



Planning Rationale Report (Addendum)

Tartan Carp Subdivision
232 Donald B. Munro Drive

Prepared for: Carp Development Inc.

Prepared by: Taggart Investment Inc.

January 2025

Introduction and Purpose

This report serves as an addendum to the original Planning Rationale Report prepared by Tartan Land Consultants on October 18, 2021, and is intended to be read in conjunction with the original report.

The original Draft Plan of Subdivision (City File No: D07-16-21-0035) was submitted to the City on October 18, 2021. Technical comments on the first submission were received from the City on February 22, 2022. Since the initial application, a new *City of Ottawa Official Plan* (“*Official Plan*”) was adopted, which includes the *Village of Carp Secondary Plan* (“*Secondary Plan*”).

This addendum summarizes the key changes to the proposed development, including revisions to the Draft Plan of Subdivision and Zoning By-law amendments. It evaluates the implications of these changes on compliance with relevant planning policies, addresses the comments from the first submission, and reconciles the revisions made between the *Carp Community Design Plan* and the newly adopted *Village of Carp Secondary Plan*.

Proposed Draft Plan of Subdivision Revisions

Since the Draft Plan of Subdivision was originally prepared in 2021, modifications have been made to address evolving market conditions and updated residential housing requirements. The original Draft Plan of Subdivision is attached to this addendum in **Appendix A**. The revised Draft Plan of Subdivision is attached to this addendum in **Appendix B**. The key changes to the Draft Plan of Subdivision are summarized as follows:

- Unit mix, density and lot dimension changes are as follows:

	Original Plan	Revised Plan
Unit mix		
<i>Detached units</i>	57	53
<i>Semi-Detached units</i>	6	52
<i>Townhouse</i>	54	0
Total units	117	105
Density (Units per net ha)	18.99	18.85
Minimum Lot frontage (metres)		
<i>Detached units</i>	10.95	10.83
<i>Semi-Detached units</i>	16.45	16.45
Minimum lot depths (metres)		
<i>Detached units</i>	33	31.43
<i>Semi-Detached units</i>	32.5	30.55

- The street layout was modified for more efficient use of the site and to account for terracing requirements throughout the proposed development.

- City approved commemorative street names have been added to the plan.
- Local road rights-of-way (ROW) widths were increased from 18 metres to 20 metres, with the exception of a single loaded road abutting the Natural Environmental Area (NEA) lands which has a 14.75 meter ROW;
- A road widening block along Donald. B. Munro has been added.

The proposed pedestrian network plan has been revised, as shown in **Figure 1**, to reflect the revised street layout and incorporate updated detailed engineering information received.

