

June 16, 2023

Committee of Adjustment  
City of Ottawa  
101 Centrepointe Drive  
Ottawa, ON  
K2G 5K7

**Attention: Michel Bellemare, Secretary - Treasurer**

Dear Mr. Bellemare:

**Reference: 1500 Thomas Argue Road, Ottawa, Ontario  
Applications for Consent and Easement  
Novatech File No. 102085-15**

**Committee of Adjustment**  
Received | Reçu le

**2023-06-20**

City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

Novatech has been retained by 1514947 Ontario Inc. to file a consent application for the proposed severance of their property known municipally as 1500 Thomas Argue Road (the "Subject Site") to create a new lot for future commercial / industrial development. A secondary consent application is filed to create an easement over the proposed severed lands to permit maintenance and access to private hydro lines.

The following letter summarizes the existing conditions of the Subject Site and surrounding lands, describes the proposed consent, and demonstrates that the proposed consent has regard to matters under subsection 51(24) of the *Planning Act*.

### **Existing Conditions and Surrounding Context**

The overall Subject Site is in Ward 5 – West Carleton in the City of Ottawa, approximately 2 kilometres southwest of the Village of Carp. It is legally described as:

*PART LOTS 12, 13, 14 AND 15, CONCESSION 3, HUNTLEY, PART LOTS 13 AND 14, CONCESSION 4, HUNTLEY, PART OF THE ROAD ALLOWANCE BETWEEN CONCESSION 3 AND 4, (AS CLOSED), HUNTLEY; SUBJECT TO AN EASEMENT OVER PART 9, PLAN 4R-30836 IN FAVOUR OF OCCP1043 AS IN OC2117895; TOGETHER WITH AN EASEMENT OVER PART BLOCK 16, 4M-1511, PARTS 12 AND 14, PLAN 4R-33191 AS IN OC2343117; TOGETHER WITH AN EASEMENT OVER BLOCK 9, PLAN 4M1511 AS IN OC2345053; TOGETHER WITH AN EASEMENT OVER PART BLOCK 15, PLAN 4M-1511, PART 9, PLAN 4R-33191 AND PART BLOCK 16, PLAN 4M-1511, PART 10, PLAN 4R-33191 AS IN OC2374821; SUBJECT TO AN EASEMENT OVER PART 9, PLAN 4R-30836 IN FAVOUR OF OCCP1093 AS IN OC2534676; SUBJECT TO AN EASEMENT OVER PART 2, PLAN 34R-34929 IN FAVOUR OF PART LOT 14, CONCESSION 3, HUNTLEY, PARTS 1 AND 3, PLAN 4R-34929 AS IN OC2573214; CITY OF OTTAWA*

The overall Subject Site contains the Carp Airport lands and includes several buildings and hangars, and three runways, as shown in **Figure 1**. The lands are irregularly shaped with an area of

approximately 134 hectares and approximate frontages of 177 metres on Thomas Argue Road, 140 metres on Wingover Private, 324 metres on Huisson Road, and 231 metres on Carp Road.

