

**5. ZONING BY-LAW AMENDMENT – 1500 THOMAS ARGUE ROAD**  
**MODIFICATION DU RÈGLEMENT DE ZONAGE – 1500, CHEMIN THOMAS-ARGUE**

**COMMITTEE RECOMMENDATION, AS AMENDED**

That Council approve:

1. An amendment to Zoning By-law 2008-250 for 1500 Thomas Argue to permit lotting and street connection revisions to portions of an existing approved Draft Plan of Subdivision and Condominium, and a previously registered (4M-1593) plan of subdivision as detailed in Document 2, amended by the following.

Replace Number 2 (Document 2) with the following:

“Amend Section 240 – Rural Exceptions, Exception 358r with the provisions similar in effect to the following:

- a. In Column V delete the following text:
  - Maximum lot coverage: 30%
- b. In Column V add the following text:
  - Maximum lot coverage 60%:
2. that pursuant to the *Planning Act*, subsection 34(17) no further notice be given.

**RECOMMANDATION DU COMITÉ, TELLES QUE MODIFIÉES**

Que le Conseil approuve :

1. une modification du *Règlement de zonage 2008-250* visant le 1500, chemin Thomas-Argue, afin de permettre d'apporter des changements aux lots et aux accès sur rue à des parties d'une

ébauche du plan de lotissement et de copropriété, existante et déjà approuvée, et à un plan de lotissement enregistré (4M-1593), comme le précise le document 2, dans sa version modifiée par ce qui suit :

Remplace le point 2 (Document 2) par ce qui suit :

« Modifier l'exception 358r de l'article 240 – Exceptions rurales de sorte à opérer un effet analogue à ce qui suit :

a. À la colonne V, supprimer ce qui suit :

– surface construite maximale : 30 %

b. À la colonne V, inscrire ce qui suit :

– surface construite maximale : 60 % »

2. Qu'aucun nouvel avis ne soit donné en vertu du paragraphe 34(17) de la *Loi sur l'aménagement du territoire*.

#### DOCUMENTATION/DOCUMENTATION

1. Director's Rapport, Planning Services, Planning, Infrastructure and Economic Development Department, dated February 6, 2019 (ACS2019-PIE-PS-0020)

Rapport de la directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 6 février 2019 (ACS2019-PIE-PS-0020)

2. Extract of draft Minutes, Agriculture and Rural Affairs Committee, February 22, 2019

Extrait de l'ébauche du procès-verbal, Comité de l'agriculture et des affaires rurales, le 22 février 2019

**Report to  
Rapport au:**

**Agriculture and Rural Affairs Committee  
Comité de l'agriculture et des affaires rurales  
22 February 2019 / 22 février 2019**

**and Council  
et au Conseil  
27 February 2019 / 27 février 2019**

**Submitted on 6 February 2019  
Soumis le 6 février 2019**

**Submitted by  
Soumis par:  
Lee Ann Snedden  
Director / Directrice**

**Planning Services / Services de la planification  
Planning, Infrastructure and Economic Development Department / Direction  
générale de la planification, de l'infrastructure et du développement économique**

**Contact Person / Personne ressource:  
Jeff Ostafichuk, Planner/Urbaniste, Development Review Rural / Examen des  
demandes d'aménagement ruraux  
613-580-2424, 31329, Jeffrey.Ostafichuk@ottawa.ca**

**Ward: WEST CARLETON-MARCH (5)**

**File Number: ACS2019-PIE-PS-0020**

**SUBJECT: Zoning By-law Amendment – 1500 Thomas Argue Road**

**OBJET: Modification du Règlement de zonage – 1500, chemin Thomas-Argue**

## REPORT RECOMMENDATIONS

1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1500 Thomas Argue to permit lotting and street connection revisions to portions of an existing approved Draft Plan of Subdivision and Condominium, and a previously registered (4M-1593) plan of subdivision as detailed in Document 2.
2. That Agriculture and Rural Affairs Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of February 27, 2019 subject to submissions received between the publication of this report and the time of Council's decision.

## RECOMMANDATIONS DU RAPPORT

1. Que le Comité de l'agriculture et des affaires rurales recommande au Conseil d'approuver une modification du *Règlement de zonage 2008-250* visant le 1500, chemin Thomas-Argue, afin de permettre d'apporter des changements aux lots et aux accès sur rue à des parties d'une ébauche du plan de lotissement et de copropriété, existante et déjà approuvée, et à un plan de lotissement enregistré (4M-1593), comme le précise le document 2.
2. Que le Comité de l'agriculture et des affaires rurales donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et de l'avocat général et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes du projet de loi 73 », à la réunion du Conseil municipal prévue le 27 février 2019, à la condition que les observations aient été reçues entre le

moment de la publication du présent rapport et le moment de la décision du Conseil.

## BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

### Site location

1500 Thomas Argue Road

### Owner

1514947 Ontario Ltd.

### Applicant

Novatech

### Description of site and surroundings

The Carp Airport is a mixed-use residential, commercial/employment Airpark Community, complete with a fully functional and operating airport. The airport lands are located approximately 2 kilometres southwest of the Village of Carp. With an area of 392 hectares (969 acres), the site is south of March Road with frontage on Carp Road to east, and Diamondview Road to the west.

### Summary of requested Zoning By-law amendment proposal

This application has been submitted in order to fulfill a condition of the “revised” Draft Plan of Subdivision. The intent of the proposed Zoning By-law amendment is to change the zoning of Block 153 on Plan 4M-1593 (Phase 1) from Parks and Open Space Exception 359r (O1[359r]) to Air Transportation Facility Subzone B, Exception 357r (T1B[357r]). Further, lands identified on the revised draft plan as Blocks 83, 84 and 85 on the revised Draft Plan of Subdivision (Phase 2A) from Air Transportation Facility Subzone B, Exception 357r T1B[357r] to Air Transportation Facility Subzone B,

Exception 358r T1B[358r]. Additionally, the provisions for Rural Exception 358r will be modified to increase the maximum lot coverage from 30 per cent to 60 per cent.

### **Brief history of proposal**

The Carp Airport project originally received Draft Plan of Subdivision and Draft Plan of Condominium Approval on August 16, 2007. With extensions to the approval of the subdivision and condominium applications being consistently granted every three years; the current Draft Approval will lapse on November 16, 2019. The original approved plan of subdivision consisted of 270 single detached lots, four townhouse blocks (59 units), three park blocks, four stormwater pond blocks, nine industrial blocks, three conservation blocks, walkway blocks, taxiway blocks, street blocks and blocks for “general aviation airport”. A total of 329 residential units have been draft approved for development. There have been two registrations completed to date.

Phase 1 of the Aerospace Business Park component was registered as 4M-1511 and 4M-1512 on May 5, 2014. Phase 1 of the Business Park created five blocks, a taxiway block, street blocks, and the main park block for the overall development (Block 1 on Plan 4M-1512).

Phase 1A and B of the residential component was registered as, 4M-1593 on September 18, 2017. The registration created 151 single detached residential lots, 13 blocks for private streets, one block for future communal hangers, two blocks for stormwater management, three blocks for conservation lands, six blocks for walkways and pathways and one block for a future community centre (to be relocated as part of the current proposed application).

The Zoning By-law amendment that permitted the redevelopment of the Carp Airport was adopted by Council on June 27, 2007. The current zone for the Carp Airport is “Air Transportation Facility Zone, Subzone B” (T1B) with exceptions. The parent zone (T1B) identifies the core airport facility as being the primary land use for the lands. Site specific exceptions have been implemented to permit the development of residential uses and establish performance standards for residential dwellings.

## **DISCUSSION**

### **Public consultation**

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.

As a result of the notification the City received one written submission.

For this proposal's consultation details, see Document 5 of this report.

### **Proposal**

The Carp Airport lands (Phase 2A) Zoning By-law amendment was filed concurrently with a revised plan of subdivision and condominium. The revised Plan of Subdivision and Condominium Draft Approval is pending.

The revised Draft Plan of Subdivision and Condominium is a redesign of the existing approved plans (2007). The revisions apply to portions of the Draft Approved Subdivision and Condominium that are not yet registered. The area identified as Phase 2A in Document 3 are the lands subject of the subdivision and condominium applications before the City.

The proposed revisions to the original Draft Plan of Subdivision and Condominium includes minor changes to the lotting arrangement and street connections. The more significant changes to the subdivision will be:

- The introduction of a block of townhouse units where detached dwellings were approved in the original plan of subdivision and condominium (Concept Plan for the Carp Airport lands envisioned a number of townhouse blocks throughout the plan).
- Permit detached dwellings in place of the former location of the approved community centre. The community facility will be relocated to a future phase adjacent to the Core Airport lands where it can provide viewing locations for aircraft landing and taking off.

