

**DRAFT PLAN OF SERVICED SUBDIVISION APPLICATION
DELEGATED AUTHORITY REPORT
MANAGER, DEVELOPMENT REVIEW, RURAL,
PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT
DEPARTMENT**

Site Location: 1500 Thomas Argue Rd.

File No.: D07-16-22-0017

Date of Application: 24 October, 2022

This application submitted by Novatech on behalf of 1514947 Ontario Inc., C.O.B West Capital Developments (WCD) is recommended for DRAFT APPROVAL, subject to the following Standard and Special Conditions, as attached.

6 September 2023

Date



Adam Brown
Manager, Development Review
Planning, Real Estate and Economic
Development Department

Attach(s):

1. Conditions of Draft Approval
2. Draft Plan of Subdivision



DRAFT PLAN OF SERVICED SUBDIVISION APPLICATION SUPPORTING INFORMATION

File Number: D07-16-22-0017

SITE LOCATION

1500 Thomas Argue Road

The Carp Airport is located approximately 2 kilometres southwest of the Village of Carp (Ward 5: West Carleton – March). The residential portion of the Airpark community is in the western half of the airport property and as shown on Document 1.

SYNOPSIS OF APPLICATION

This proposal represents a portion of a previously registered plan (Phase 1 lands 4M-1593 September 18, 2017); and is now identified as Phase 1B-2. This area of the registered plan was approved for oversized lots to accommodate a single detached residential unit and private aircraft hanger. Phase 1B-2 represents a total area of approximately 7.4 hectares. The Owner now wishes to revise the previously registered subdivision plan to create the following:

Residential Units and Types

Dwelling Type	Number of Units/Blocks
Townhouse	30 Units (2 Blocks)
Detached	77 Units
Open Space	1 Block
Servicing	2 Blocks
Future Development	1 Block

Related Applications

The following applications are related to this proposed development:

Zoning By-law Amendment – D02-02-22-0084

Condominium Application – D07-04-22-0015

DISCUSSION AND ANALYSIS

It is recommended that the application be approved for reasons stated below.



The subject application has been examined pursuant to the provisions of the Official Plan (s) in place at the time of submission and at the time writing of this report. We note at the time of submission, the new Official Plan had not yet received approval from Ontario's Ministry of Municipal Affairs and Housing. However, after Ministerial approval in November 2022 new Official Plan is now in effect.

Previous Official Plan (2003, as amended)

The Carp Airport lands were designated as "Carp Airport" on Schedule A – Rural Policy Plan. The proposed Phase 1B-2 Draft Plan conformed to the Carp Airport designation policies of Section 3.10.2 in the previous Official Plan which permitted 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

The Carp Airport lands are designated "Carp Airport Area" on Schedule 8.A – Designation Plan of the Area-Specific Policy Plan for the Carp Road Corridor (Area 8 – Volume 2C). The area-specific policy designation states that, "an airport accessory residential community as defined in the Carp Airport Municipal Facility and Development Agreement instrument OC2380639, revised June 9, 2021, is permitted. The proposed revisions conform to the Carp Airport Area area-specific designation.

Municipal Capital Facilities and Development Agreement, dated June 9, 2021

The Municipal Capital Facilities Agreement (MCFA) and a Responsibility Agreement for both the Residential and Business Park components of the Carp Airport development Development has been signed and the Development is proceeding in accordance with the MCFA and Responsibility Agreement;

The conditions of approval are/are not supported by the applicant and the Ward Councillor.

The proposed development does not require an expenditure of municipal funds over and above those funds recovered by development charges or for which an allocation has been made in a Council approved budget.

CONSULTATION DETAILS

Councillor Clarke Kelly has concurred with the proposed conditions of Draft Approval.

Councillor Clarke Kelly indicated the following:



My only comments would be regarding water supply for this development. It's my understanding that the water comes from the communal well system that serves the Village of Carp and that communal system is nearing its capacity while we continue to hear complaints about quality of water in the village itself. I know there is concern amongst residents that putting more pressure on this system will further degrade the quality and reliability of the communal well system as well limit the capacity to serve future development in the Village of Carp.

Response to Comments

The City sells water via the Carp communal well system to the Carp Airport residential development at a certain rate. The rate of flow is limited to a certain number of liters per day. With the approval of this phase (1B-2) that rate will not change. Soon short term upgrades to the water system in Carp, will provide for more water and such will be allotted to future developments in the village. Any further approvals in the airport will be dependent on the availability of water.

Public Comments

This application was subject to the Public Notification and Consultation Policy.