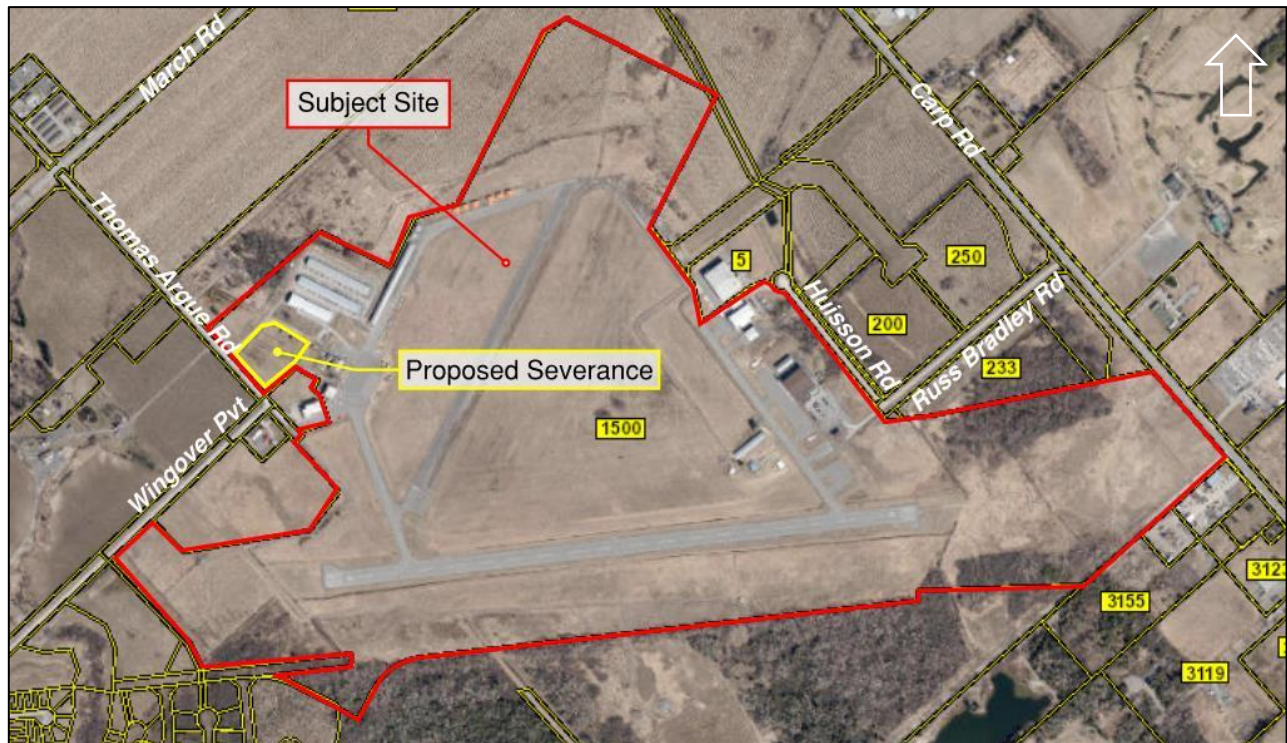


Figure 1: Subject Site Location (image base: GeoOttawa, 2021)

Land uses surrounding the Subject Site include:

- to the north, future Carp Airport business park lands, agricultural fields, and a self storage facility;
- to the east, future Carp Airport business park lands, and various land uses along Carp Road including a golf course, an office building, a landscaping product sales centre, and agricultural lands;
- to the south, mineral extraction, agricultural lands, and future development lands; and
- to the west, agricultural lands, and the developing Carp Airport accessory residential community.

### Proposed Consent

It is proposed to sever the Subject Site to create a new parcel of land. The severed parcel will be for commercial / industrial use and the retained parcel will continue to function as the core Carp Airport lands. The severed parcel, described as Parts 1, 2, 3, and 4 on the enclosed Draft Reference Plan, will have a frontage of 99.91 metres on Thomas Argue Road and an area of approximately 12,169.00 square metres (1.2 hectares).

The proposed easement over Parts 3 and 4 on the Draft Reference Plan in favour of the retained lands will permit maintenance and access to private hydro lines that run underground before connecting to a hydro pole from which existing buildings on the Core Airport Lands are serviced. Note that Part 1, 4R-12056 on the Draft Reference Plan relates to a remnant legal plan that does not affect the proposed severance.

## Rationale

The following rationale demonstrates the appropriateness of the consent application to facilitate the proposed severance.

Subsection 53(1) of the Planning Act states:

*53. (1) An owner, chargee or purchaser of land, or such owner's, chargee's or purchaser's agent duly authorized in writing, may apply for a consent as defined in subsection 50 (1) and the council or the Minister, as the case may be, may, subject to this section, give a consent if satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality. 2021, c. 25, Sched. 24, s. 4 (1).*

**A plan of subdivision is not necessary for the creation of a single commercial / industrial lot that has frontage on a public road and will be privately serviced. A secondary consent application will provide an easement for existing private hydro lines.**

Subsection 53(12) of the Planning Act states:

*53. (12) A council or the Minister in determining whether a provisional consent is to be given shall have regard to the matters under subsection 51 (24) and has the same powers as the approval authority has under subsection 51 (25) with respect to the approval of a plan of subdivision and subsections 51 (26) and (27) and section 51.1 apply with necessary modifications to the granting of a provisional consent. 1994, c. 23, s. 32.*

**Accordingly, the following rationale will address the criteria outlined in subsection 51(24) of the *Planning Act* below.**

*51(24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,*

*(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;*

**The proposed severance has regard for the following matters of provincial interest:**

○ *the protection of ecological systems, including natural areas, features and functions;*

**Per Schedule C11-A – Natural Heritage System (West) of the Official Plan, the Subject Site is not located within or adjacent to natural areas or features.**

○ *the protection of the agricultural resources of the Province;*

**Per Schedule B9 – Rural Transect of the Official Plan, the Subject Site is not designated Agricultural Resource Area.**

