01	32.07	31.99	S12°50'40"E
93	18.00	366.96	365.63	N49°24'18"W	195	150.01	32.07	31.99	S12°50'40"E
94	18.00	371.13	370.00	N49°24'18"W	196	150.01	32.07	31.99	S12°50'40"E
95	18.00	375.30	374.17	N49°24'18"W	197	150.01	32.07	31.99	S12°50'40"E
96	18.00	379.47	378.34	N49°24'18"W	198	150.01	32.07	31.99	S12°50'40"E
97	18.00	383.64	382.51	N49°24'18"W	199	150.01	32.07	31.99	S12°50'40"E
98	18.00	387.81	386.68	N49°24'18"W	200	150.01	32.07	31.99	S12°50'40"E
99	18.00	391.98	390.85	N49°24'18"W	201	150.01	32.07	31.99	S12°50'40"E
100	18.00	396.15	395.02	N49°24'18"W	202	150.01	32.07	31.99	S12°50'40"E
101	18.00	400.32	399.19	N49°24'18"W	203	150.01	32.07	31.99	S12°50'40"E
102	18.00	404.49	403.36	N49°24'18					

**ATTACHMENT 3**  
**Sidewalk Plan**

# LEGEND

- Proposed Sidewalk
- Approved Sidewalk

STORMWATER  
MANAGEMENT  
EAST POND



**PHASE 2A**  
**4M-1683**

*Albert Boyd Private*

**4M-1593**

*Chandelle Private*

**PHASE 1B**

**BLOCK 78**

**BLOCK 79**

**BLOCK 83**

**BLOCK 82**

**BLOCK 81**

**BLOCK 80**

**BLOCK 84**

*Silver Dart Private*

*Chandelle Private*

CARP CREEK

M:\2002\102085\CAD\_LPHASES\B&B\3\Planning\Figures\102085-PH1B-2-Sidewalks.dwg, 11x17 landscape, Aug 04, 2022 - 2:15pm, wsfloss

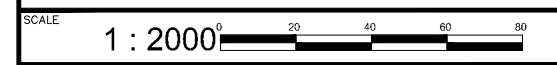
**NOVATECH**

Engineers, Planners & Landscape Architects  
Suite 200, 240 Michael Cowpland Drive  
Ottawa, Ontario, Canada K2M 1P6

Telephone (613) 254-9643  
Facsimile (613) 254-5867  
Website [www.novatech-eng.com](http://www.novatech-eng.com)

