

M E M O R A N D U M

DATE: JUNE 27, 2019 **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)

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 2850m³.
- The compensating cut available (between 112.80 and 114.30) is approximately 2975m³. Excess cut to excavate to 114.30m would in the order of 1000m³.
- 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

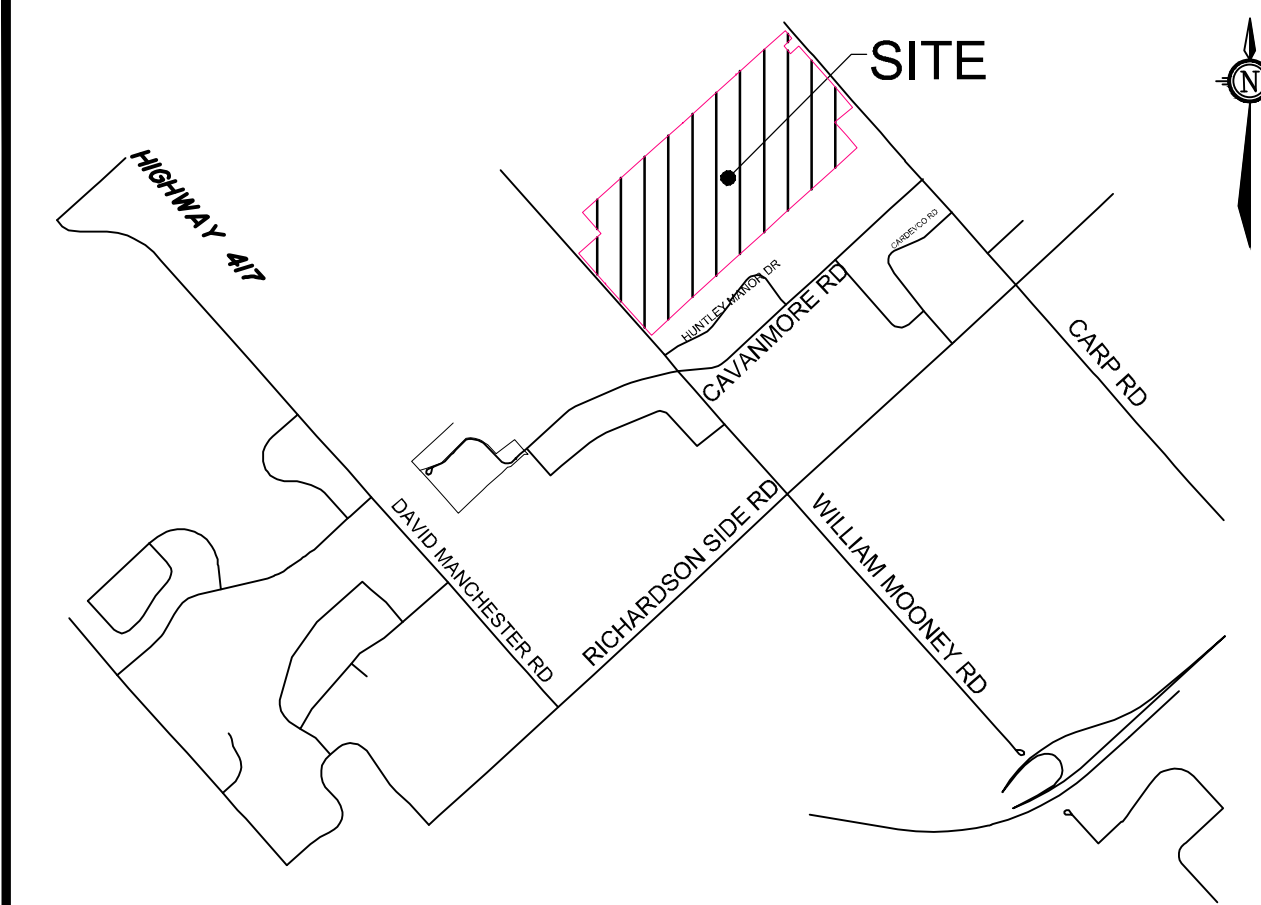
- Floodplain Cut/Fill Demonstration Plan (100149-CFDP dated June 27, 2019)
- Concept Plan (100149-2019-CP4, revision 7)

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 ²) | Area (ha) |
|---------------|-------------------------|------------------------|--------------|
| 1 - 78 | Residential | 583516 | 58.35 |
| 79 - 82 | Commercial | 50433 | 5.04 |
| 83 | Open Space | 67863 | 6.79 |
| 84 - 85 | Walkway Blocks | 2194 | 0.22 |
| | Roads & Street Widening | 73044 | 7.30 |
| Total | | 777051 | 77.71 |

| 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 ²) | Average Area (ha) |
| 78 | Residential | 583516 | |
| 1 | Open Space | 67863 | |
| | | 8351 | 0.84 |