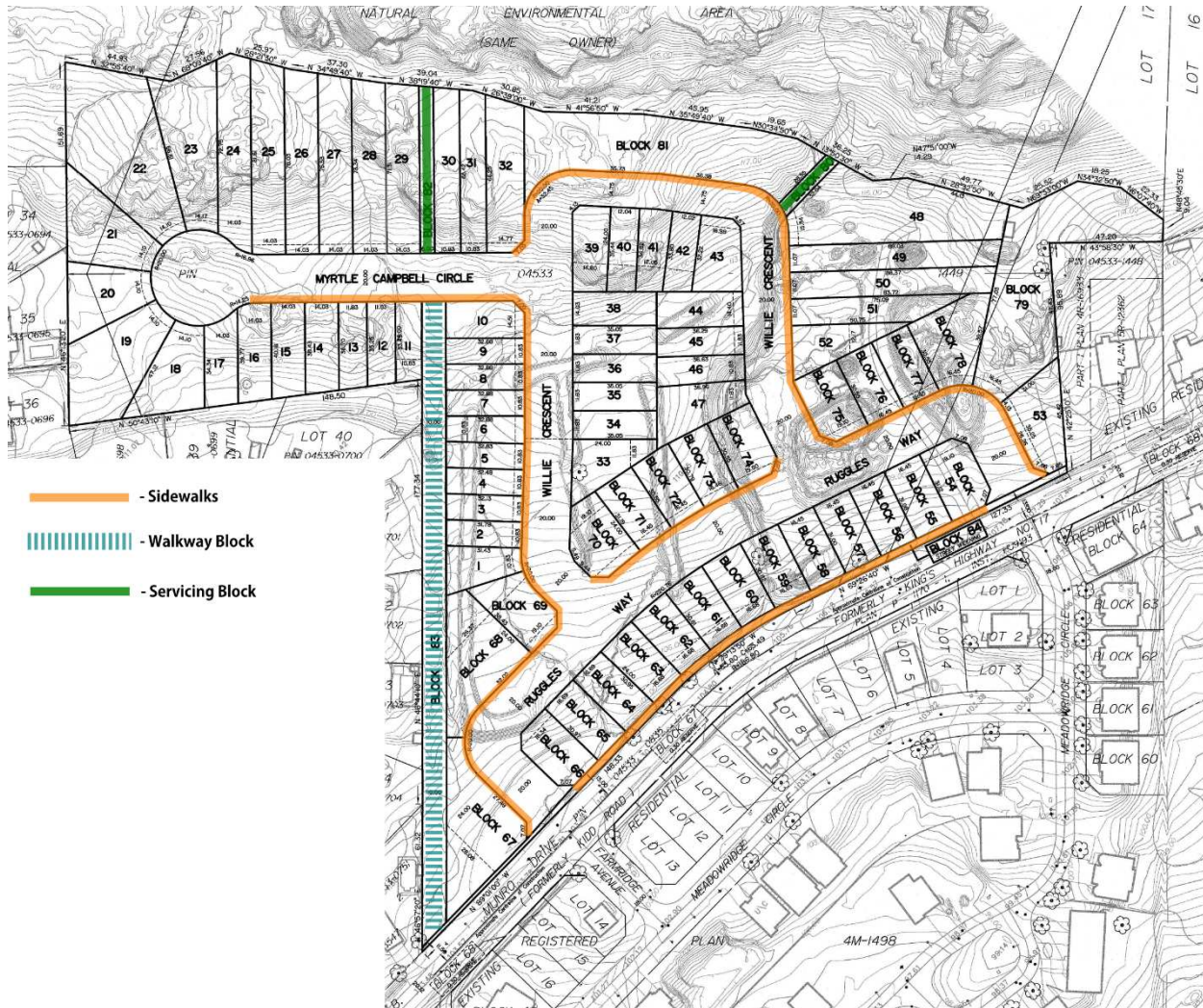


Figure 1. Revised Conceptual Pedestrian Network

Key features of the proposed pedestrian network plan include:

- Sidewalks are proposed on one side of each local road.
- Blocks 80 and 82 are designated as servicing blocks. Due to significant grade changes, these blocks may not be suitable as a walkway block as they would require stairs, retaining walls, and railings, significantly reducing the accessibility of these blocks.

- Block 81 provides views and may provide for unofficial access to the NEA lands.
- Block 83 is designated as a 10-meter-wide pathway block, as requested by the City of Ottawa. Due to significant elevation changes within the block, retaining walls may be required, necessitating the removal of additional trees. Considering the grading challenges, further discussions with the city are required to determine the most appropriate use of this block. Alternative options to consider include the use of the sidewalk along Willie Crescent as a more practical and accessible route to the NEA lands, with Block 83 being retained as a 6-meter buffer between the new and existing residential areas.

City of Ottawa Official Plan

The *City of Ottawa Official Plan* (“*Official Plan*”) was adopted by Ottawa City Council in November 2021 and subsequently modified and approved by the Province of Ontario’s Ministry of Municipal Affairs and Housing on November 4, 2022. The new *Official Plan* provides a comprehensive vision and policy framework to guide the city’s future growth. While many of the development principles are consistent with the previous *Official Plan (2004)*, there are notable updates and changes. The new *Official Plan* reflect the evolving needs of the city and the community, particularly in terms of land use, sustainability, and the integration of new infrastructure and development practices.

Section 5.5.1 Recognize a rural pattern of built form and site design

Policy 5.5.1.1 - Built form in the Greenbelt and Rural Transect areas, where development is permitted shall be low-rise. Mid-Rise buildings may be permitted with the Greenbelt Transect area identified by the Zoning By-law and within Villages as identified in a secondary plan.

