

# MEMORANDUM

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**DATE:** JANUARY 15, 2020 **PROJECT:** 100149

**TO:** MISSISSIPPI VALLEY CONSERVAITON AUTHORITY

**FROM:** LISA BOWLEY

**RE:** 2727 CARP ROAD – 1384341 ONTARIO INC.  
CUT AND FILL

**CC:** BEN HOULE (CAVANAGH DEVELOPMENTS)

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The following is a preliminary analysis to confirm that compensating cut can be provided to accommodate the fill required to construct the proposed road connection at Carp Road.

We have completed a demonstration plan (attached) to show the proposed areas of cut (green) and fill (red). The road connection was realigned to minimize the disturbance within the deep area of the flood plain. The cut/fill within the right-of-way would be completed by the developer as part of the subdivision works.

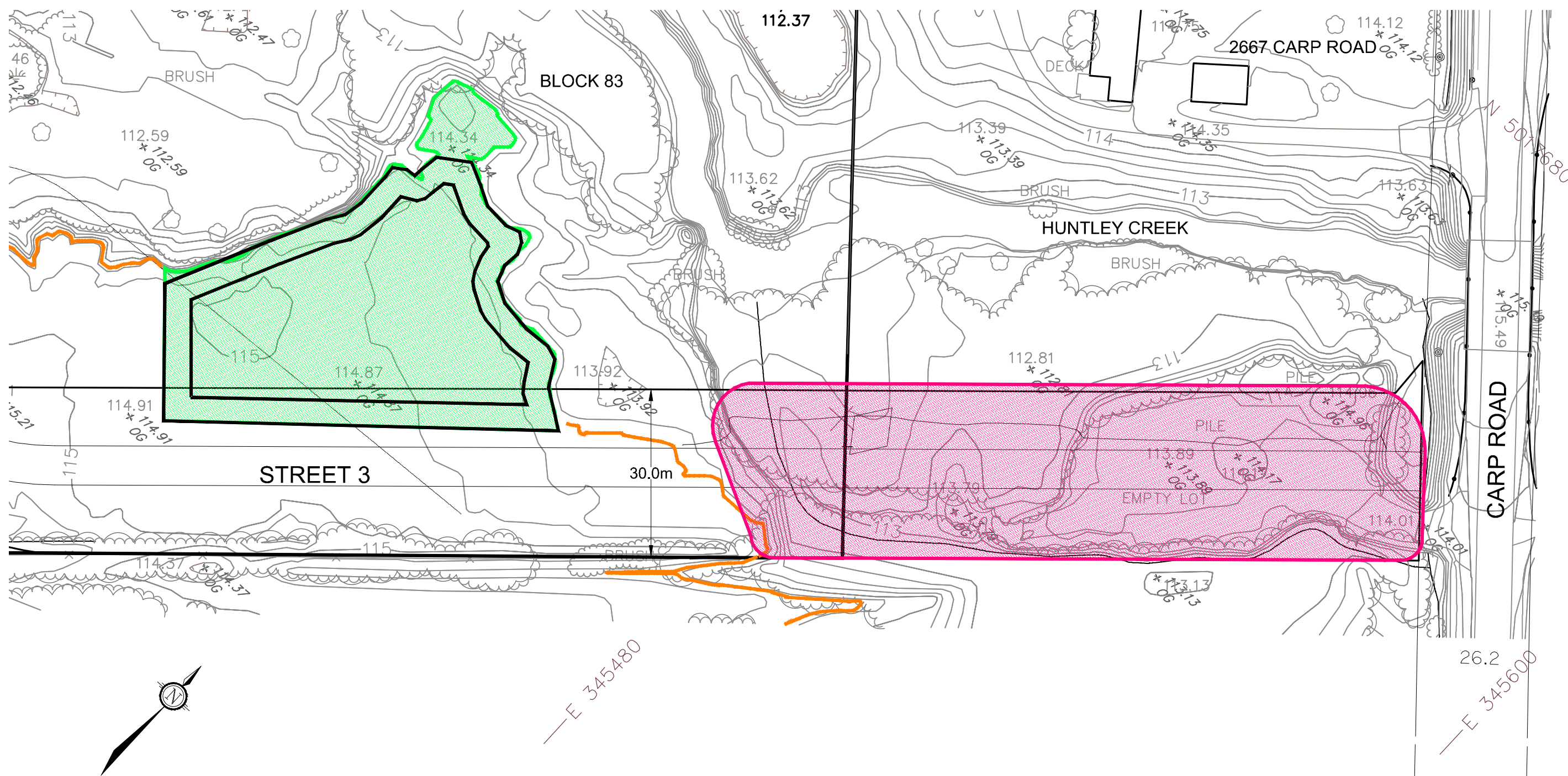
We are providing the following assumptions and supporting plans for review, and would submit a cut/fill permit application to the MVCA at the detailed design stage.

