

# Village of Carp Secondary Plan

## Section 1: Introduction

The purpose of this secondary plan is to provide guidance and direction for the growth and development of the Village of Carp. This secondary plan is Council's policy direction for municipal actions, particularly in the review of development applications and the undertaking of public works.

This secondary plan translates the key aspects of The Village of Carp Community Design Plan into Official Plan policy. This secondary plan sets out land use policies for the Village of Carp, as well as strategies for managing growth, protecting and enhancing the village core, road networks, and attracting visitors to the village.

## Section 2: Planning Area

The Village of Carp is located in Ottawa just west of the urban community of Kanata. It sits on the edge of the Carp Ridge, a geological fault that rises out of the Carp River Valley, creating an attractive vantage point for the village. The Carp Hills and the Carp River are features that form the village boundaries. Carp is located on the edge of the Carp Valley, which has some of the best farmland and farms in Ottawa. The village has been the service area for the rural and agricultural community since the 19th century.

The area affected by this secondary plan is shown on Schedule A – Designation Plan.

## Section 3: Planning Objectives

Carp is recognized as a village that is rich in heritage with a unique rural character; an attractive destination point; a great place to live with accessible services; a safe a healthy community; and one that is committed to sustainable development. The objectives of this secondary plan are to:

- Ensure that development respects and contributes to the village's unique landscape, rural heritage and built heritage
- Protect and enhance the Village Core.
- Maintain environmental integrity
- Improve access to the Carp River
- Improve active transportation access throughout the village, including sidewalks and recreational pathways
- Enhance mainstreets (Carp Road and Donald. B. Munro Drive)
- Preserve and protect the cultural heritage of the Diefenbunker site.

- Protect and enhance Carp Fairgrounds; define its role as the focus of the Village.
- Provide an opportunity for local businesses to thrive in an environment that provides opportunities for entrepreneurship, innovation, tourism and commerce.
- Provide a range of affordable housing opportunities.

## Section 4: General Policies

### 4.1 Growth Management

Carp is serviced by municipal water and wastewater systems. Water is provided by a communal well system and wastewater from Carp is directed into the city's central sanitary sewer system. There is a shortfall in long term sewer servicing capacity for the village. Development proponents must demonstrate sufficient servicing capacity for any proposal based on the public-private services, and the mix and intensity of dwelling types proposed.

#### **Policies**

- 1) All new development and redevelopment in the Village of Carp will only be approved on the basis of available public water and wastewater services.
- 2) The City will establish a plan to upgrade the water and wastewater services to provide for the full development of the Village of Carp.

### 4.2 Village Boundary

The Village of Carp is defined by its picturesque natural landscape. The designations in this secondary plan are closely related to the local landforms and natural features, like the Carp River and the Carp Hills, and the productive agricultural lands in the Carp river valley. The village boundary is formed in part by the natural boundary of the Carp Hills, designated Natural Environment Area in the Official Plan, following the Area of Natural and Scientific Interest (ANSI) boundary, established by the Ministry of Natural Resources and Forestry. The exact boundary of the Carp Hills ANSI may be refined by a detailed environmental study.

#### **Policies**

- 3) The village boundary is defined on Schedule A –Designation Plan, of this secondary plan. The precise location of the ANSI boundary for the Carp Hills will be interpreted based on environmental studies in accordance with Section 8 of the Official Plan.
- 4) Any changes to the village boundary will require an Official Plan Amendment.
- 5) The City will implement the Official Plan to ensure that development proposals adjacent to the village boundary, specifically on Lot 16 Concession II (Huntley) will

be reviewed with respect to lot size, type of use and other characteristics to ensure that they do not adversely limit potential expansion of the village boundary;

- 6) To ensure that potential expansion of the village boundary will not be constrained by development proposals, the City will provide for opportunities to integrate roads and services with possible future development of the lands adjacent to the village boundary.

#### 4.3 Environmental Protection

The Carp River Watershed/Subwatershed study and Village of Carp Environmental Management Plan (EMP) are Council-approved documents that inform environmental protection and management in the Village of Carp.