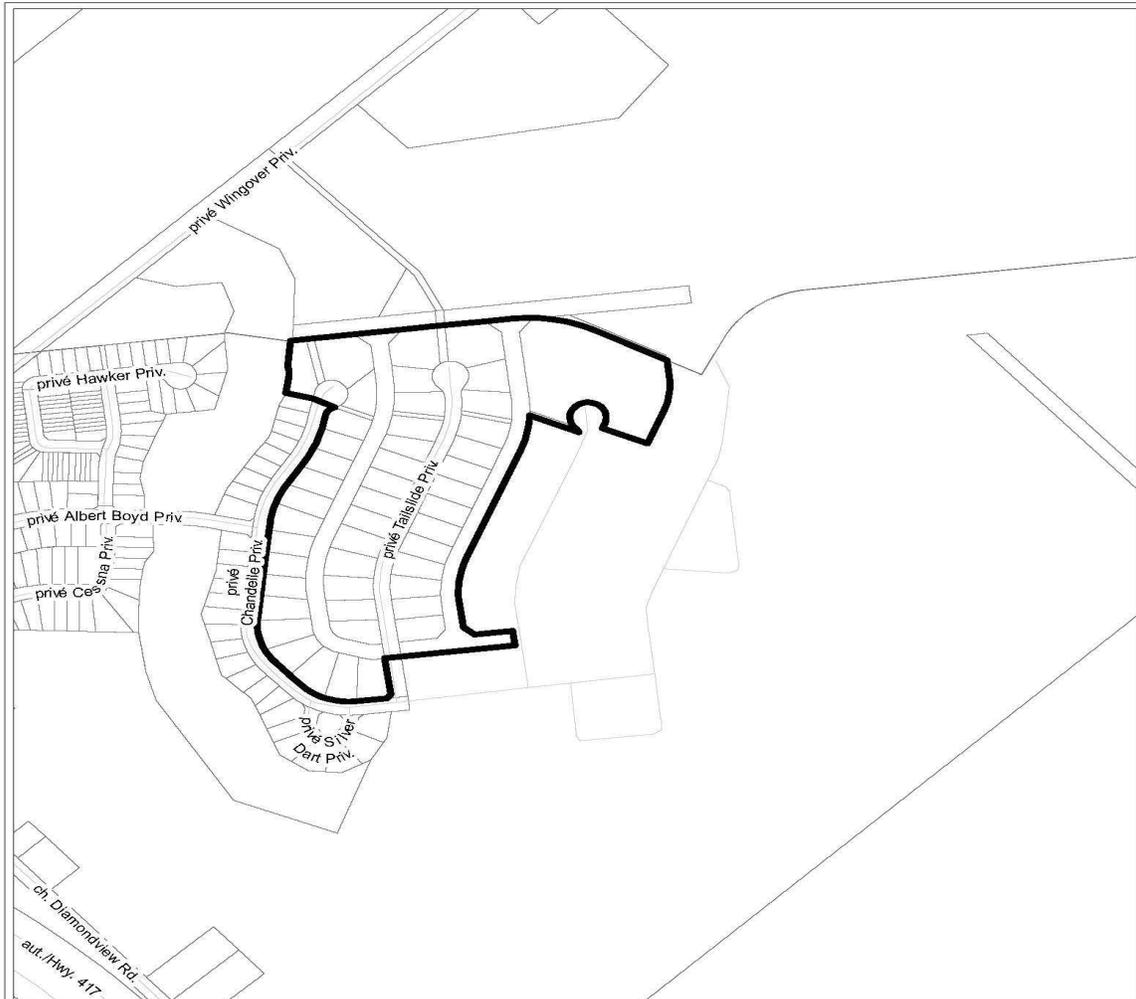
No comments were received.

APPLICATION PROCESS TIMELINE STATUS

This Plan of Subdivision application was not processed by the "On Time Decision Date" established for the processing of an application that has Manager Delegated Authority due to issues associated with the commenting agencies.

Contact: Jeff Ostafichuk Tel: 613-580-2424, extension 31329 or e-mail: jeffrey.ostafichuk@ottawa.ca.

