



## Carp Road Corridor BIA Annual Report 2024

The “Carp Road Corridor Rural Employment Area” was established through a Community Design Plan and Official Plan designation in 2004 and subsequently in zoning in 2008. The Carp Road Corridor BIA was established in 2011 and has boundaries matching the original Official Plan rural employment area designation plus the Carp Airport industrial area.

***Today the business area makes up 62% of Ottawa’s rural industrial land supply and fully 25% of all industrial lands in Ottawa!*** The Corridor is where the City’s strategies, plans and policies for economic growth in the light industry and manufacturing sectors will happen.

**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 expanded scope and undertaken studies and advocacy around wastewater management (septic systems as well as central extension), role of transit in an employment area, growing area traffic congestion and impact on business efficiency and attraction, employment deficits and drainage improvements / reduce flood risk.

### 2024 HIGHLIGHTS:

- Provided input and attended the Rural Summit
- Co-hosted a public meeting with the Village BIA on the topic of municipal water

- Hosted / toured / provided information to several individuals interested in development in the Corridor
- Supported the advocacy activities of OCOBIA and OBOT
- Added a business directory to the web site
- Advocated that growth capacity be included in planned water and sewer pipes on Carp Road for future connection of the A.G. Reed Industrial Area
- Provided input to the City's zoning bylaw, transit planning, infrastructure master plan and transportation master plan, stormwater tax and economic development strategy
- Engaged with the City Mayor's office to bring attention to the economic potential of the area including economic uplift from extension of municipal water / allow water connections should the City service Carp Village with a piped supply
- Worked with individual members on site issues including development constraints related to wastewater management, drainage/flooding, business attraction and employee attraction and retention
- Continued sampling of groundwater in the Reis Business Park demonstrating no evidence of groundwater degradation arising from land development.

**FINANCES:** In 2024 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 Chair, Waste Management Inc  
 Shawn Argue Vice Chair, Argue Construction  
 Sandra Cain Treasurer, Kanata Tax Services  
 Josh Blokhuis Director Sheldon Creek Investments  
 Ken Crawford Director C&M Electric  
 Jason Lalonde Director Vitality Landscape Services  
 Patrick Lalonde Director Green Infrastructure Partners  
 Jennifer McAndrew Director Mastermind Event Rentals (part of the year)  
 Tori McNeely Director, Thunderbolt Contracting (part of the year)  
 Andy Perreault Director Helicopter Transport Services  
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