



PLANNING RATIONALE

PROPOSED RURAL INDUSTRIAL & COMMERCIAL DRAFT PLAN OF SUBDIVISION

3112 Carp Road (formerly 3160 Carp Road)

Project No.	KC22006
Issue Date:	April 9, 2026 (Revision No. 1)
Prepared For:	T & L Carroll Holdings Inc. 1380 Howie Road Carp, Ontario K0A 1L0
Prepared By:	Keeper Co. 130 Kings Creek Road Ashton, Ontario K0A 1B0

1.0 OVERVIEW

This Planning Rationale is submitted in support of an application for Plan of Subdivision approval for land known municipally as 3112 Carp Road (the “subject land”). The proposed application will permit the development of the subject land for a rural industrial and commercial subdivision. This application is submitted on behalf of T & L Carroll Holdings Inc.

A preconsultation meeting was held with the City of Ottawa in September 2022 to identify the reports and plans required in support of this application. Subsequent meetings and discussions were held with City of Ottawa staff and related peer reviewers to further discuss and clarify the scope of identified requirements. The following items were identified by the City of Ottawa as complete application submission requirements for this application for a Plan of Subdivision:

- Draft Plan of Subdivision
- Concept Plan Showing Proposed Land Uses
- Archaeological Assessment
- Planning Rationale (with Integrated Environmental Review & Public Consultation Strategy)
- Geotechnical Investigation
- Hydrogeological Assessment & Terrain Assessment
- Groundwater Impact Study
- Phase I Environmental Site Assessment
- Phase II Environmental Site Assessment
- Environmental Impact Statement
- Site Servicing Plan
- Site Servicing & Stormwater Management Report
- Grade Control & Drainage Plan
- Erosion & Sediment Control Plan
- Transportation Impact Assessment

Listed below are the items that were not completed, along with a note indicating the reason for same.

- Fluvial Geomorphology Study. The proposed development includes the realignment of the existing headwater drainage features, and existing features have low connectivity, with certain features isolated altogether, and experiencing periods of no water conveyance.
- Lighting Plan & Certification. This item was identified as a possible requirement to satisfy a condition of approval and/or draft approval.
- Noise & Vibration Study. This item was also identified as a possible requirement for a related consent to sever application but was not ultimately required with such application. It was discussed that it would be more appropriate for such a study to be completed at the Site Plan Control stage, once the nature of the proposed land use is known, and additional details on the proposed development layout are also known.

This Planning Rationale will address the appropriateness of the proposed development in the context of the existing planning policy and regulatory framework and will demonstrate that the proposed development represents good planning.

2.0 SUBJECT LAND & SITE CONTEXT

The subject land is located on the east side of Carp Road, north of McGee Side Road and south of Russ Bradley Road in Ward 5, West Carleton-March of the City of Ottawa, as illustrated on Figure 1: Location of Subject Land. The subject land is comprised of a single parcel of land identified by Property Identification Number 04537-0298 and is described legally as Part of Lots 11 and 12, Concession 2, Geographic Township of Huntley, and Part 3 on Plan 4R-36359; except for Parts 2 & 4 on Plan 5R-7272, Part 1 on Plan 5R-4304, Part 1 on Plan 5R-7483, Part 2 on Plan 5R-10733 & Parts 1 & 2 on Plan 5R-11909, subject to N661110, N358106 in the City of Ottawa. The subject land is subject to an access easement in favour of Parts 4 & 5 on Plan 4R-36359.



Figure 1: Location of Subject Land

The subject land is located approximately 3.5 kilometres south of the Village of Carp and approximately 5.5 kilometres north of the Carp Road & Highway No. 417 interchange.

The subject land has an area of 21.25 hectares (52.5 acres) with a total frontage of 62.25 metres on Carp Road. The subject land is currently vacant. Much of the vegetation has been cleared. There is an existing entrance at the south end of the subject land.

The subject land is in a rural area known as the Carp Road Corridor and is surrounded by a variety of rural land uses. Situated east of the subject land is agricultural land with an institutional use (cemetery) beyond. South of the subject land is a mix of rural commercial and industrial uses, as well as agricultural uses and rural estate residential uses beyond. Located to the west of the subject land are rural commercial and industrial uses, small institutional and residential uses, and mineral extraction uses beyond. North of the subject land are rural industrial and office uses, with a

recreational use (golf course) beyond. Please see Figure 2: Surrounding Land Uses for additional details pertaining to the land uses in the vicinity of the subject land.