Phase 2A as proposed will provide for 82 lots for single-detached dwellings and three blocks to accommodate 48 townhouse units. The original intent of developing the mixed-use 'fly-in' community, is being maintained. This proposal presently does not increase the total number of units proposed from the original draft approval of 329 units.

### **Official Plan designations**

The subject property is designated "Carp Airport" on Schedule 'A' (Rural Policy Plan) of the City of Ottawa Official Plan.

The Carp Airport is a general aviation airport used by pilots and frequent users of aviation services, businesses with corporate planes and businesses that provide aviation products and services. Originally, a military training airfield, Carp Airport was converted to civilian and some commercial aviation uses after the war and in 1997 it was transferred to municipal ownership.

The City supports the local employment and economic development role of the Carp Airport. In 2005, the City approved a master land use and servicing plan for Carp Airport that provided for protection and development of the core airport area, and development of aviation related land-use components that included an aerospace business park and an accessory residential fly-in community. [Amendment #76, August 04, 2010].

### **Policies**

1. The Carp Airport is designated on Schedule A with the intent of providing airport facilities that serve the general aviation needs in Ottawa. [Amendment #76, August 04, 2010].
2. The land uses permitted in the designation are aviation and other land uses associated with an airport including an aerospace business park and an accessory residential fly-in community consistent with the Carp Airport master land use and servicing plan. [Amendment #76, August 04, 2010]

### **Planning Rationale**

The purpose of this Zoning By-law amendment is to facilitate the development of a revised Draft Plan of Subdivision. The subject application has been examined pursuant to the provisions of the Provincial Policy Statement, the Official Plan, and Section 51 of



the *Planning Act*. This examination has revealed that the application, subject to conditions submitted herewith, is complete.

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014.

### **RURAL IMPLICATIONS**

The proposal is consistent with the original approvals and the policies that guide residential development in the Carp Airport.

### **COMMENTS BY THE WARD COUNCILLOR(S)**

Councillor El-Chantiry has reviewed the recommendations and has no issue.

### **LEGAL IMPLICATIONS**

There are no legal impediments to approving the recommendations contained in the report.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

### **ASSET MANAGEMENT IMPLICATIONS**

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

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

### **ACCESSIBILITY IMPACTS**

There are no accessibility impacts with this report.

### **ENVIRONMENTAL IMPLICATIONS**

The subject application has been examined pursuant to the Official Plan and Section 3.10.2 "Carp Airport". Technical agencies and City Staff have reviewed the

reports and plans provided with the Plan of Subdivision, Condominium and Zoning By-law amendment applications. All matters of interest will be secured through the conditions of the Draft Plan of Subdivision and Condominium.

### **TERM OF COUNCIL PRIORITIES**

This project addresses the following 2015-2018 Terms of Council Priority:

- EP2 - Support growth of local economy

### **APPLICATION PROCESS TIMELINE STATUS**

The application was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the complexity of the issues associated with the approval of the plan of subdivision.

### **SUPPORTING DOCUMENTATION**

Document 1 Location Plan

Document 2 Details of Recommended Zoning

Document 3 Key Plan Phase 2A

Document 4 Registered Plan of Subdivision

Document 5 Consultation Details

### **CONCLUSION**

The proposed rezoning conforms to the policies of the Official Plan, more specifically Section 3.10.2 "Carp Airport" and the implementation of the revised Plan of Subdivision. The Planning, Infrastructure, Economic Development Department recommends approval.