Response: The proposed development aligns with this policy by incorporating low-rise, two-storey dwellings, consistent with the rural character outlined in *Section 5.5.1* of the *Official Plan*. The development is designed to blend harmoniously with the surrounding rural landscape and the existing built form in the Village of Carp. This approach respects the rural pattern of development and supports the long-term growth and sustainability of the village, ensuring that future development remains consistent with the character of the area. By adhering to these guidelines, the project will contribute positively to the evolving community while maintaining the visual and environmental integrity of the Carp village area.

Section 5.5.2 Recognize mobility options and street connectivity in the Greenbelt and Rural Transects

Policy 5.5.2.1 - Mobility in the Rural area shall be premised on a recognition of the necessity to cover long distances, and that the use of personal vehicles is the most prevalent means of transportation within, and to and from, the Rural area. The Rural mobility network shall: e)

Connect the rural neighbourhoods with pathways and trails to provide access to services and amenities where opportunities to do so are identified, including tourism and recreation.

Response: The proposed development will include sidewalks along all streets, enhancing pedestrian mobility throughout the area. Additionally, a walkway block is incorporated along the western border of the site to further facilitate pedestrian movement. These improvements will increase accessibility within the development and provide convenient connections to surrounding amenities and transit stops, thereby supporting active transportation options. This design ensures the development is well-connected and provides future opportunities for pedestrian mobility, improving overall accessibility in line with the city's broader mobility objectives.

Village of Carp Secondary Plan

The *Village of Carp Secondary Plan* ("Secondary Plan") was adopted alongside the *Official Plan* (2022). The *Secondary Plan* serves as a key document in guiding land use and development within the area and incorporates best practices from the *Carp Community Design Plan*, providing a comprehensive policy framework for future development in the Carp Village area.

The *Secondary Plan's* Land Use Plan outlines a conceptual distribution of land uses, roadways, and the locations of community facilities and amenities. The subject site is designated as "*Village Residential 1*", as illustrated in **Figure 2**. This designation supports the development of low density residential, aligning with the broader vision for growth and sustainable development within the Village of Carp.