**WEST CAPITAL AIRPARK**

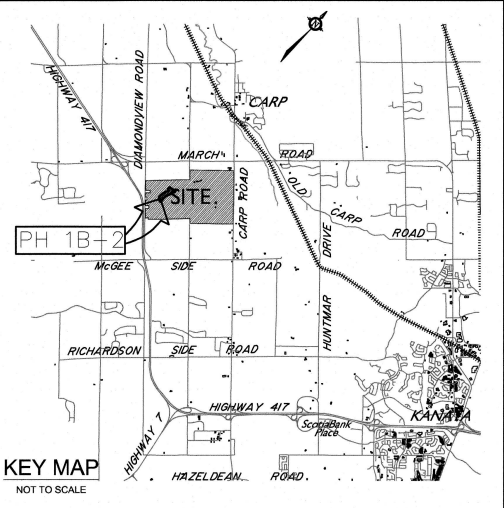
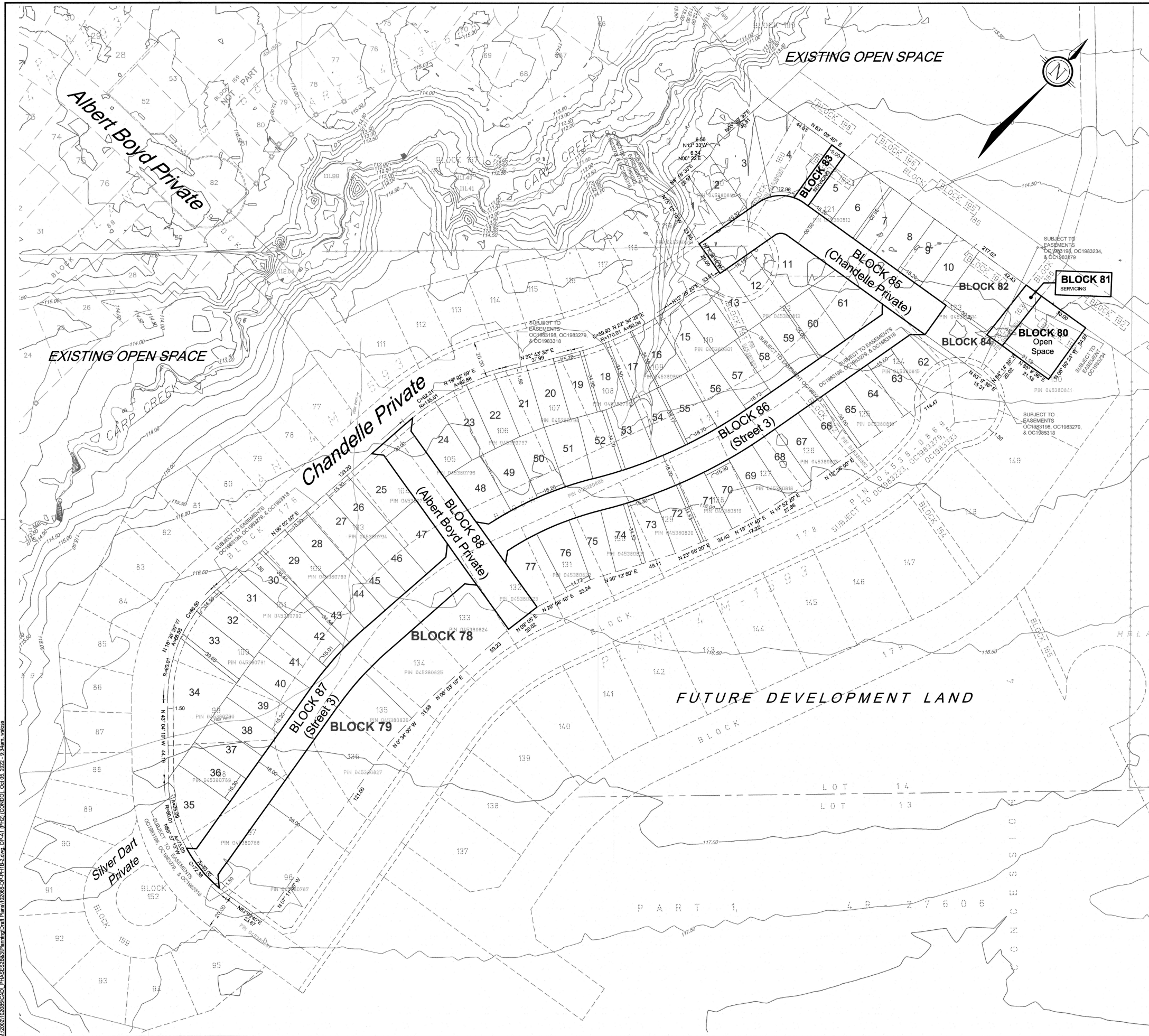
**PHASE 1B-2**  
**PROPOSED SIDEWALKS**



DATE	JOB	FIGURE
AUG 2022	102085	PH1B-2-SW

**ATTACHMENT 4**  
**Proposed Draft Plan of Condominium**





METRIC : MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DRAFT PLAN OF CONDOMINIUM OF PART OF LOTS 97, 98, 104, 105 120 TO 136 (INCLUSIVE) & 150 PART OF BLOCKS 160, 162, 163, 176 & 177 REGISTERED PLAN 4M-1593 CITY OF OTTAWA