Figure 2: Surrounding Land Uses

Below is a view of the subject land from Carp Road in the area of the proposed north site access.



Figure 3: View of Subject Land from Carp Road (Area of Proposed North Access)

3.0 DEVELOPMENT PROPOSAL

The proposed development is a rural industrial and commercial subdivision that will include a new public road, twelve (12) blocks for future rural industrial and commercial development, one (1) stormwater management block, and one block to allow for a future connection to the lands to the east. The proposed blocks range in size from 0.96 hectares to 3.83 hectares. The proposed new road will be a rural local road with a right-of-way width of 26.0 metres and will have two accesses onto Carp Road. See Figure 4: Extract from Proposed Draft Plan of Subdivision for an illustration of the proposed development.

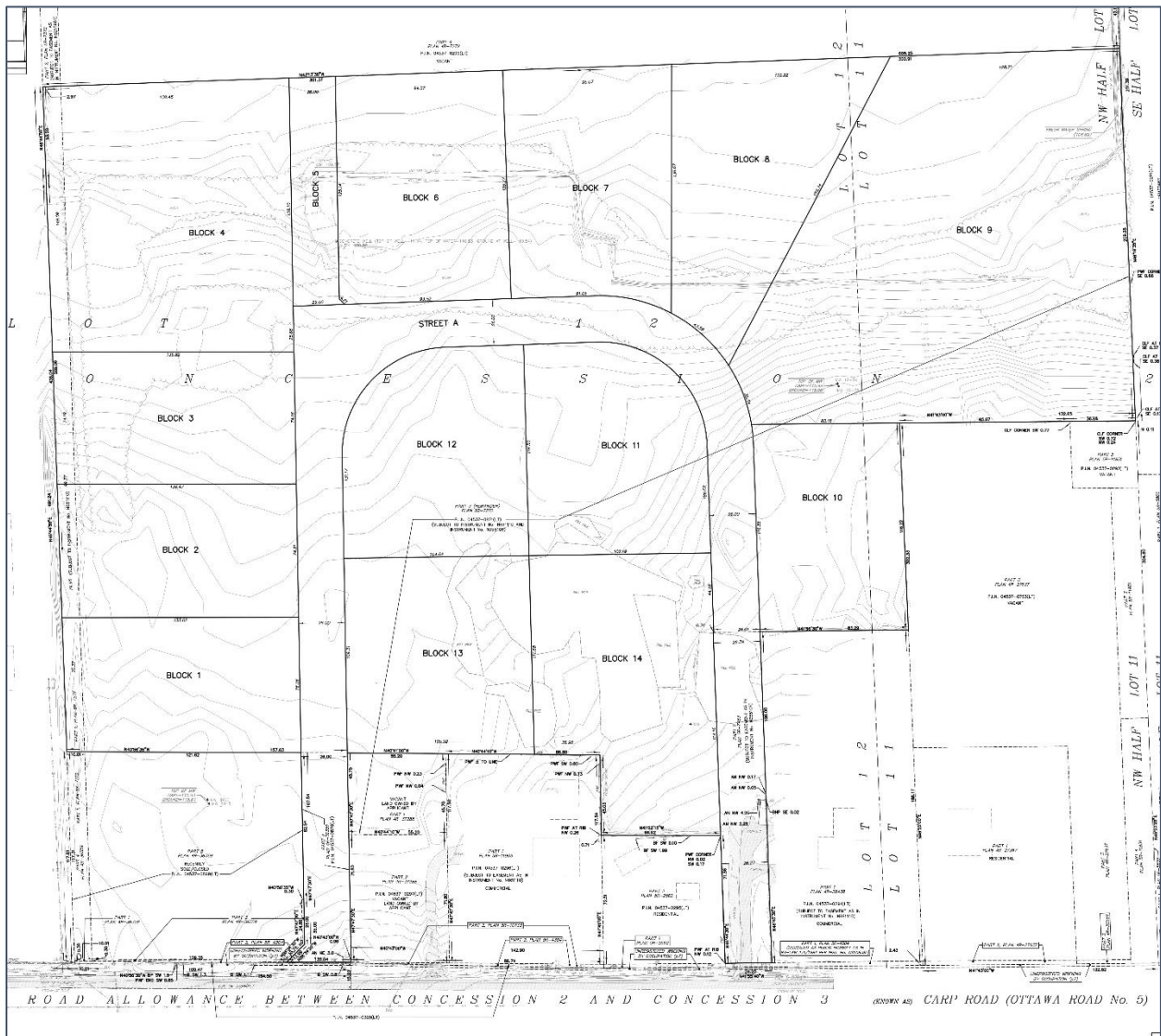


Figure 4: Extract from Proposed Draft Plan of Subdivision

It is expected that the proposed blocks will be developed in the future for a variety of rural commercial and light industrial type uses, in accordance with the applicable planning policies and

regulations. See Figure 5: Extract from Conceptual Land Use & Lot Development Plan below for additional details.