○ *the conservation and management of natural resources and the mineral resource base;*

**Per Schedule B9 – Rural Transect of the Official Plan, the Subject Site is not within the Bedrock Resource Area or the Sand and Gravel Resource Area.**

- *the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*

**The proposed severance has frontage on a public street (Thomas Argue Road), and will be serviced with private water and septic services.**

- *the adequate provision of employment opportunities; and*

**The proposed commercial / industrial use of the severed parcel supports employment opportunities.**

- *the appropriate location of growth and development.*

**The Subject Site is within the Area-Specific Policy Plan area for the Carp Road Corridor. Per Schedule 8.A – Designation Plan for the Carp Road Corridor in Volume 2C of the Official Plan, the Subject Site is designated as “Carp Airport Area”, which permits a range of uses including professional offices, light industrial and convenience commercial.**

- (b) whether the proposed subdivision is premature or in the public interest;*

**The proposed severance is permitted by the Official Plan and in the public interest as outlined in point (a) above.**

- (c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*

**The Subject Site is designated as “Rural Countryside” on Schedule B9 – Rural Transect and as “Carp Airport Area” on Schedule 8.A in Volume 2C. Area Specific Policy 8.6 provides policies for the Carp Airport Area designation regarding permitted uses. Permitted uses include, among others, professional offices, light industrial, and convenience commercial. The proposed lot is intended for commercial / industrial use.**

**The proposed lot has safe access to an existing public road (Thomas Argue Road) and does not require the extension or opening of any transportation infrastructure. The proposed lot is not within or adjacent to natural resource areas, watercourses, or environmental constraints.**

**The proposed severance conforms to the Official Plan.**

- (d) the suitability of the land for the purposes for which it is to be subdivided;*

**The proposed severed lot is sized appropriately for private services. Refer to the Servicing Brief prepared by Novatech dated June 16, 2023 for additional information. Per Official Plan Schedule C15 – Environmental Constraints, the land for the proposed severance is not affected by any environmental constraints.**

*(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;*

**Not applicable. No affordable housing units are proposed.**

*(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;*

**The proposed severance has frontage on Thomas Argue Road. Thomas Argue Road intersects with Wingover Private immediately south of the proposed lot and with March Road approximately 500 metres north of the proposed lot. Access to Highway 417 via March Road is approximately 1.9 kilometres west of the Subject Site. The existing road infrastructure adequately serves the proposed lot. Per *Official Plan Schedule C16 – Right-of-Way Protections*, no road widening requirement is identified for Thomas Argue Road.**

*(f) the dimensions and shapes of the proposed lots;*

**The proposed severed lot is irregularly shaped with an area of approximately 12,169 square metres (1.2 hectares). The size and shape of the severed lot meets the provisions of the T1B (Air Transportation Facility Zone, Subzone B) zone, and can accommodate a future building, parking lot, and septic system. The proposed retained lands are irregularly shaped with an area of approximately 1,318, 275 m<sup>2</sup> (131.8 hectares) and will meet the provisions of the T1B zone as well.**

*(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*

**There is an existing servicing easement over Parts 1 and 3 on the draft Reference Plan runs along the east side of Thomas Argue Road. This easement does not affect the proposed severance and is only being shown to reflect what is existing.**

**An easement is proposed over Parts 3 and 4 on the draft Reference Plan in favour of the retained lands to accommodate maintenance and access to existing private hydro services. As noted previously, these are underground services that connect to a hydro pole at the eastern end of Part 4, from which existing buildings on the retained lands are serviced.**

*(h) conservation of natural resources and flood control;*

**The proposed lot is not within or adjacent to natural resource areas or watercourses.**

*(i) the adequacy of utilities and municipal services;*

**No new demand for utilities or municipal services is required. The proposed lot can be serviced by private septic system and well, as discussed in the Servicing Brief prepared by Novatech, dated June 16, 2023 and the Hydrogeological Investigation and Terrain Analysis Report prepared by Gemtec, dated June 15, 2023. Hydro services are available along the existing private hydro lines located within Parts 3 and 4 of the severed lands.**

*(j) the adequacy of school sites;*

**Not applicable. Demand for school sites will not be generated through the proposed severance.**

*(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;*

**Not applicable. No land is to be dedicated or conveyed for public purposes.**

*(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and*

**An additional commercial / industrial use may permit efficient use of existing transportation infrastructure and services.**

*(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).*

**We anticipate that the subsequent commercial / industrial development will trigger Site Plan Control.**

## **Conclusion**

Based on the foregoing, the proposed consent represents good planning.

