

**Report to
Rapport au:**

**Agriculture and Rural Affairs Committee
Comité de l'agriculture et des affaires rurales
8 July 2020 / 8 juillet 2020**

**and Council / et au Conseil
July 15, 2020 / 15 juillet 2020**

**Submitted on June 23, 2020
Soumis le 23 juin 2020**

**Submitted by
Soumis par:
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Ward: WEST CARLETON-MARCH (5) File Number: ACS2020-PIE-PS-0058

**SUBJECT: Plan of Subdivision and Plan of Condominium – 3119 Carp Road,
Public Meeting**

**OBJET: Plan de lotissement et plan de copropriété – 3119, chemin Carp –
Assemblée publique**

REPORT RECOMMENDATIONS

1. That Agriculture and Rural Affairs Committee receive this report and hold the Public Meeting for the Plan of Subdivision and Plan of Condominium for 3119 Carp Road.
2. That Agriculture and Rural Affairs Committee reinstate delegated authority to staff for the completion of the subdivision and condominium approval process upon the close of the Public Meeting, subject to the discretion of the Ward Councillor to withdraw such delegated authority, in accordance with the Delegated Authority By-law (2019-280), at a later date.

RECOMMANDATIONS DU RAPPORT

1. Que le Comité de l'agriculture et des affaires rurales prenne connaissance de ce rapport et tienne une réunion publique au sujet du plan de lotissement et du plan de condominium reçus pour le 3119, chemin Carp.
2. Que le Comité de l'agriculture et des affaires rurales, au terme de cette réunion publique, redélègue au personnel le pouvoir de mener le processus visant l'approbation desdits plans de lotissement et de condominium, à la discrétion du conseiller municipal qui, en vertu du Règlement municipal sur la délégation de pouvoirs (2019-280), peut retirer cette délégation, à une date ultérieure.

BACKGROUND

The applications for a 12-lot industrial Plan of Subdivision (D07-16-14-0020) and corresponding Common Elements Condominium (D07-04-14-0021) for two private roads that were filed in 2014 on behalf of Greg Leblanc and Sallie Storey. The applications were on hold for several years to address stormwater management and hydrogeological related servicing issues. There is now a direction forward on those matters, but the formal Public Meeting required by the *Planning Act* for both the Draft Plan of Subdivision and the Draft Plan of Condominium have not occurred. The standard for the City of Ottawa is to host these meetings in the community by staff. With the current public health ban on gatherings, hosting such public meetings at Committee is an option that will not further delay the processing of these applications. To that end the Ward Councillor has withdrawn Delegated Authority. The sign for the Notice of Public Meeting was posted on-site and a notice was sent out to all those who had asked to receive the notice as along with property owners within 120 metres of the site and any local community associations.

DISCUSSION

The property at 3119 Carp Road lies within the Carp Road Corridor immediately south of the Carp Airport and is designated as part of the Rural Employment Lands within the City's Official Plan. The Carp Road Corridor Community Design Plan (CDP) contemplates highway commercial uses for the property and identifies a moderate ground water recharge area. The zoning is a Rural Commercial Subzone 9 (RC9) that reflects the Rural Employment Lands designation as well as the intent of the CDP. The application for subdivision is to allow for the creation of 12 lots ranging in size from 0.8 hectares for nine of the lots up to 2.2 hectares for the remaining three lots. The Common Elements Condominium would see the creation of two private roads and related drainage to form the common elements. In addition to the plans filed with the application, the following reports were submitted in support of the application: Hydrogeological Assessment, Stormwater Management Report, Environmental Impact Statement, Phase Environmental Site Assessment, Servicing Options Report and Stormwater Report, Transportation Brief, and a Phase 1 Archaeological Assessment. As part of the Public Meeting the applicant will be available to address any questions about the specifics of the applications. It should be noted that the appeal rights on any decisions for both the Plan of Subdivision and the Plan of Condominium are only available to the applicant.

RURAL IMPLICATIONS

The proposal would allow for the additional commercial industrial land to become available in the Carp Road corridor Rural Employment lands.

CONSULTATION

Notification and public consultation is being undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications.

Three requests for notice of the meeting have been received but no comments have been received to date.

