

**DRAFT PLAN OF PRIVATELY SERVICED SUBDIVISION APPLICATION
DELEGATED AUTHORITY REPORT
MANAGER, DEVELOPMENT REVIEW, RURAL SERVICES,
PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT
DEPARTMENT**

Site Location: 2727 Carp Road
File No.: OLV2002-0020
Date of Application: July 30, 2002

This application submitted by Novatech on behalf of 1384341 Ontario Ltd. is recommended for DRAFT APPROVAL, subject to the following Standard and Special Conditions, as attached.

20 December 2021

Date



Adam Brown
Manager, Development Review Rural
Planning, Infrastructure and Economic
Development Department

Attach(s):

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



DRAFT PLAN OF PRIVATELY SERVICED SUBDIVISION APPLICATION SUPPORTING INFORMATION

SITE LOCATION

2727 Carp Road. The property is bounded on the west by William Mooney Road, to the east by Carp Road and is located approximately 200 metres north of the intersection of Cavanmore Road and William Mooney Drive.

SYNOPSIS OF APPLICATION

The subdivision proposes the development of 78 residential lots, and 4 commercial blocks, with road accesses connecting from William Mooney Drive to Carp Road as well as an extension of Cyd Street. All commercial Blocks are located along Carp Road. An open space block has been included in relation to the preservation of the Huntley Creek corridor.

DISCUSSION AND ANALYSIS

As the subdivision file was submitted prior to July 23, 2003, it is subject to the grandfathering policies of the time, allowing the application to be reviewed in accordance with the policies of the former Township of West Carleton Official Plan and the Regional Municipality of Ottawa-Carleton Official Plan. The most impactful policy from the applicable Official Plans is the ability to apply for country lot subdivisions.

It is recommended that the application be approved as it complies with the intent of the 2003 City of Official Plan, and has demonstrated the servicing proposed, uses and lot sizes are appropriate, and any impacts can be minimized.

The subject application has been examined pursuant to the provisions of both the Township of West Carleton Official Plan, the Regional Municipality of Ottawa-Carleton Official Plan, and the 2020 Provincial Policy Statement.

The property is identified as General Rural Area on Schedule A of the Regional Official Plan of Ottawa-Carleton. Uses permitted within this designation include country lots created by subdivision, commercial uses, and industrial uses. The development has been reviewed in relation to the General Rural Area policies, and the proposed subdivision meets the requirements for Country Lot subdivisions, as well as commercial/industrial lot development.

The property is identified as Marginal Resource Area in the Township of West Carleton Official Plan (Consolidated December 31, 2000). The Marginal Resource Area is made up of lands that are identified as not being adequate for agricultural use due to trees, topography

and rock out-crops. This Section of the Township Official Plan identifies that both small-scale commercial and quasi-industrial uses servicing or related to the rural economy, as well as residential uses are permitted within the Marginal Resource designation. Further, Country Lot Subdivisions may be permitted in the Marginal Resource Area designation subject to the policies of the Country Lot Residential designation - Section 6(10). This Section has been reviewed and the development meets the intent of the Country Lot Residential designation. The proposed commercial lots along Carp Road have been reviewed in relation to Section 6(2)(c) and the proposed lots meet the intent of the commercial policies.

Private servicing by means of well and septic systems has been demonstrated sufficiently to support the 78 residential lots. In addition, sufficient servicing information has been provided for the proposed commercial blocks; site specific servicing will need to be demonstrated for these blocks as development is proposed. The storm water conceptual design is also sufficient to proceed to more detailed design.

Three local roads comprise the road network supporting the majority of the residential portion of the subdivision. Streets 1 and 3 offer a connection between William Mooney Drive and Carp Road. Pedestrian connectivity will be expanded by providing pathway connections to the existing subdivisions to both the north and south of the subject property. The extension of Cyd Street, ending in a cul-de-sac, will service the 13 residential lots located on the east side of Huntley Creek, while the commercial block will have access by means of Carp Road.

The development proposal complies with the intent of both the former Regional and Township Official Plans.

The design of the subdivision takes into account various ecological features located on the site. Deeper lots are located along the majority of the William Mooney Drive frontage allowing for the preservation of a portion of the existing forest. Conditions related to zoning the rear of these lots to prohibit development have been incorporated in the approval. In addition, a block has been established in relation to the Huntley Creek corridor. This corridor will be jointly owned by those lots which back onto the corridor, with zoning put into place to prohibit development. Finally, a landscape plan has been included as a condition of draft approval in order to re-vegetate the corridor of the proposed re-aligned tributary on site. The conditions of draft approval ensure that the re-aligned tributary corridor will be subject to native landscape plantings and left to re-naturalize. Zoning along the corridor of the re-aligned tributary is also required to prohibit development.

Given phasing requirements of the Official Plan, conditions of draft approval require 0.3 metre reserves to be placed along Phase lines, with no Phase exceeding 40 lots for registration. In order to lift the reserves, a performance report is required, demonstrating that the operation of private wells and septic systems from the previous phase(s) are operating satisfactorily. Report requirements are outlined in the conditions of draft approval.

CONSULTATION DETAILS

Councillor Eli El-Chantiry - West Carleton-March has concurred with the proposed conditions of Draft Approval.



Public Comments

This application was subject to the Public Notification and Consultation Policy. Public notification was carried out and included:

- Initial circulation and signs placed on the property
- Statutory public meeting was held on July 21, 2003.
- New signs were installed on February 3rd, 2020 as it came to staff's attention that the former signs were no longer located on the property.

Please see a summary of public comments, and staff's response below.

Comment 1

New residential subdivisions in the rural area are not permitted per the Official Plan, please advise whether this application is a new residential subdivision in the rural area.

Response

As the application was filed in 2002, it falls under grandfathering policies that allow the application to be reviewed by the policy documents that were in force and effect at the time it was filed. Both the Regional and Township Official Plans that were in force and effect when the application was filed, permitted the development of residential rural estate lot, or country lot, subdivisions in the General Rural Area.

Comment 2

Given the age of the application, and understanding that the file continues under grandfathering provisions, are there new criteria that must be met in terms of environmental protection, tree conservation, etc?

Response

While the grandfathering policies permit the application to be reviewed under the former Regional and Township Official Plans, the proposal must still meet the current, 2020, Provincial Policy Statement.

Comment 3

Are there any concerns with a possible new dump, or issues with the old dump and/or industrial areas around the site that might affect the safety of the estate lot lands?

Response

Staff review every application to ensure there are no negative impacts on the surrounding area. This includes the landfill proposal, any new industrial development, as well as the proposed residential subdivision.



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 the number of submissions required to address all City comments, and due to long delays between submissions.

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