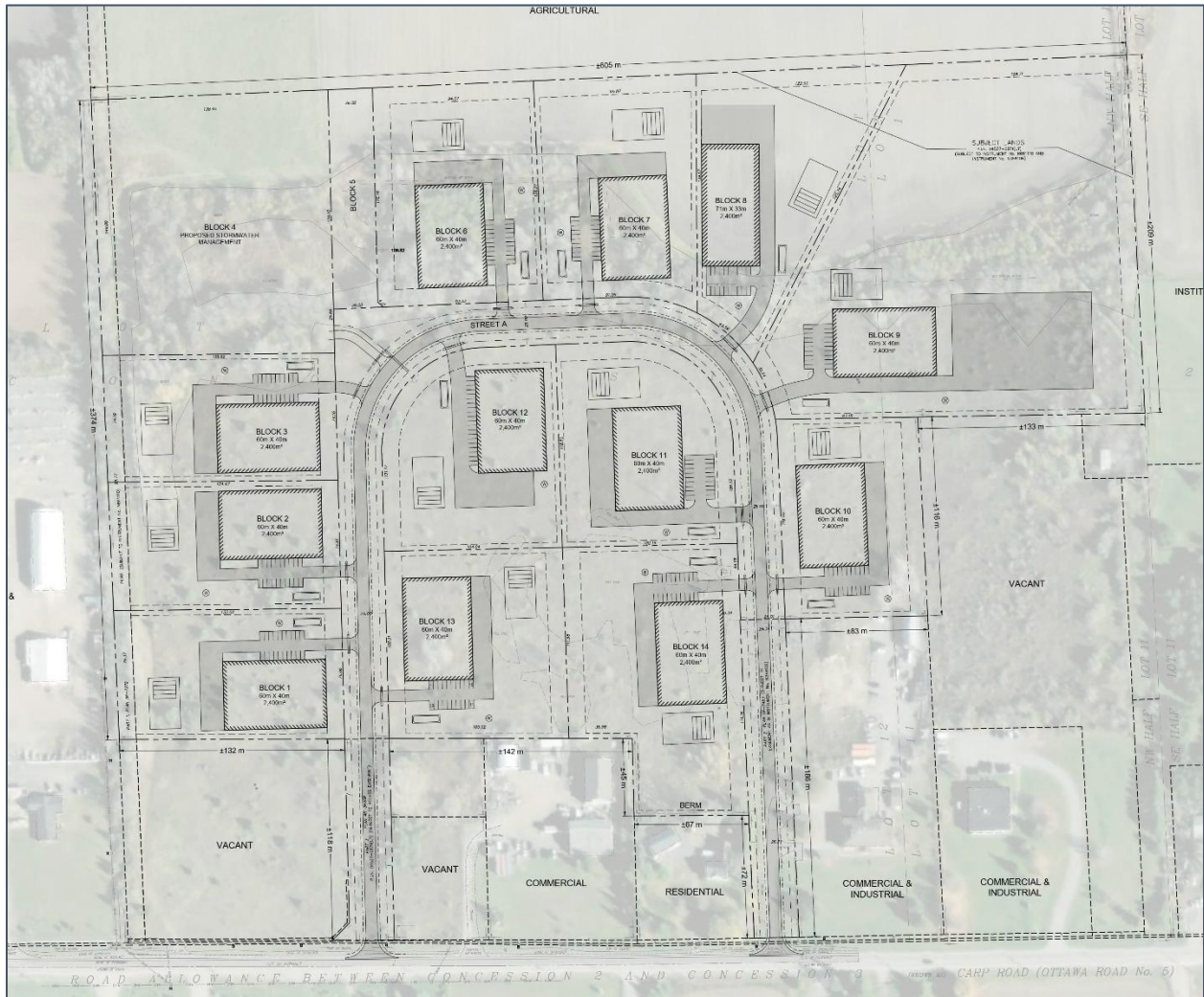


Figure 5: Extract from Conceptual Land Use & Lot Development Plan

4.0 PLANNING POLICY & REGULATORY FRAMEWORK

This section discusses the conformity and compliance of the proposed subdivision with applicable land use planning policies and regulations.