In support of the applications, please find enclosed the following:

- Consent Application Form (one copy)
- Secondary Consent Application Form (one copy)
- Application fee (Cheque)
- Draft Reference Plan (one full-sized copy and one reduced 11"x 17" copy)
- Consent Sketch (one full-sized 11"x 17" copy and one reduced 8.5"X 11" copy)
- Parcel Abstract PIN (one copy)
- Servicing Brief, prepared by Novatech, dated June 16, 2023 (one copy)
- Hydrogeological Investigation and Terrain Analysis Report, prepared by Gemtec, dated June 15, 2023 (one copy)

Should you have any questions regarding these applications, please do not hesitate to contact us.

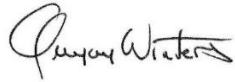
Sincerely,

**NOVATECH**



Miranda Virginillo, B.A., M.Pl.  
Planner, Planning & Development

Reviewed by:



Greg Winters, MCIP, RPP  
Director, Planning & Development

June 16, 2023

Committee of Adjustment  
City of Ottawa  
101 CentrepoinTE Drive  
Ottawa, ON  
K2G 5K7

**Attention: Michel Bellemare, Secretary-Treasurer**

**Reference: 1500 Thomas Argue Road, Ottawa, Ontario  
Servicing Brief in support of Applications for Consent and Easement  
Our File No.: 102085-15**

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Novatech has been retained by 1514947 Ontario Inc. to prepare this servicing brief in support of a consent application for a proposed severance of their property known municipally as 1500 Thomas Argue Road, to create a new lot for future commercial development. A secondary consent application will be filed, concurrently, to create an easement over the proposed severed lands to permit maintenance and access to private hydro lines.

The following letter describes the potential servicing of the future commercial lot, demonstrating that the severed and retained lands can be independently serviced. Future commercial development on the severed lands would require a Site Plan Control application; detailed servicing requirements would be addressed at this stage.

### **Existing Conditions and Surrounding Context**

The lands are located in Ward 5 - West Carleton in the City of Ottawa, approximately two kilometres southwest of the Village of Carp.

They are an irregularly shaped parcel, with an area of approximately 134 hectares and approximate frontages of 177 metres on Thomas Argue Road, 140 metres on Wingover Private, 324 metres on Huisson Road, and 231 metres on Carp Road. The parcel contains the core Carp Airport lands, for operation of the airport, and includes several buildings and hangars, aprons, taxiways and runways.

### **Proposal**

It is proposed to sever land from the current parcel, to create a new parcel of land for future commercial use. The retained parcel would continue to function as the Core Airport lands. The severed parcel, described as Parts 1, 2, 3, and 4 on the Draft Reference Plan provided with the consent applications, would have frontage of 96.48 metres on Thomas Argue Road and an area of approximately 12,166.00 square metres (1.2 hectares). Parts 3 and 4 on the Draft Reference Plan would form an easement in favour of the retained lands to permit maintenance and access to private hydro lines that run underground before connecting to a hydro pole from which existing buildings on the Core Airport Lands are serviced.



### *Sanitary and Water Servicing*

The severed parcel would be serviced with independent, private services (well and septic system). The Hydrogeological and Terrain Analysis Report [Gemtec, June 15, 2023] provides details and confirms that the future commercial lot (the severed parcel) is a sufficient size to accommodate private services.

The existing buildings on the retained lands operate with a shared independent private water system and individual septic systems.

### *Drainage*

The severed lands would be graded towards the north-west corner of the proposed lot, with an outlet to the existing drainage ditch along Thomas Argue Road. Drainage for the future commercial lot (the severed parcel) would be independent from the retained lands.

The adjacent area of the retained lands would sheet drain to a drainage ditch network around the perimeter of the proposed severed lands, with the balance of the retained lands draining away from the severed parcel.

### *Utilities*

Hydro electric, natural gas and communications connections would be available via the existing private underground and/or overhead lines along Thomas Argue Road.

A Preliminary Grading Plan (102085-BB-PGR, rev. 4) is attached. As mentioned above, additional details related to servicing of the severed lands would be addressed through the Site Plan Control process.

## **Conclusion**

Based on the foregoing, the proposed severed and retained lands can be independently serviced.

Should you have any questions regarding these applications, please do not hesitate to contact us.

Yours truly,

**NOVATECH**



Susan Gordon, P.Eng.  
Director | Land Development

Encl. Preliminary Grading Plan (102085-BB-PGR, rev. 4)

Cc: 1514947 Ontario Inc. (West Capital Developments)