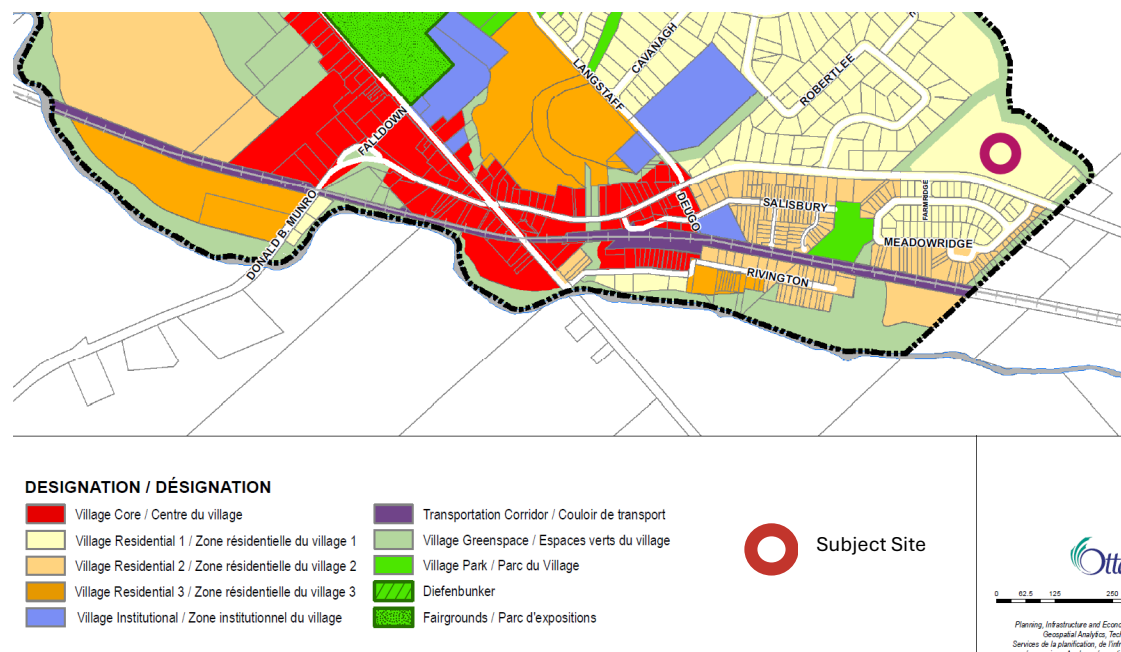


Figure 2. Schedule A of the Village of Carp Secondary Plan

Section 5.2 Village Residential 1

The predominant type of housing in the village consists of single-detached dwellings. These areas are located farther away from the Village Core. The intent is to strengthen residential neighbourhoods and maintain the village character.

Policy 5.2.13 - The uses permitted in the area identified as Residential 1 on Schedule A – Designation Plan may permit detached, semi-detached and duplex dwellings, including secondary dwelling units and coach houses.

Response: The proposed development includes detached and semi-detached units, both of which align with the *Village Residential 1* designation. This approach ensures that the development maintains the intended village character while offering a mix of housing types that meet the community's needs. The integration of detached and semi-detached units supports the goal of creating a well-balanced residential neighborhood in line with the village's long-term vision.

Section 4.1 Growth Management

Carp is serviced by municipal water and wastewater systems. Water is provided by a communal well system and wastewater from Carp is directed into the City's central sanitary sewer system. There is a shortfall in long term sewer servicing capacity for the village. Development proponents must demonstrate sufficient servicing capacity for any proposal based on the public-private services, and the mix and intensity of dwelling types proposed.

Response: According to information available on the City of Ottawa's public engagement project search website and Infrastructure Master Plan, the City is upgrading the Carp Water/Wastewater Facility to accommodate the increased capacity required for anticipated development over the next 5 to 10 years. The interim upgrade scope includes pump replacements, electrical upgrades, improvements to emergency standby power, the addition of a new emergency overflow, and other miscellaneous improvements. This project is expected to be completed by 2027 and will provide the necessary servicing capacity for the proposed development.

Section 4.2 Village Boundary

Policy 4.2.3 - The village boundary is defined on Schedule A –Designation Plan, of this secondary plan. The precise location of the ANSI boundary for the Carp Hills will be interpreted based on environmental studies submitted to the satisfaction of the City.

Policy 4.2.4 - Any changes to the village boundary will require an Official Plan Amendment.

Response: The precise boundaries of the village is clearly defined and illustrated on the Draft Plan of Subdivision, in accordance with the findings of the detailed mapping, environmental studies,

and a 'boundary flagging' exercise that took place on May 28th, 2021 with the City Ottawa. The village boundary is not being changed by adding or removing lands, rather, the precise village boundary is clarified in accordance with *Section 4.2 Policy 3 of the Secondary Plan*.

Section 4.5 Street Network and Right-of-Way Protection

Policy 4.5.19 - The Official Plan identifies right of way widths for municipal roads or road widenings. Where required, lands will be taken at the time of development or redevelopment.

Policy 4.5.21 - The access street pattern will follow a grid or modified grid pattern where possible. Dead-end streets, long looping streets and cul-de-sacs will be discouraged.

Response: To comply with *Schedule C16 of the Official Plan*, which mandates a 20-meter Right-of-Way (ROW) for local roads in rural areas and villages, the revised Draft Plan of Subdivision increases the road width from 18 meters to 20 meters. An exception applies to the single-loaded road in the northern portion of the plan, which has been designed with a reduced width of 14.75 meters. This adjustment ensures compatibility with the adjacent Carp Hills Natural Environment Area (NEA) while maintaining functionality and accessibility.

Additionally, to meet the ROW protection requirements for Donald B. Munro Drive, as outlined in *Schedule C16 Table 1 of the Official Plan* (23 meters between Langstaff and Farmridge, and 26 meters between Farmridge and March), a road widening block has been incorporated into the revised Draft Plan of Subdivision.

The revised Draft Plan of Subdivision includes one cul-de-sac street due to the challenging topography of the North-Western portion of the site. The shape of the land parcel and steep slopes in this area limit the available options for a grid street pattern. The inclusion of the cul-de-sac is necessary to maximize the efficient use of the land while respecting the natural terrain. We believe this design strikes a balance between effective land use and the preservation of the landscape's unique features.