COMMENTS BY THE WARD COUNCILLOR

Councillor El-Chantiry is aware of the application.

LEGAL IMPLICATIONS

There are no legal impediments to implementing the recommendations of this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications with holding the public meeting, receiving the staff report and reinstating delegated authority to staff for the Plan of Subdivision and the Plan of Condominium applications.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

Sustainable Environmental Services; Healthy and Caring Communities; Governance, Planning and Decision-Making, and Financial Sustainability.

APPLICATION PROCESS TIMELINE STATUS

This application was not been processed by the "On Time Decision Date" established for the processing of applications for Plan of Subdivision and Plan of Condominium as a result of issues relating to the servicing of the site and the current restrictions on holding meetings.

SUPPORTING DOCUMENTATION

Document 1	Location Plan
Document 2	Draft Plan of Subdivision
Document 3	Draft Plan of Condominium

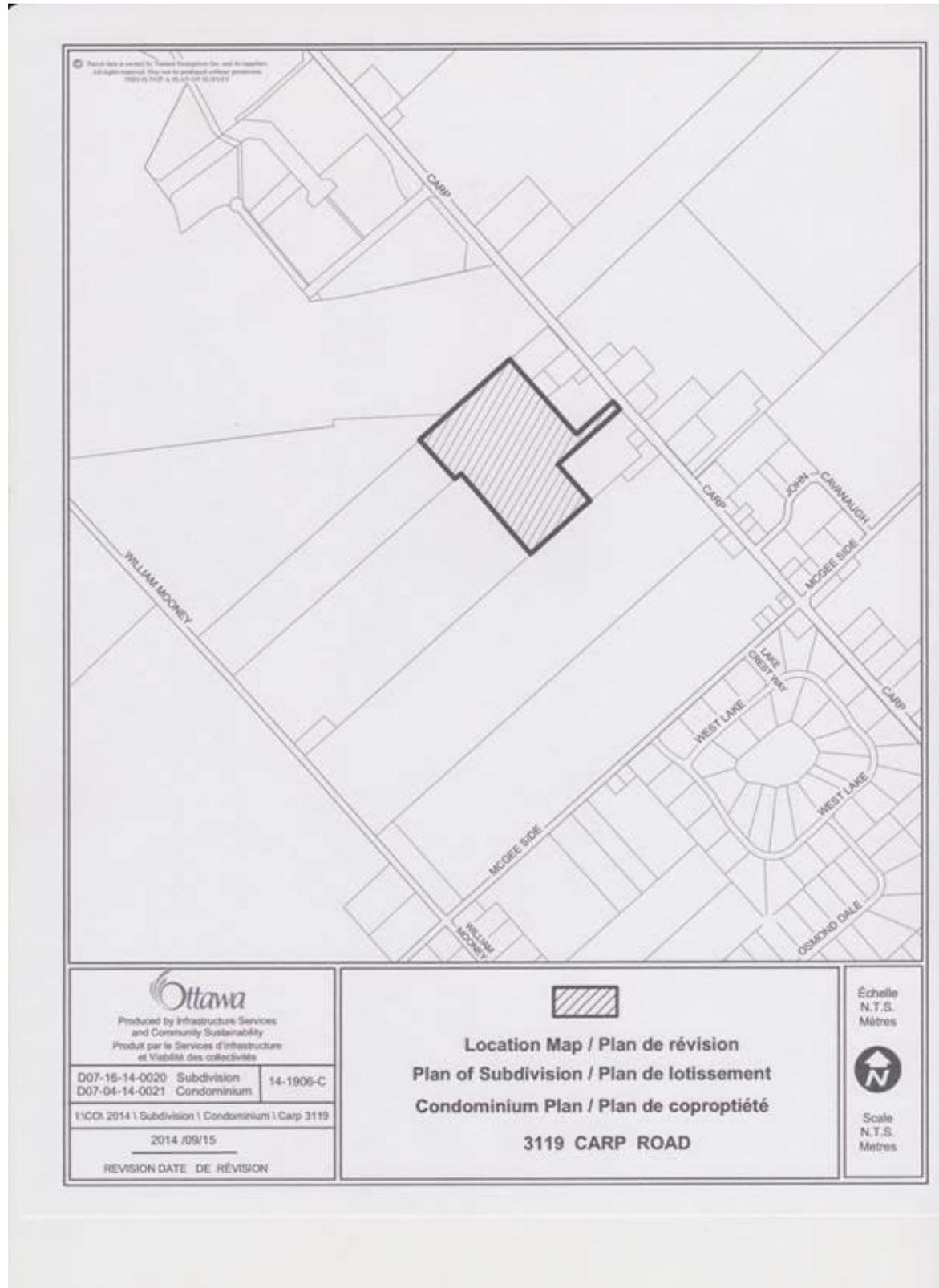
CONCLUSION

After Agriculture and Rural Affairs Committee hold the formal *Planning Act* Public Meeting for the Plan of Subdivision and the Plan of Condominium applications it is asked that Delegated Authority for the two applications be reinstated. This will allow staff and the applicant to continue through the process of draft approval.

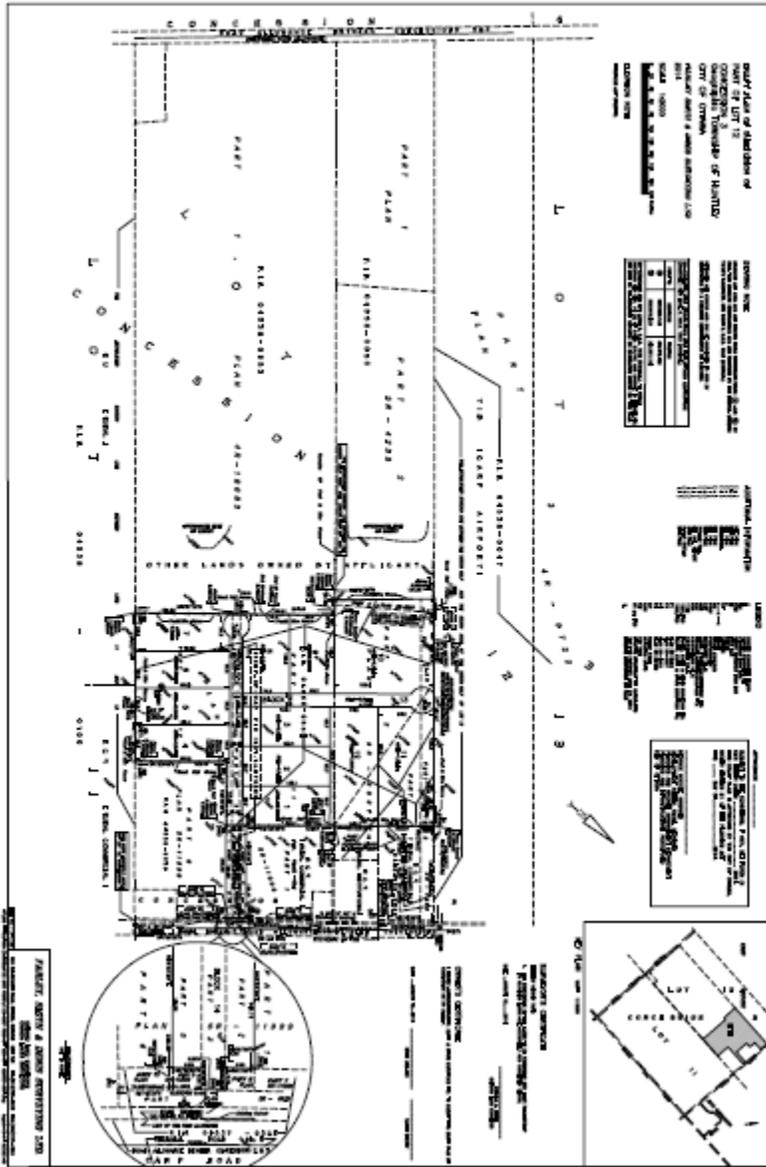
DISPOSITION

Following consideration of this report and hearing the Public Meeting, Planning Services will continue processing the planning applications as directed by ARAC.

Document 1 – Location Plan



Document 2 – Draft Plan of Subdivision



Document 3 – Draft Plan of Condominium