4.1 PROVINCIAL POLICY STATEMENT, 2024

The 2024 Provincial Policy Statement (the “PPS”) provides policy direction on land use planning matters of provincial interest and includes policies that guide development relating to employment uses and development within rural areas.

At section 2.1, subsection 6, it is noted that complete communities are achieved by accommodating an appropriate range and mix of land uses, including employment uses. At section 2.8.1, the PPS provides that municipalities shall promote economic development by providing for an appropriate mix and range of employment uses and maintaining a range and choice of suitable sites for employment uses, among other things. The proposed subdivision will increase the available development sites in an existing rural employment area and will facilitate the future development of a mix of employment uses.

At section 2.6, the PPS speaks to the development of rural lands, indicating that development that can be sustained by rural service levels should be promoted and that development must be appropriate to the available infrastructure. As detailed in the accompanying reports, servicing by private individual on-site wells and septic systems is proposed for the subdivision. The proposed subdivision will include a new local road with two connections to the existing Carp Road. A proposed stormwater management concept is included in the accompanying Servicing & Stormwater Management Report, including details of how the objectives for stormwater management planning outlined at section 3.6, subsection 8 of the PPS are met.

At section 4.1 the PPS outlines objectives relating to the wise use and management of resources relating to natural heritage features. An Environmental Impact Study has been completed to assess the proposed development’s impact on the natural heritage features present on and adjacent to the subject land. The study outlines mitigation measures and best practices and concludes that impacts to the natural environment are expected to be minimal, with no significant residual negative impacts anticipated. Further, the Study concludes that the proposed project complies with the natural heritage policies of the PPS.

At section 4.6 the PPS outlines objectives relating to the wise use and management of resources relating to cultural heritage and archaeological resources. A Stage 1 & Stage 2 Archaeological Assessment has been completed and entered into the public register. Field investigations for a Stage 3 Assessment have been completed and cataloguing of the findings is currently underway. It is expected that no additional archaeological assessment will be necessary.

Based on the forgoing, the proposed subdivision is appropriate for the rural area, and will increase the supply of development lots in an existing employment area, and is therefore consistent with the 2024 Provincial Policy Statement.

4.2 CITY OF OTTAWA OFFICIAL PLAN, 2021

Development of the subject land must conform to the policies of the City of Ottawa’s Official Plan, 2021, as amended (the “Official Plan”). The subject land is designated Rural Industrial & Logistics per Schedule B9 – Rural Transect of the Official Plan, as illustrated on Figure 6: Extract from Schedule B9 – Rural Transect.

