



Carp Road Corridor BIA Annual Report 2023

The Carp Road Corridor plus the Carp Airport industrial area is Ottawa's largest designated rural employment area. The area is home to a large existing business community and employment base as well as having over 600 h of subdivided and large block vacant land. The BIA was formed in 2011 and has boundaries matching the Official Plan rural employment area designation.

MISSION: The BIA mission is to assist and promote the business community and the vacant property land base in the Area.

OBJECTIVES: As the BIA pursues its mission, it will:

- (i) Act as a unified "voice" for business and property owners in the Area;
- (ii) Undertake activities which promote the economic benefits of a strong rural industrial and commercial land base;
- (iii) Undertake activities which promote land development and business within the BIA boundary;
- (iii) Maintain a list of members to promote communication and notices for and among members.

STRATEGIC DIRECTIONS: The BIA was formed in 2011 around a strategic direction to assert and to better understand the economic development potential uplift – more jobs - which may be obtained by improved municipal services in the Corridor. A focus of this initiative has been municipal water. Since 2015, the BIA has added wastewater, transit and area traffic to strategic directions.

2022 HIGHLIGHTS:

- Held 12 Board meetings, the AGM and the annual social event
- Continued a branding process to help promote the Corridor with preparation of a video and a business directory now posted to the web site.

- Completed the “Vision of the Carp Road Corridor” project. The project focused on quantifying the economic uplift from municipal services and the more efficient use of land which would result. The report concluded increased property tax assessments, development charge and building fees, jobs potential compared to evidence from existing uses.

- Advocate that growth capacity be included in planned water and sewer pipes on Carp Road for future connection of the A.G. Reed Business Park.



- Arrange for a new wayfinding sign for Reis Park
- Provided input to the City OP, Economic, Transportation, Sewer/water/stormwater and zoning projects
- Worked with individual members on site issues including development constraints related to wastewater management, drainage/flooding, business attraction and employee attraction and retention

- Completed a technical study of well water / groundwater quality in the Reis Business Park demonstrating no evidence of groundwater degradation arising from land development.
- Worked to bring attention to the area with two new Councillor representatives.
- Held the 12th annual 9 and Dine with the most participants to date.

FINANCES: In 2023 the BIA delivered services to members within the approved budget.

For 2024, the Board of the BIA brought forward a levy proposal of \$125,000 which was approved by members. Members also approved a draw on reserves, if required, to fund advocacy and technical studies. Spending above levy was deemed necessary to plan for in 2024 to fulfill the BIA objectives.



BOARD OF MANAGEMENT:

Wayne French	Director, Chair	Waste Management Inc
Shawn Argue	Director, Vice Chair	Argue Construction
Sandra Cain	Director, Treasurer	Kanata Tax Services
Josh Blokhis	Director	Sheldon Creek Investments
Ken Crawford	Director	C&M Electric
Jason Lalonde	Director	Vitality Landscape Services
Patrick Lalonde	Director	Green Infrastruc
Jennifer McAndrew	Director	Mastermind Event Rentals
Andy Perreault	Director	Helicopter Transport Services
Dustin Therrien	Director	Cheshire Cat Pub
Taylor White	Director	Ken White Construction
Glen Gower	Councillor	
Clarke Kelly	Councillor	

Yours truly,

Roddy Bolivar, Executive Director