CITY OF OTTAWA SCALE 1 : 1000

DATE: OCTOBER, 2022

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJOINING LANDS ARE CORRECTLY SHOWN.  
 DATED: 2022/10/06  
 JOHN H. GUTRI  
 ONTARIO LAND SURVEYOR  
 FAIRHALL MOFFATT & WOODLAND LIMITED  
 ONTARIO LAND SURVEYORS  
 JOB No. AB25901

**OWNER'S CERTIFICATE**  
 I/WE, 1514947 ONTARIO INC. BEING THE REGISTERED OWNER(S), HEREBY AUTHORIZE NOVATECH TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF OTTAWA FOR REVIEW AND APPROVAL.  
 DATED: \_\_\_\_\_  
 ANDREW WILDBERGER  
 (I have the authority to bind the company)

**PROPOSED CONDOMINIUM BLOCKS FOR COMMON ELEMENTS.**  
 BLOCKS 85, 86, 87, & 88 -PRIVATE ROADS  
 BLOCK 80 -OPEN SPACE  
 BLOCKS 81 & 83 -SERVICING

WEST CAPITAL AIRPARK - PHASE 1B-2

**NOVATECH**  
 Engineers, Planners & Landscape Architects  
 Suite 200, 240 Michael Cowpland Drive  
 Ottawa, Ontario, Canada K2M 1P6  
 Telephone (613) 254-9643  
 Facsimile (613) 254-5867  
 Website www.novatech-eng.com

PROJECT No. 102085-1

14-2022-102085-CADD - PHASES 1B&2 - Planning Data - Plan 102085-01-1B&2.dwg, DP-A1 (PH2) (CONDO), Oct 05, 2022, 9:34am, wldbrg

**ATTACHMENT 5  
Proposed Zoning**



**ATTACHMENT 6  
Parkland Memorandum**

# MEMORANDUM

**DATE:** AUGUST 10, 2022

**TO:** ANISSA MCALPINE, PARKS PLANNER

**FROM:** ELLEN POTTS, PLANNER

**RE:** CARP AIRPORT: PARKLAND DEDICATION CALCULATIONS  
PHASE 1B-2 RESIDENTIAL UPDATE  
102085-22

**CC:** JEFF OSTAFICHUCK, PLANNER II;  
WEST CAPITAL DEVELOPMENTS

As requested in the pre-application consultation meeting notes (PC2021-0342), dated December 2, 2021, for Carp Airport Phase 1B-2 Residential, the City requested that a memorandum be prepared detailing the parkland dedication requirements for each phase of the Draft Approved lands.

The following memorandum provides a summary of parkland dedication requirements for each residential and business park phase, and the parkland provided, in accordance with the City of Ottawa *Parkland Dedication By-law* (By-law No. 2009-95, as amended).

Based on the calculations below, there is currently an excess parkland dedication of 2.26 ha which will be allocated to future phases of development.

## Applicable Areas

Residential Parkland Dedication is 5% of the gross land area of the site being developed; Business Park Dedication is 2% of the gross land area of the site being developed.

The following areas are excluded:

- Undevelopable lands (Carp Creek corridor, tree retention lands)
- Lands within Core Airport
- Airport-related lands
- Lands previously transferred to other parties (Helicopter Transport Services at 5 Huisson Road)

## Parkland Dedication Required and Area Dedicated to Date

Please refer to the Parkland Contribution Plan (Revision 2, dated August 4, 2022) in Attachment 1 for an illustration of the Phases and Areas referenced in the following table.