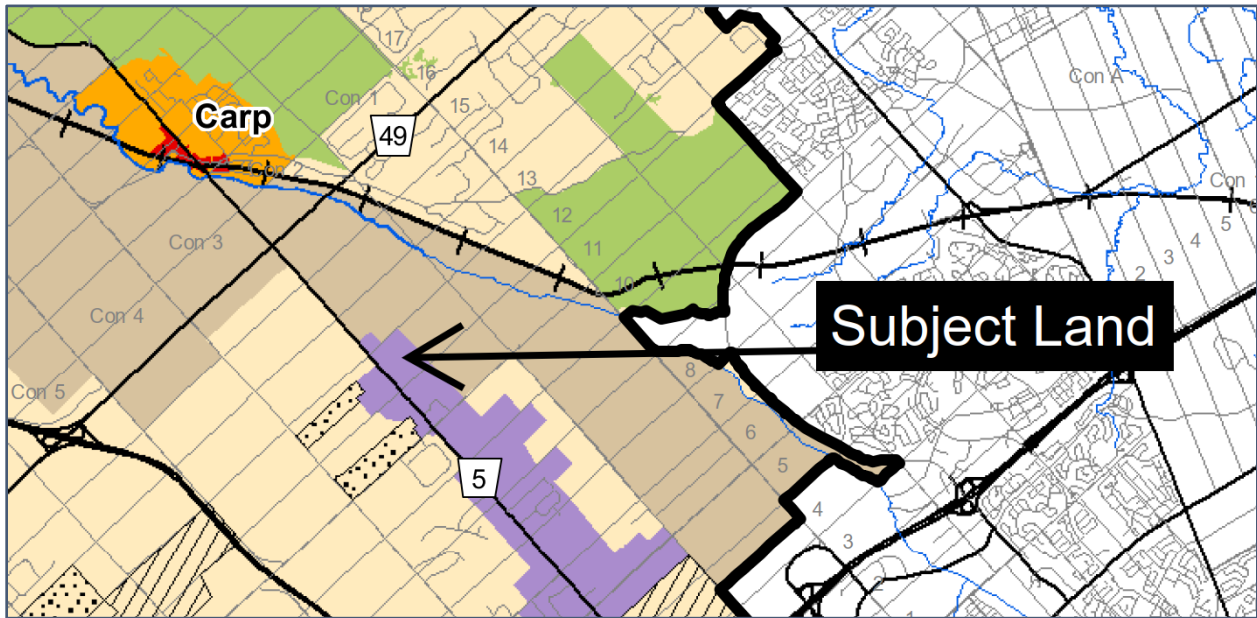


Figure 6: Extract from Schedule B9-Rural Transect

The purpose of the Rural Industrial & Logistics designation is to provide land for uses that are not better suited to the rural countryside, specifically a range of uses that includes, but is not limited to, warehouse, distribution, light and heavy industrial uses and small offices. The Official Plan, at Section 3.5, 5), acknowledges that rural employment areas are the appropriate location for industrial uses that require greater areas and/or separation distances, with such uses tending to relate to construction, transportation, distribution, logistics and limited manufacturing. It is anticipated that the proposed subdivision will ultimately be developed with a diverse mix of these types of permitted uses.

At Section 4.7 5) and 15), the Official Plan speaks to development that is to be serviced with private services, outlining a list of items that must be demonstrated. The accompanying Hydrogeological Assessment & Terrain Analysis and Servicing & Stormwater Management Report demonstrate that the proposed development can be adequately serviced on the basis of private individual services.

At Sections 4.8 and 4.9, the Official Plan policies speak to the protection of the City’s natural environmental features and systems, including water resources. The accompanying Environmental Impact Study, Hydrogeological Assessment & Terrain Analysis, and Servicing & Stormwater Management Report include information relating to potential impacts of the proposed development on such features and resources. The provided Environmental Impact Study concludes that the proposed project complies with the natural heritage policies of the Official Plan.

The subject land is also identified as being subject to Area Specific Policy No. 8 per Annex 5 – Urban and Rural Areas Subject to Area-Specific Policies. Area Specific Policy 8 applies to the Carp Road Corridor, and more specially, the subject land is designated Corridor Commercial Area per Schedule 8.A – Designation Plan, as illustrated below on Figure 7: Extract from Area Specific Policy Plan Schedule 8.A.