### **DISPOSITION**

Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; Krista

O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

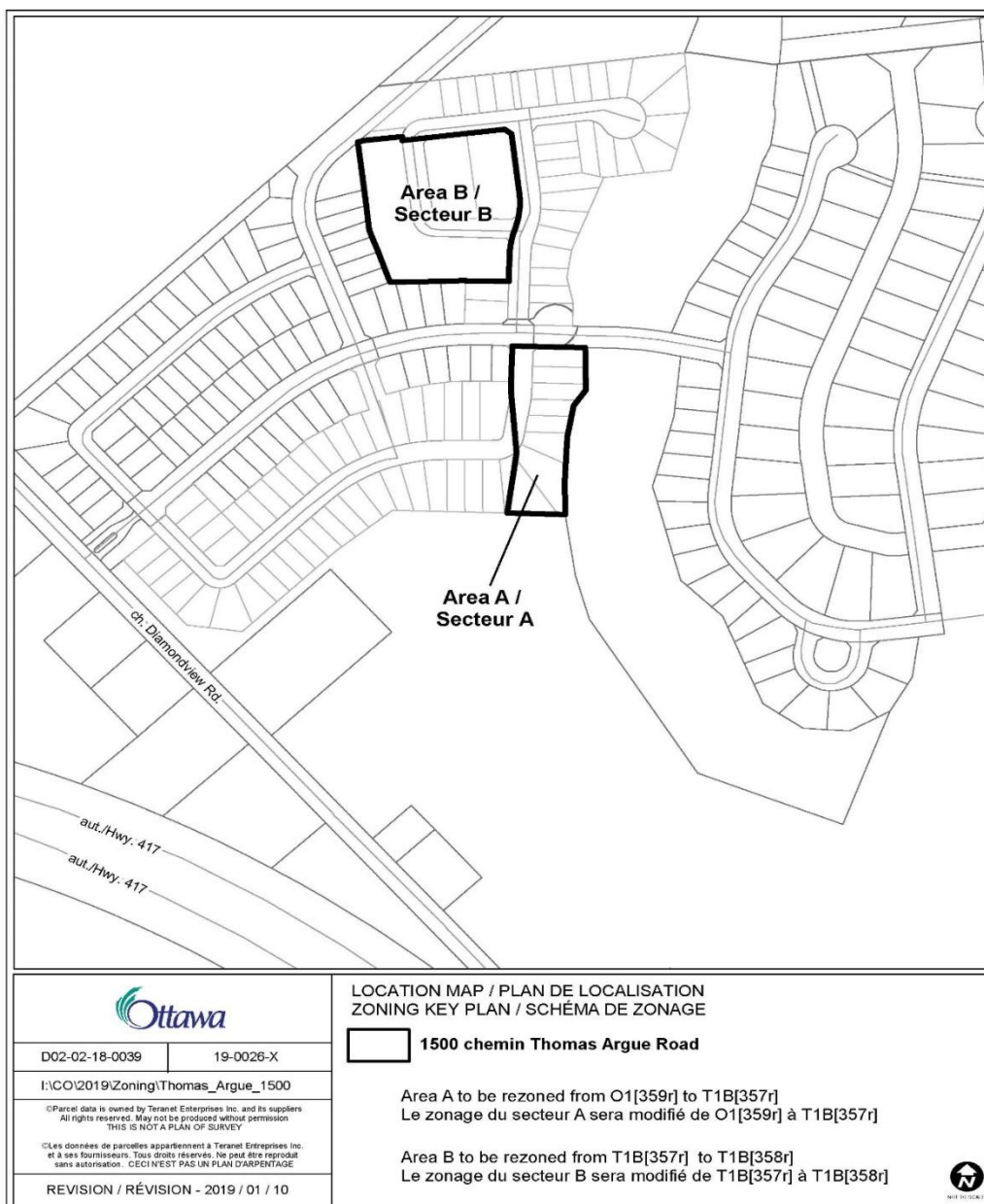
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.

## Document 1 – Location Map

For an interactive Zoning map of Ottawa visit [geoOttawa.ca](http://geoOttawa.ca).

This location map includes the property addressed as 1500 Thomas Argue Road and identifies the areas to be rezoned.