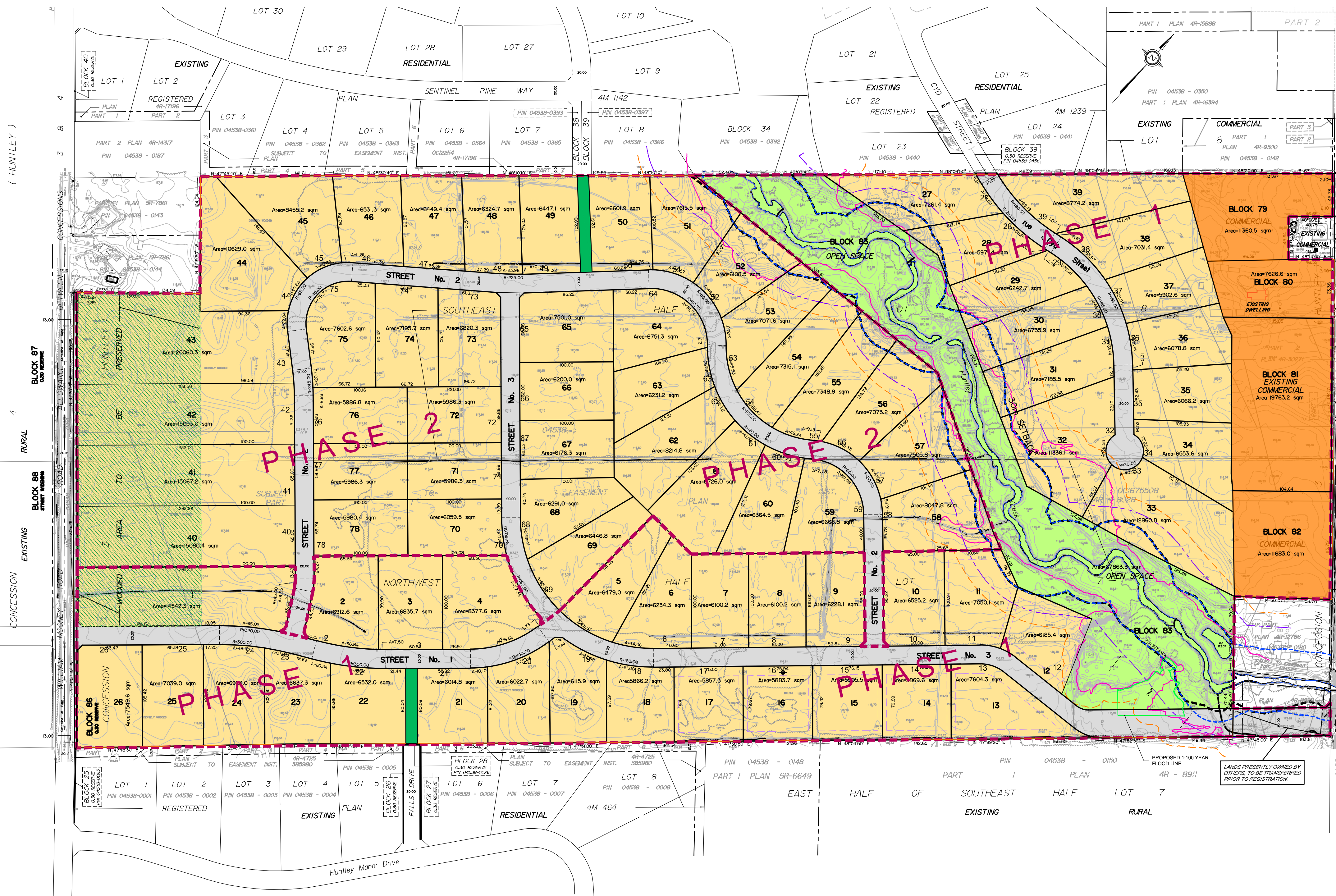
KEYPLAN
NOT TO SCALE

CONCEPT PLAN

2727 CARP ROAD

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

1 : 2500

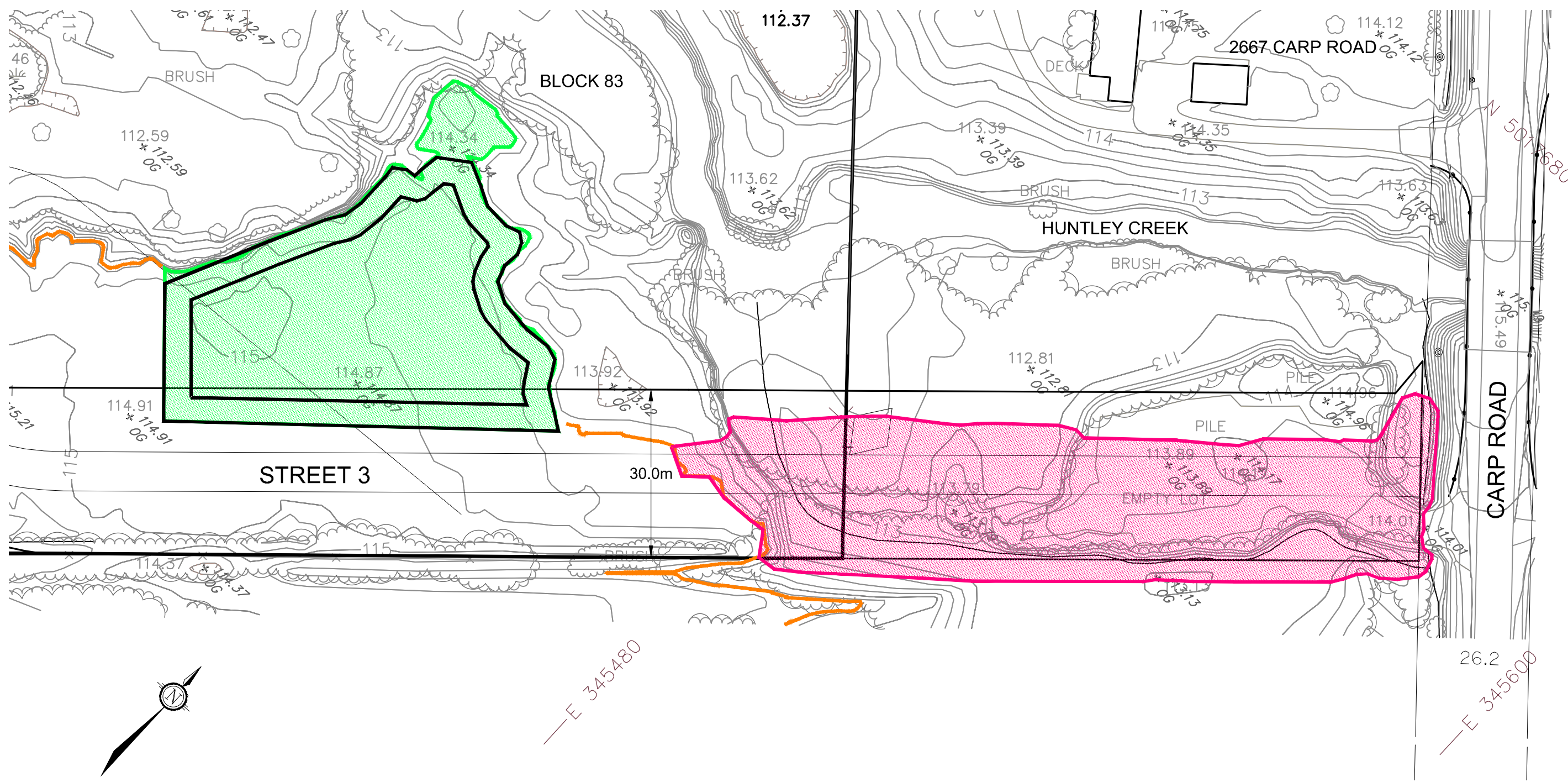


| 7 | REVISED ROAD ALIGNMENT | MAY 06/19 | LB |
|-----|--------------------------------------|-----------|-----|
| 6 | REVISED ROAD ALIGNMENT | APR 09/19 | EP |
| 5 | TABLE UPDATED | AUG 03/18 | GLW |
| 4 | PHASING ADDED | JUL 11/18 | EP |
| 3 | ISSUED TO HYDROGEOLOGICAL CONSULTANT | APR 13/17 | SG |
| 2 | REVISED PER COMMENTS | MAR 20/17 | EAB |
| 1 | ISSUED FOR DISCUSSION | MAR 07/17 | EAB |
| No. | REVISION | DATE | BY |

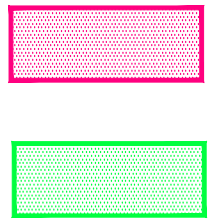
NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

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|-------------|-----------------|
| ISSUED | MAY, 2019 |
| PROJECT No. | 100149 |
| DRAWING No. | 100149-2019-CP4 |

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LEGEND



PROPOSED AREA OF FILL
APPROX 112.80 TO 114.30m

PROPOSED AREA OF CUT
APPROX 114.30 TO 112.80m

NOVATECH

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REVISED: JUNE 27, 2019
REVISED: MAY 28, 2019

2727 CARP ROAD
CITY OF OTTAWA

**FLOODPLAIN CUT/FILL
DEMONSTRATION PLAN**

APR 2019 100149-CFDP