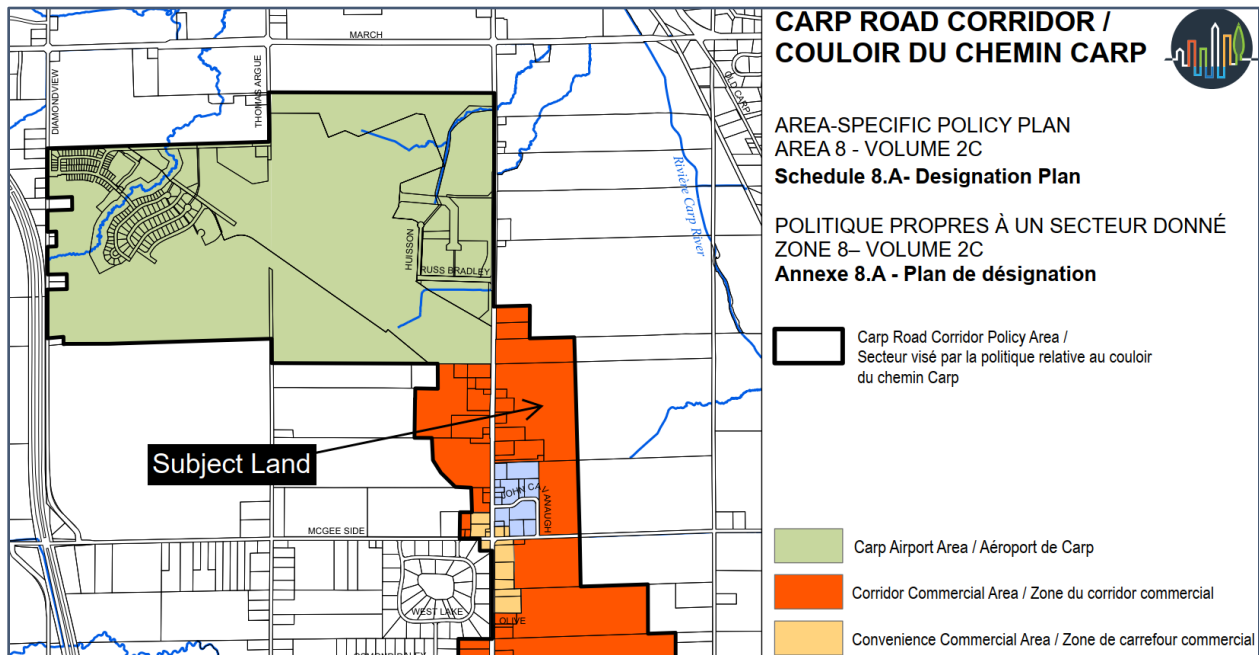


Figure 7: Extract from Area Specific Policy Plan Schedule 8.A

The permitted uses for the Corridor Commercial Area lands include light industrial uses, automotive, recreational and heavy vehicle sales and service. As noted, the proposed subdivision will facilitate the development of such uses.

4.3 CARP ROAD CORRIDOR COMMUNITY DESIGN PLAN

The subject land is designated Highway Commercial Area per Schedule 1 of the Carp Road Corridor Community Design Plan (the “CRCCDP”), as illustrated on Figure 8: Extract from Schedule 1.

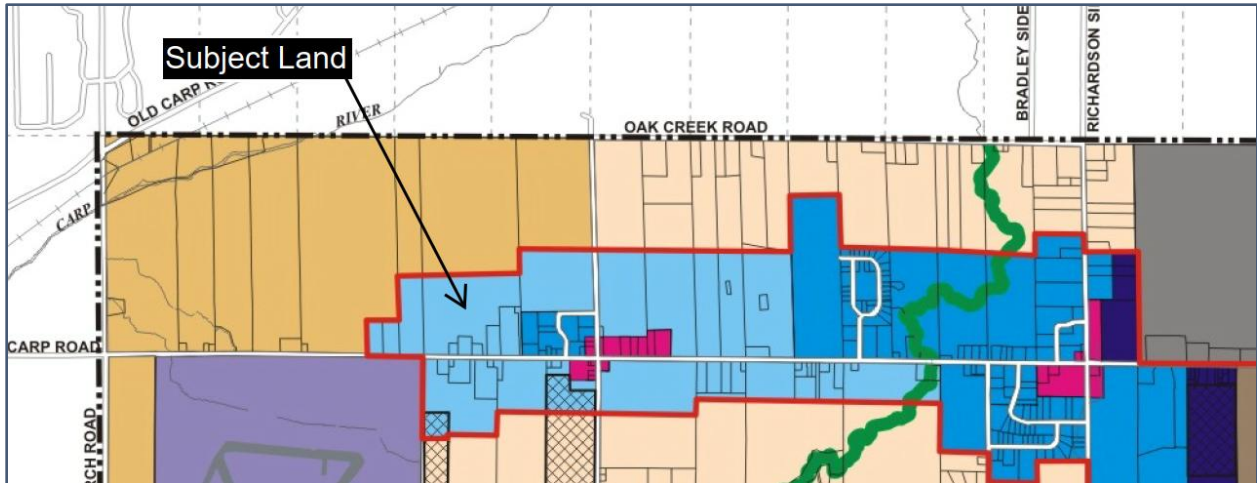


Figure 8: Extract from Schedule 1

The CRCCDP provides a framework to guide development in the Corridor. It was developed to support the Corridor as an employment area. The development of the individual blocks will be subject to the guidelines of the CRCCDP that are aimed at creating attractive industrial parks.

4.4 CITY OF OTTAWA COMPREHENSIVE ZONING BY-LAW NO. 2008-250

The subject land is zoned Rural Commercial, Subzone 9 (RC9) per City of Ottawa Comprehensive Zoning By-law No. 2008-250, (the “zoning by-law”), as shown on Figure 9: Extract from GeoOttawa Zoning Map Layer.