**AGRICULTURE AND RURAL  
AFFAIRS COMMITTEE  
REPORT 1  
27 FEBRUARY 2019**

**85**

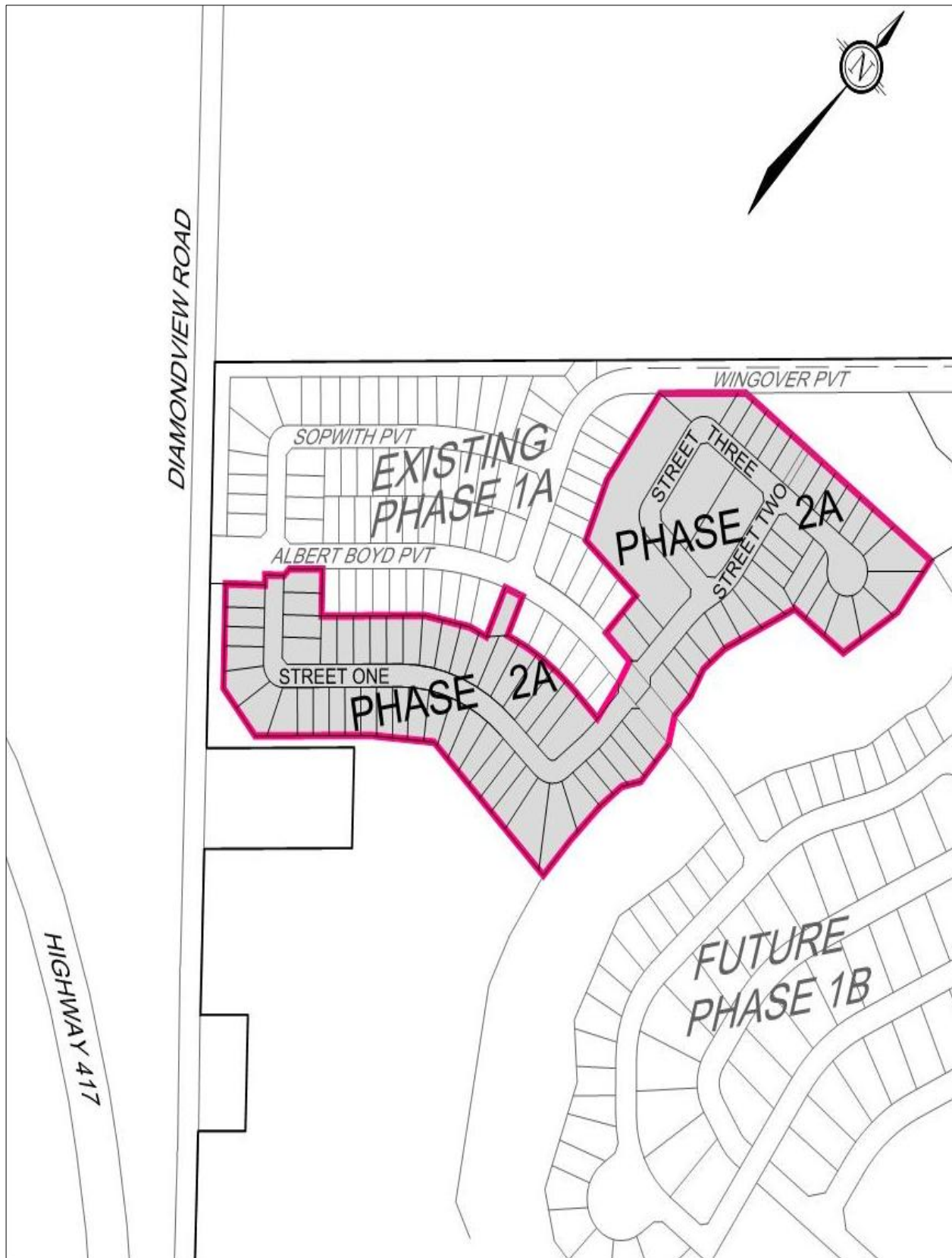
**COMITÉ DE L'AGRICULTURE ET  
DES AFFAIRES RURALES  
RAPPORT 1  
LE 27 FÉVRIER 2019**