Phase	Status	Units	Area	Dedication Required
1A Residential	Registered (4M-1593)	77	83,304.8m <sup>2</sup> (8.33 ha)	4,165.2m <sup>2</sup> (0.42 ha)

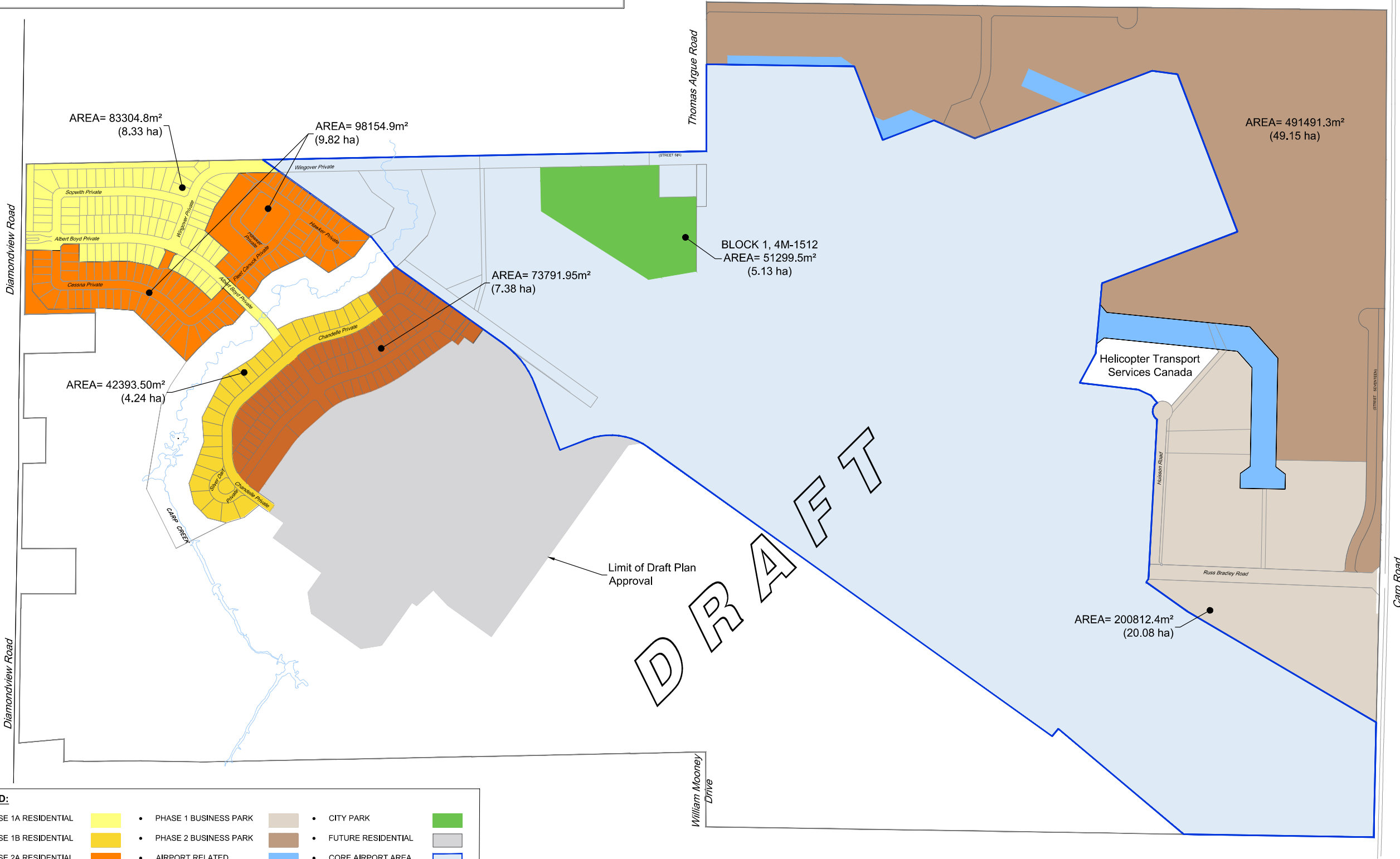
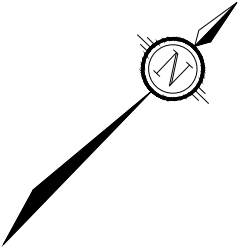
Phase	Status	Units	Area	Dedication Required
1B-1 Residential	Registered (4M-1593)	28	42,393.5m <sup>2</sup> (4.24 ha)	2,119.7m <sup>2</sup> (0.21 ha)
2A Residential	Registered (4M-1683)	130	98,154.9m <sup>2</sup> (9.82 ha)	4,907.8m <sup>2</sup> (0.49 ha)
1B-2 Residential	Draft Approved / Revised Draft Plan Application Pending	107	73,792.0m <sup>2</sup> (7.38 ha)	3,689.6m <sup>2</sup> (0.37 ha)
1 Business Park	Registered (4M-1512)	N/A	200,812.4m <sup>2</sup> (20.08 ha)	4,016.2m <sup>2</sup> (0.40 ha)
2 Business Park	Draft Approved	N/A	491,491.3m <sup>2</sup> (49.15ha)	9,829.8m <sup>2</sup> (0.98 ha)
Total Parkland Dedication Required				28,728.3m <sup>2</sup> (2.87 ha)
Total Parkland Dedicated to Date (Block 1, 4M-1512, Phase 1 Business Park)				51,299.5m <sup>2</sup> (5.12 ha)
<b>Excess Parkland Dedication</b>				<b>22,571.2m<sup>2</sup> (2.26 ha)</b>