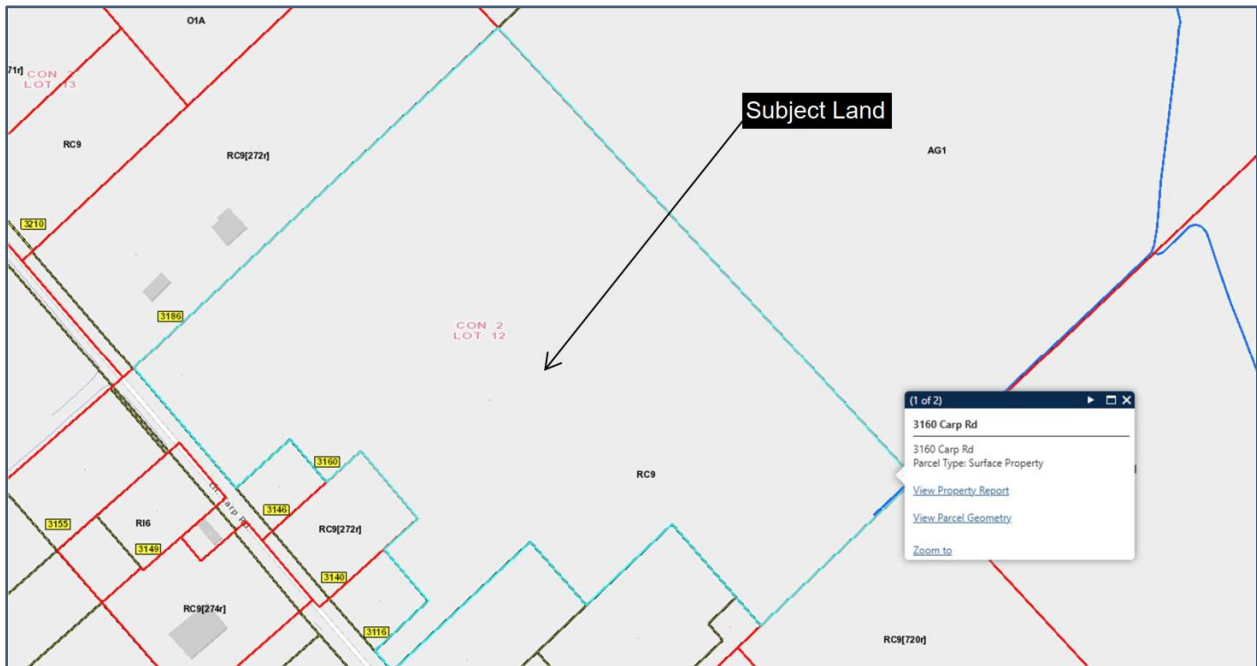


Figure 9: Extract from GeoOttawa Zoning Map

The RC9 zone permits a variety of rural commercial and light industrial uses. Per Table 217 of the zoning by-law, lots in the RC9 zone shall have a minimum lot area of 4,000 square metres and a minimum lot width of 30.0 metres. As detailed on the enclosed Draft Plan of Subdivision, all the proposed future development blocks meet these minimum requirements.

Based on the foregoing, the proposed subdivision is consistent with the 2024 Provincial Policy Statement, is in conformity with the 2021 City of Ottawa Official Plan, and complies with Zoning By-law No. 2008-250.

5.0 DRAFT INTEGRATED ENVIRONMENTAL REVIEW STATEMENT

Below is an overview and summary of the key findings and conclusions of the various technical studies that were completed to inform the design of the proposed development and that are submitted in support of this application for Plan of Subdivision approval.

Geotechnical Investigation

The Geotechnical Investigation presents the results of the preliminary subsurface investigations, identifying the general subsurface and groundwater conditions of the subject land. Further, the Investigation includes geotechnical design recommendations for the proposed development. The investigation provides recommendations relating to items such as grade raise restrictions and foundation design considerations for the future development of individual blocks, as well as recommendations relating to the pavement design for the proposed new local road.

Phase One Environmental Site Assessment

The Phase One Environmental Site Assessment identifies and documents current and historical environmental conditions of the subject land that have the potential to impact soil and/or groundwater conditions. The Assessment identified nine (9) potentially contaminating activities that resulted in the identification of four (4) Areas of Potential Environmental Concern. The Assessment concludes that due to the identified Areas of Potential Environmental Concern, a Phase Two Environmental Site Assessment is recommended to investigate the potential for groundwater and soil impacts at the subject land.