Section 5.6 Village Greenspace

Policy 5.6.28 - The Village Greenspace corridors are intended to be sufficiently wide so that proposed uses can be comfortably accommodated, taking into account the natural terrain and abutting uses. Additional recreational pathways intended to form part of the pathway network are outside of and abutting the Village boundary as shown on Schedule A.

Response: The Village Greenspace area is shown on *Schedule A of the Secondary Plan*, along the western border of the Draft Plan of Subdivision. In accordance with the provisions outlined in the *Secondary Plan*, Blocks 80 to 83 have been designated as greenspace. These areas are intended to be preserved as public greenspace and will be transferred to the City for ownership and future maintenance. This aligns with the goal of ensuring that the community has access to natural,

recreational spaces while also preserving the environmental integrity of the Draft Plan of Subdivision.

City of Ottawa Zoning By-Law No. 2008-250

Under the Comprehensive *Zoning By-law 2008-250*, the subject site is currently zoned as *Development Reserve 3 (DR3)*.

The previous Planning Rationale proposed two distinct zoning designation: *Village Residential First Density Zone Subzone N (V1N)* for detached dwelling units and *Village Residential Third Density Zone Subzone B (V3B)* for semi-detached and townhouse dwelling units. However, as townhouses are no longer part of the plan, we now propose to rezone the entire site under one unified zoning category — *Village Residential Second Density Zone Subzone E (V2E)*.

In the V2E zone, site-specific exceptions are required to accommodate the detached and semi-detached dwelling units. The proposed modifications to the performance standards are as follows:

- Minimum Lot Width of 8.2 meters for semi-detached units whereas By-law 2008-250 requires 10 metres.
- Minimum Front Yard Setback of 4.0 metres whereas By-law 2008-250 requires 6.0 metres.
- Minimum Interior Yard Setback of 1.25 metres whereas By-law 2008-250 requires 1.5 metres.
- Minimum Corner Yard Setback of 4 metres whereas By-law 2008-250 requires 6 metres.
- Maximum Lot Coverage of 50% whereas By-law 2008-250 requires 20%;

The requested site-specific exceptions will allow the subject site to be developed in a manner that accommodates the full range of unit models offered by the builder, while ensuring compatibility with the existing residential dwellings in the Village of Carp. These adjustments will help maintain the character of the surrounding area while facilitating the proposed development.

Additionally, the precise NEA boundary line on the Draft Plan of Subdivision will be reflected as the new zoning line between the development lands and the NEA lands, ensuring proper integration of the natural environment with the residential development.

Block 80, 81, 82, 83 are proposed to be re-zoned as *Parks and Open Space Zone (O1)*.

Conclusion

The revised Draft Plan of Subdivision and Zoning By-law Amendment applications conforms to the *City of Ottawa Official Plan (2022)* and generally complies with the provisions of *Zoning By-law 2008-250*.

The proposed development is an appropriate and desirable addition to the Village of Carp community and represents good planning.

Yours truly,

Taggart Investments

Prepared By:



Dmytro Hrechkosii

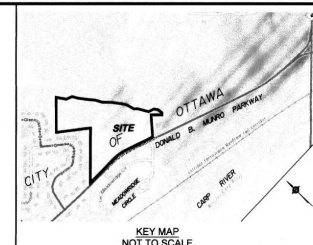
Land Development Coordinator

Reviewed By:



Melissa Côté, MCIP, RPP

Director, Land Development



Scale 1 : 1000

Scale 1 : 1000



Metric

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

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
The boundaries of the lands to be subdivided and their relationship to adjoining lands have been accurately and correctly shown.

Oct 5/21
Date


T. Hartwick
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

This is to certify that we are the owners / agents of the lands to be subdivided and that this plan was prepared in accordance with our instructions.