**Document 2 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1500 Thomas Argue Road.

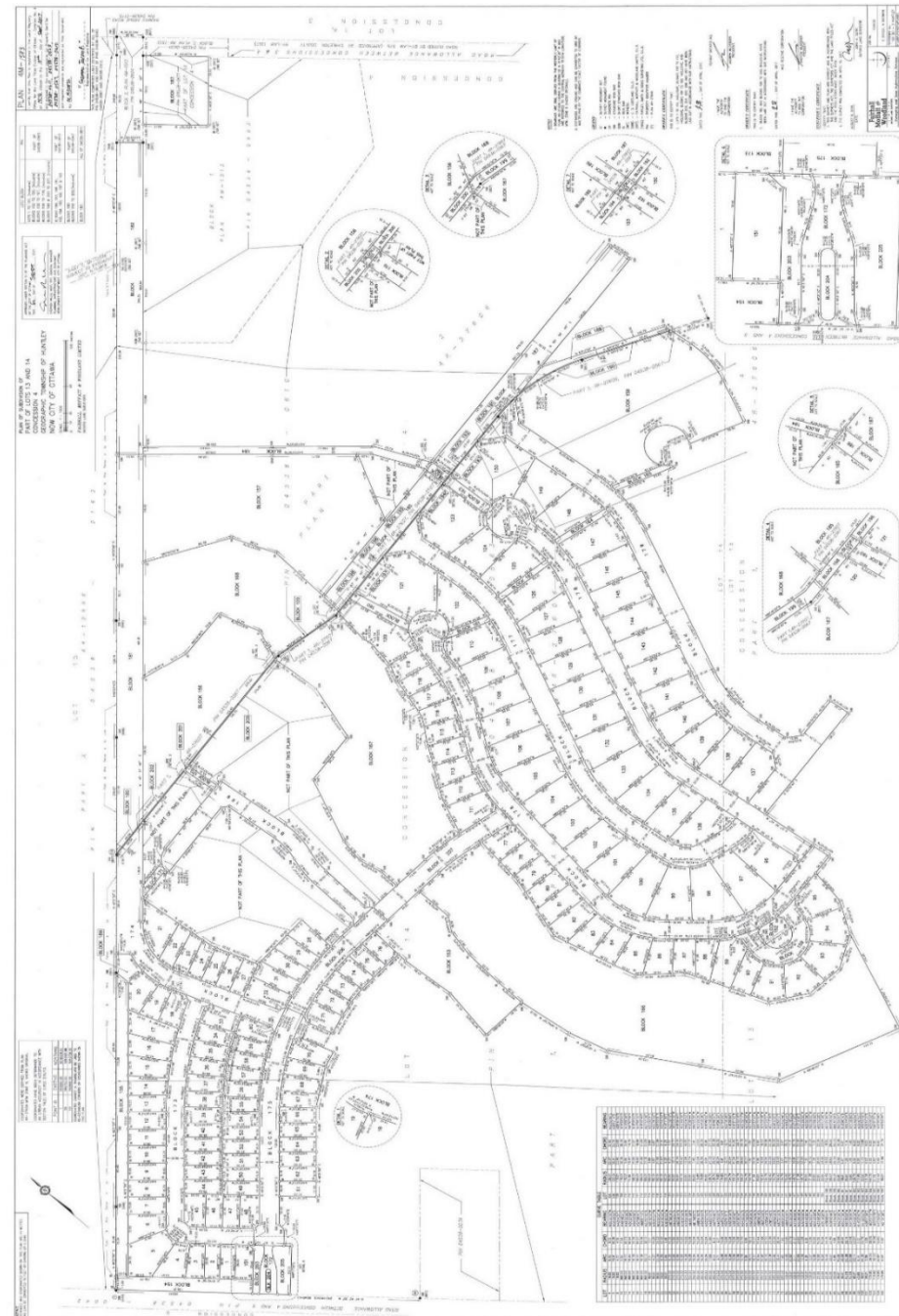
1. Rezone the lands shown in Document 1 as follows:
  - a) Area A from O1[359r] to T1B[357r]
  - b) Area B from T1B[357r] to T1B[358r]
2. Delete and add a new exception T1B[358r] to Section 240 – Rural Exception with the provisions similar to the intent to the following:
  - a) In Column V – Provisions delete the following text:
    - Maximum lot coverage: 30%
  - b) In Column V – Provisions add the following text:
    - Maximum lot coverage 60%:

Document 3 – Key Plan Phase 2A



**Document 4 – Registered Plan of Subdivision 4M-1593**

This registered Plan of Subdivision is for the property addressed as 1500 Thomas Argue Road and identifies the road network and lotting arrangement.





## **Document 5 – Consultation Details**

### Notification and Consultation Process

#### Written Submissions

#### Comment:

As per our discussion on the phone Thursday July 12, 2018, and of late January 10, 2019 with the owner, his consultants and the City Construction Technician, I offer the following concerns.

1. Box culvert on creek is encroaching on my property as well as rip wrap.
2. Concerned with the slope by the cross culvert by the creek that enters onto his property.
3. Why is the buffer area between the rear lots of 5-17 on Sopwith Private and Lot 20 on Wingover Private graded towards the neighbouring property to the north belonging to Mr. Boyd and draining water onto his property.
4. Why was there not a fence required along the property line where the pathway is proposed between the subdivision and the agricultural lands? Chain Link Fence was to be installed before occupancy of development, as agreed to with consultant (July 2007).
5. Would like some species of trees in the buffer area be changed, i.e. basswood trees & birch trees be changed to coniferous variety such as white or Colorado spruce or white pine to better act as a screen.
6. What type of swale or ditch, from Diamondview Road between our property and development is in the plan?
7. Weed Control?
8. Pathway- from Diamondview Road between our property and development?
9. We request documentation and site plans of changes since 2007.
10. As well as other related matters to be discussed on site.

11. If I withdraw my objections, how can I be reassured that the implementation of his requests that are accepted will take place.

Response:

The concerns noted above relate back to the previous approval and construction of Phase 1 (Registered Plan 4M-1593) subdivision plan. While not commenting on the validity of these concerns, staff note that they are not germane to this application nor can this approval be made conditional on having these addressed. We note that discussions are underway with the applicant to resolve these issues. The City will participate in these discussions.