## Attachments

1. Parkland Contribution Plan, Revision 2, dated August 4, 2022, prepared by Novatech

**Attachment 1**  
Parkland Contribution Plan

# WEST CAPITAL AIRPARK



DRAFT

**LEGEND:**

• PHASE 1A RESIDENTIAL	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ffff00; border: 1px solid black;"></span>	• PHASE 1 BUSINESS PARK	<span style="display: inline-block; width: 15px; height: 15px; background-color: #d3d3d3; border: 1px solid black;"></span>	• CITY PARK	<span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; border: 1px solid black;"></span>
• PHASE 1B RESIDENTIAL	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ffcc00; border: 1px solid black;"></span>	• PHASE 2 BUSINESS PARK	<span style="display: inline-block; width: 15px; height: 15px; background-color: #a9a9a9; border: 1px solid black;"></span>	• FUTURE RESIDENTIAL	<span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid black;"></span>
• PHASE 2A RESIDENTIAL	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ff6600; border: 1px solid black;"></span>	• AIRPORT RELATED	<span style="display: inline-block; width: 15px; height: 15px; background-color: #0000ff; border: 1px solid black;"></span>	• CORE AIRPORT AREA	<span style="display: inline-block; width: 15px; height: 15px; background-color: #add8e6; border: 1px solid black;"></span>
• PHASE 1B-2 RESIDENTIAL	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ff3300; border: 1px solid black;"></span>				

PLAN OF  
 PART OF LOTS 12 & 15, CONCESSION 3,  
 ALL OF LOTS 13 & 14, CONCESSION 3,  
 PART OF LOTS 13 & 14, CONCESSION 4,  
 PART OF THE ROAD ALLOWANCE  
 BETWEEN CONCESSIONS 3 & 4 (As Closed)  
 GEOGRAPHIC TOWNSHIP OF HUNTLEY  
 NOW THE CITY OF OTTAWA  
 1:4000  
 0 40 80 120 160  
 AUGUST, 2022

## PARKLAND CONTRIBUTION PLAN

No.	REVISION	DATE	BY
2.	ISSUED FOR CITY REVIEW	AUG 04/22	EP
1.	ISSUED FOR CLIENT REVIEW	JUNE 01/22	EP

JOB # 102085-1

**NOVATECH**  
 Engineers, Planners & Landscape Architects  
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 Ottawa, Ontario, Canada K2M 1P6  
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