- The fill required to raise the road grade to the 1:100 year elevation (114.30m) is approximately 2850m<sup>3</sup>.
- The compensating cut available (between 112.80 and 114.30) is approximately 2975m<sup>3</sup>. Excess cut to excavate to 114.30m would in the order of 1000m<sup>3</sup>.
- The cut/fill has been calculated on a bulk volume basis. The detailed cut/fill analysis would be separated into 0.15 or 0.30m silvers, matching the cut/fill volumes at each increment.
- This preliminary analysis indicates that there is sufficient area to accommodate a compensating cut for the proposed fill required to construct the road connection.
- The Concept Plan (attached) has been adjusted to show a wider right-of-way width to accommodate the required false grading fully within the 2727 Carp Road property boundary. The cut/fill analysis would be adjusted, moving the cut area slightly to the north, at the detailed design stage. At the same time the sharp corners of the cut area would be softened.

In summary, the preliminary analysis indicates that there is sufficient area to accommodate the compensating cut for the required fill to construct the road connection at Carp Road. A permit application would be submitted to the MVCA with the detailed design.

## Attachments

- Floodplain Cut/Fill Demonstration Plan (100149-CFDP dated January 13, 2020)
- Concept Plan (100149-2019-CP7, revision 1)



**LEGEND**



APPROXIMATE LIMITS OF PROPOSED AREA OF FILL (APPROXIMATELY 112.80 TO 114.30m)



PROPOSED AREA OF CUT (APPROXIMATELY 114.30 TO 112.80m)

**NOVATECH**

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REVISED:	JAN 15, 2020
REVISED:	JUNE 27, 2019
REVISED:	MAY 28, 2019