Oct 8, 2021
Date

Constantine Rivington-Howe
Estate of Douglas Gordon Rivington
I have authority to bind the corporation

Oct 8, 2021
Date

Susan Rivington
Susan Rivington (Executor)
Estate of Douglas Gordon Rivington
I have authority to bind the corporation

ADDITIONAL INFORMATION REQUIRED UNDER
SECTION 51-17 OF THE PLANNING ACT

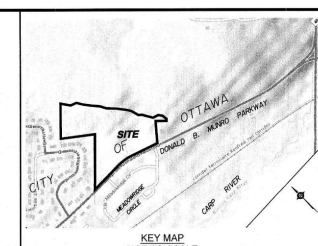
- (a) see plan
- (b) see plan
- (c) see plan
- (d) single and multi-family residential housing and walkway
- (e) see plan
- (f) see plan
- (g) see plan
- (h) City of Ottawa
- (i) see soils report
- (j) see plan
- (k) sanitary, storm sewers, municipal water, bell, hydro, cable and gas to be available
- (l) see plan

PROPOSED USE	BLOCKS	UNITS	Ha (Ac)
SINGLES	1 - 57	57	4.306 (10.6)
TOWNHOMES	58, 59, 60, 62, 63, 65 - 72, 74 and 75	54	1.590 (3.9)
SEMI-DETACHED	61, 64 AND 73	6	0.264 (0.6)
STREETS	1, 2 AND 70	...	1.512 (3.7)
WALKWAY	76 AND 77	...	0.038 (0.0)
TOTAL		117	8.01 (19.9)

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
E-mail: Nepean@aoos.com
Job No. 20703-20 Totan Pl L1 L7 C2 H2 DPS D13

Appendix B

Revised Draft Plan of Subdivision



**DRAFT PLAN OF SUBDIVISION OF
PART OF LOT 17
CONCESSION 2**
Geographic Township of Huntley
CITY OF OTTAWA
Prepared by Annis, O'Sullivan, Vollebakk Ltd.
Scale 1:1000
Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SURVEYOR'S CERTIFICATE
I CERTIFY THAT
The boundaries of the lands to be subdivided and their relationship to
adjoining lands have been accurately and correctly shown.
Date: Dec 12, 2024
James Leslie
Ontario Land Surveyor

OWNER'S CERTIFICATE
This is to certify that we are the owners / agents of the lands to be subdivided
and that this plan was prepared in accordance with our instructions.
Date: _____
Constantine Rivington-Howe (Executor)
Estate of Douglas Gordon Rivington
I have authority to bind the corporation
Date: _____
Susan Rivington (Executor)
Estate of Douglas Gordon Rivington
I have authority to bind the corporation

**ADDITIONAL INFORMATION REQUIRED UNDER
SECTION 51-17 OF THE PLANNING ACT**
(a) see plan
(b) see plan
(c) see plan
(d) single and multi-family residential housing open space and walkways
(e) see plan
(f) see plan
(g) see plan
(h) City of Ottawa
(i) see site report
(j) see plan
(k) sanitary, storm sewers, municipal water, bell, hydro, cable and
gas to be available
(l) see plan

PROPOSED LAND USE TABLE			
PROPOSED USE	LOTS/BLOCKS	UNITS	TOTAL (A3)
SINGLES	1-63	63	3,720 (9.19)
SEMI-DETACHED	64-79	62	1,850 (4.67)
WALKWAY	80-82, 83	3	0.324 (0.80)
OPEN SPACE	81	1	0.360 (0.91)
STREETSCAPING	84	1	1.877 (4.46)
TOTAL			6,010 (15.75)

REVISION SCHEDULE			
NO.	REVISION	DATE	BY
16	REVISED LOT 53	DEC. 10, 2024	N
15	REVISED LOTS 48-52, 79	DEC. 10, 2024	N
14	REVISED CONCEPT	DEC. 5, 2024	N
13	REVISIONS	SEPT. 30, 2023	N
12	SUBMISSION	SEPT. 26, 2023	N
11	REVISIONS	SEPT. 23, 2023	N
10	DR. UPDATED	SEPT. 6, 2023	N
6	NEA LIMIT LOT REVISIONS	JUNE 11, 2021	N
5	ADDED WALKWAY BLOCKS	FEB. 4, 2021	N
4	REVISIONS	FEB. 4, 2021	N
3	REVISIONS	JAN. 8, 2021	N
2	DISCUSSION	DEC. 9, 2020	N
1	DISCUSSION	DEC. 4, 2020	N