Phase Two Environmental Site Assessment

The Phase Two Environmental Site Assessment investigated the four (4) previously identified Areas of Potential Environmental Concern. The Assessment details the drilling/sampling and monitoring program that formed part of the investigation activities. The results of the soil samples submitted as part of the Phase Two investigations indicate that no exceedances were identified. The assessment concludes that no further work is recommended currently.

Hydrogeological Investigation & Terrain Assessment

The Hydrogeological Investigation & Terrain Analysis reviews and investigates shallow subsurface conditions as they relate to future septic design, the potential for impacts on the receiving aquifer, and the potential quality and quantity of groundwater for future commercial and light industrial uses. The Investigation concludes that there is sufficient quality and quantity of groundwater, negative impacts to the bedrock aquifer are not anticipated, no negative water quality impacts from neighbouring properties have been identified, and future lot owners may require additional testing at the Site Plan Control stage depending on the groundwater requirements and proposed flows. The

Investigation also provides a series of recommendations regarding well construction, water quality, and septic system design.

Stage 1 & 2 Archaeological Assessment

The purpose of the Stage 1 assessment was to evaluate the archaeological potential of the study area and present recommendations for the mitigation of any significant known or potential archaeological resources. The Stage 1 assessment concluded that portions of the study area retained potential for pre-Contact and post-Contact archaeological resources. The purpose of the Stage 2 assessment was to determine whether the subject land contained archaeological resources requiring further assessment. A pedestrian survey and shovel test pit survey was completed across areas determined to retain archaeological potential and resulted in the identification of artifacts associated with a homestead. The Stage 2 assessment recommended a Stage 3 site-specific archaeological assessment for the identified areas of interest.

Stage 3 Archaeological Assessment

The Stage 3 investigation was completed, including the artifact analysis. The assessment concludes that the cultural heritage value or interest of all components of the relevant site has been sufficiently documented and the site does not warrant further archaeological mitigation.

Environmental Impact Statement

The Environmental Impact Statement included a desktop review followed by a series of field investigations to identify the presence or absence of natural heritage features and species at risk. The Statement identifies and assesses potential impacts of the proposed development on such features and species. The Statement includes a series of recommendations on avoidance and mitigation measures that will minimize or eliminate potential impacts. The Statement concludes that no significant negative impacts to natural heritage features identified on-site are anticipated and that the proposed project complies with the natural heritage policies of the 2024 Provincial Planning Statement and the City of Ottawa Official Plan.

Servicing & Stormwater Management Report

The Servicing & Stormwater Management Report outlines how the proposed development will be serviced with private services, and more specifically, how this can be achieved in accordance with current City of Ottawa guidelines and overarching studies. The Report provides a series of conclusions for key design features such as water supply for both domestic and fire protection use, wastewater services, stormwater management design including the proposed stormwater management pond, and erosion and sediment control measures.

Transportation Impact Assessment Strategy Report

The Transportation Impact Assessment Strategy Report examines the existing conditions, as well as the planned conditions and evaluates the potential impacts of the development generated demands on same. The Report concludes that the proposed development can be accommodated by the adjacent transportation network at an acceptable level of service.

6.0 PUBLIC CONSULTATION STRATEGY

It is expected that notice of the proposed application will be given via the posting of a traditional City of Ottawa notice of application sign on the subject land, and that all the information and material provided under subsections (17) and (18) of the *Planning Act* will be made available to the public via the City's Development Application Search Tool. As a result of Bill 23, municipalities are no longer required to facilitate a public meeting for draft plan of subdivision applications. We would be happy to participate in a community information session should same be requested by the City of Ottawa or the Councillor.

7.0 CONCLUSION

The proposed Draft Plan of Subdivision is consistent with the Provincial Policy Statement, conforms to the policies of the City of Ottawa Official Plan, 2021, and is in compliance with Comprehensive Zoning By-law 2008-250.

The proposed development of the subject land for a new rural industrial and commercial subdivision will facilitate the future development of a variety of uses that are appropriate for the area and will contribute positively to economic development in the rural area, and in the City of Ottawa. The proposed development will also result in the future creation of a variety of rural employment opportunities.

I respectfully opine that the proposed development is an appropriate use of the subject land, is in the public interest, and represents good planning.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "B. Alchawa". The signature is fluid and cursive, with a long horizontal stroke at the end.

Bridgette Alchawa, MCIP, RPP
Land Use Planner