2727 CARP ROAD  
CITY OF OTTAWA

**FLOODPLAIN CUT/FILL DEMONSTRATION PLAN**

APR 2019 100149-CFDP

**LEGEND**

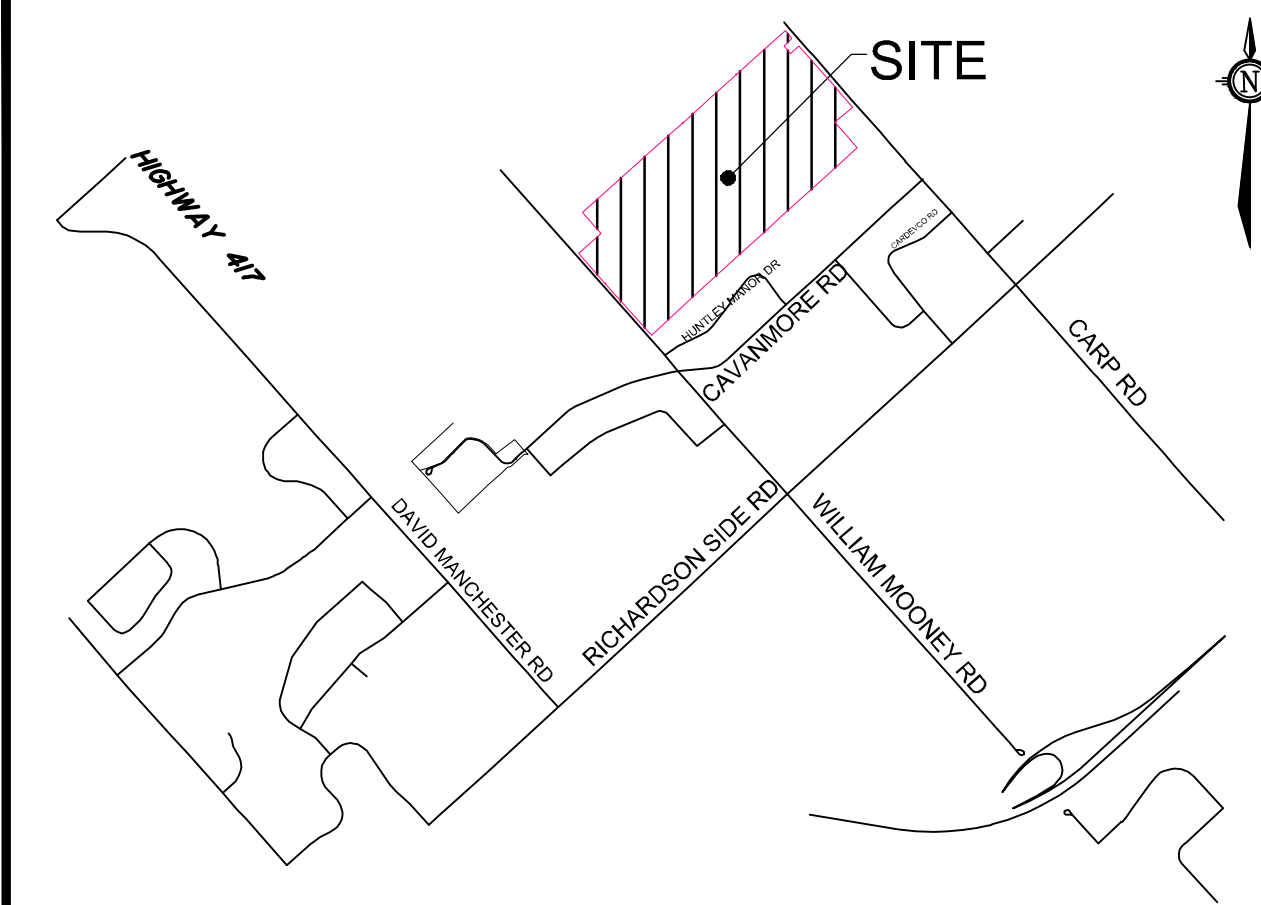
- 30m SETBACK LINE (from NHWM)
- MEANDER BELT (Provided by MVCA)
- 1:100 YR FLOODPLAIN (Provided by MVCA)
- REGULATORY LIMIT (Provided by MVCA)

Lot / Block #	Description	Area (m <sup>2</sup> )	Area (ha)
1 - 78	Residential	580302	58.03
79 - 82	Commercial	54096	5.41
83	Open Space	68603	6.86
84 - 85	Walkway Blocks	2194	0.22
	Roads & Street Widening	70827	7.08
<b>Total</b>		<b>776022</b>	<b>77.60</b>

**OFFICIAL PLAN for the WEST CARLETON PLANNING AREA**  
**Section 6(10)(b) SPECIFIC LAND USE POLICIES**

lots may range from 0.8 to 10.0 hectares (2 to 25 acres) but a range of approximately 0.8 to 6 hectares (2 to 4 acres) in size shall be encouraged. In condominium or cooperative type proposals, individual lots may be smaller provided the minimum lot size shall be 0.4 hectares (1 acre) and the minimum average lot size, when lands held in common are included, remains between 0.8 to 6 hectares (2 to 4 acres) per single-family dwelling.