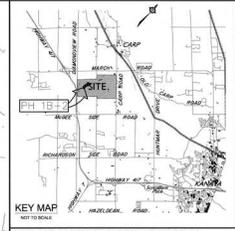
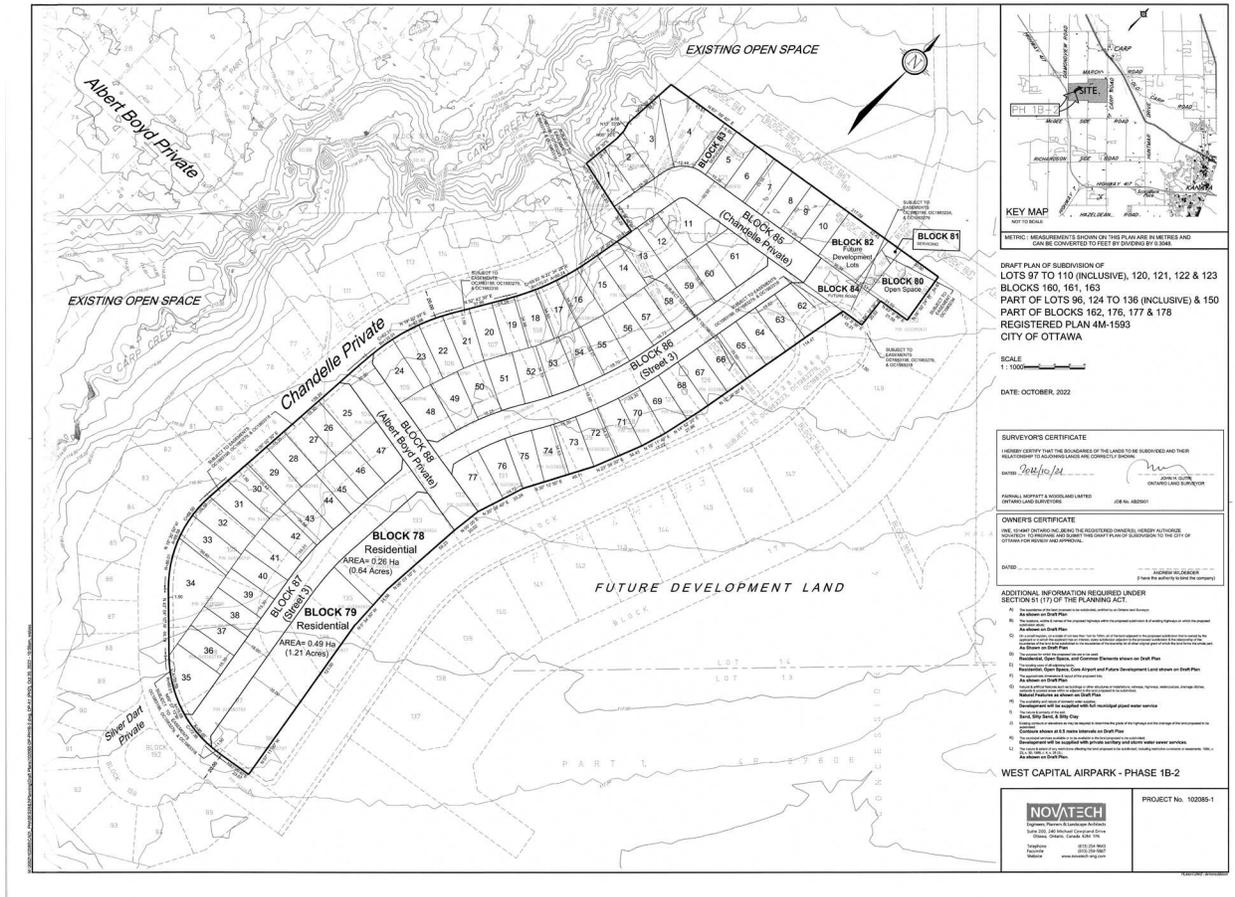
Document 1 – Location Map



D02-02-22-0084	D07-04-22-0015	22-1210-D
D07-16-22-0017		
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REVISION / RÉVISION - 2022 / 12 / 15		

1500 ch. Thomas Argue Road

Document 2 - Draft Plan of Subdivision



KEY MAP
NOT TO SCALE

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: 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.
DATE: 20/10/22
FARWELL LEONARDI WOODS LIMITED
REGISTERED LAND SURVEYORS
JOB NO. 402019

OWNER'S CERTIFICATE
I, THE REGISTRAR, HEREBY CERTIFY THAT THE REGISTERED OWNERS HEREBY AUTHORIZED ME TO PREPARE AND REGISTER THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF OTTAWA FOR REVIEW AND APPROVAL.
DATE: 20/10/22
I HAVE THE SIGNATURE OF THE OWNERS.

- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.**
- A) As shown on Draft Plan.
 - B) As shown on Draft Plan.
 - C) As shown on Draft Plan.
 - D) As shown on Draft Plan.
 - E) As shown on Draft Plan.
 - F) As shown on Draft Plan.
 - G) As shown on Draft Plan.
 - H) As shown on Draft Plan.
 - I) As shown on Draft Plan.
 - J) As shown on Draft Plan.
 - K) As shown on Draft Plan.
 - L) As shown on Draft Plan.
 - M) As shown on Draft Plan.
 - N) As shown on Draft Plan.
 - O) As shown on Draft Plan.
 - P) As shown on Draft Plan.
 - Q) As shown on Draft Plan.
 - R) As shown on Draft Plan.
 - S) As shown on Draft Plan.
 - T) As shown on Draft Plan.
 - U) As shown on Draft Plan.
 - V) As shown on Draft Plan.
 - W) As shown on Draft Plan.
 - X) As shown on Draft Plan.
 - Y) As shown on Draft Plan.
 - Z) As shown on Draft Plan.

WEST CAPITAL AIRPARK - PHASE 1B-2

PROJECT No. 102095-1

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