# Blocks	Use	Average Area (m <sup>2</sup> )	Average Area (ha)
78	Residential	580302	
1	Open Space	68603	
		<b>8319</b>	<b>0.83</b>



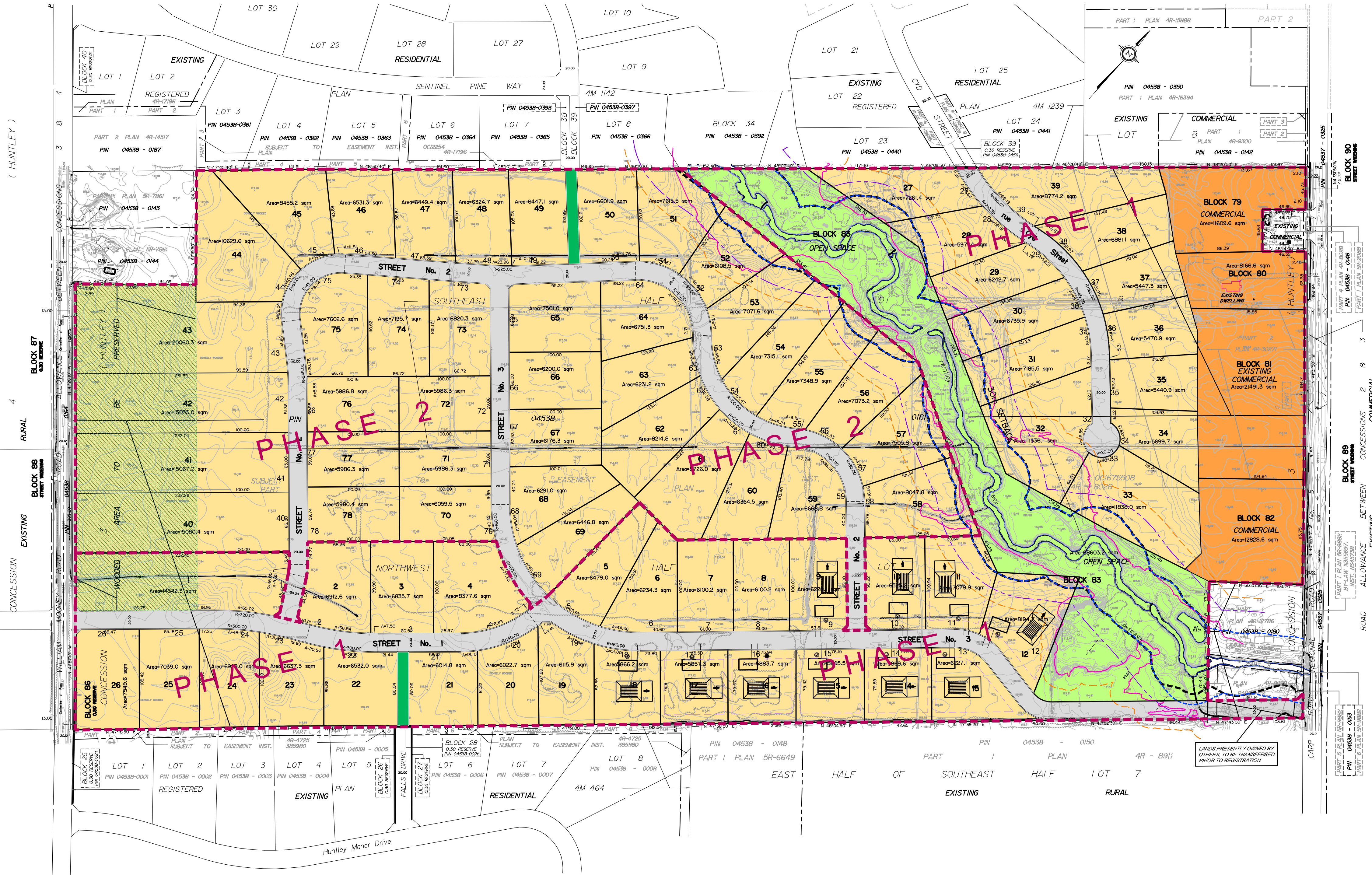
**KEYPLAN**  
NOT TO SCALE

# CONCEPT PLAN

## 2727 CARP ROAD

PART OF LOTS 7 & 8  
CONCESSION 3  
TOWNSHIP OF HUNTLEY  
Now CITY OF OTTAWA

1 : 2500



1	ISSUED FOR DISCUSSION	DEC 17/19	GLW
No.	REVISION	DATE	BY

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ISSUED	DECEMBER, 2019
PROJECT No.	100149
DRAWING No.	100149-2019-CP7

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