##### **Policies**

- 7) New development shall implement the recommendations of any Council-approved document, including the Carp River Watershed/Subwatershed study and Village of Carp EMP, as updated, relating to the management of stormwater drainage and protection of the natural environment;
- 8) An environmental impact statement shall be required for all new development, including new lot creation, within 120 metres of the Carp Hills ANSI.
- 9) Development applications shall be accompanied by an integrated environmental review statement demonstrating how all the studies in support of the application influence the design of the development with respect to effects on the environment and how it complies with the appropriate policies of the Official Plan, the Village of Carp EMP, and this secondary plan.
- 10) With development, any environmental or hazard lands along the Carp River corridor shall be dedicated into public ownership and recreational linkage opportunities explored.
- 11) Future development must not encroach on the Carp Hills Provincially Significant Wetland Complex. Where existing development does encroach, the rear yard of lots abutting the complex should be left in natural state.
- 12) Development will be required to help restore the Carp River system and enhance public access through creation of a trail.
- 13) The flood plain generally defines the development limit for lands adjacent to the Carp River through the village boundary.
- 14) Parking and drive aisles, and associated site alteration may be considered within the regulatory flood plain of the Carp River for the properties municipally known as

3725 (3719, 3715, 3711) Carp Road in order to permit redevelopment in accordance with this secondary plan. Measures will be taken to ensure existing impacts to the riparian corridor are improved to the satisfaction of the City of Ottawa and the Mississippi Valley Conservation Authority.

- 15) New development northeast of Charlie's Lane lies within 120 m of the Carp Hills Provincially Significant Wetland and will require an environmental impact statement. This environmental report will document the impacts and mitigation required to protect the ecological function of the wetland and adjacent lands, and the headwater functions of Carp River tributaries.
- 16) Abutting the two major ravines (shown as Village Greenspace on Schedule A - Designation Plan) new development shall:
  - a) Ensure protection of existing natural vegetation.
  - b) Encourage the natural regeneration of tree cover along ravine slopes.
  - c) Create a buffer of natural vegetation along the back of residential properties bordering on ravines to enhance stormwater protection for the Carp River watershed.

#### 4.4 Source Water Protection

The Village of Carp is serviced through municipal wells. The protection of municipal water supplies from contamination associated with certain land uses is important for securing a long-term potable water supply for existing residents and businesses and for future growth. The protection of the water supply of the Village of Carp is the responsibility of the City, the Mississippi-Rideau Source Water Protection Committee and every landowner and resident of the village.

The lands where surface and groundwater infiltrate to supply the municipal well in Carp are established by the by the Mississippi Rideau Source Water Protection Committee. in

#### **Policies**

- 18) Land uses that are determined to constitute a significant threat to municipal drinking water (as defined in the Source Water Protection Act) may be restricted. The basis and policy mechanism for restrictions will be in accordance with the Mississippi Rideau Source Water Protection Plan and the Official Plan.

#### 4.5 Street Network and Right-of-Way Protection

In approving development applications, the combination of road widening protected in Annex A to the Official Plan and building setbacks established in zoning should be

balanced against negatively impacting the continuity of building setbacks or the character of front yards in the Village Core.

New roads should improve access to various destinations within the community, by creating a road pattern of cross-connected streets. Dead-end streets, cul-de-sacs and long looping streets will be discouraged, as they do not contribute to a network of streets that support access to the Village Core or to other community destinations.

## ***Policies***

### Streets in the Village Core

- 19) To improve the mainstreet character and provide sufficient space for the main users of the street, new streets in the village will be built to urban cross-sections with sidewalks and tree-lined boulevards.
- 20) The Official Plan identifies right of way widths for municipal roads or road widenings. Where required, lands will be taken at the time of development or redevelopment. However, consistent with the Official Plan, a reduction or waiving of the requirement to provide the full amount of land identified for Right-of-Way protection may be considered where it is necessary to protect the heritage character of the Village Core. For instance, the situation where infill buildings and additions may be aligned or set back the same distance as adjacent buildings.

### Roads in the wider Village

- 21) The 30-metre ROW protection for the segment of the Carp Road in front of 3911 Carp Road, the “Diefenbunker” property, from Craig Side Road to Charlie’s Lane, should be maintained and the corridor enhanced with avenue tree planting.

### Access Streets

- 22) The access street pattern will follow a grid or modified grid pattern where possible. Dead-end streets, long looping streets and cul-de-sacs will be discouraged.

## **Section 5: Designations**

The following designations and policies serves as a guide for the future development of all of the lands in the village and are shown on Schedule A –Designation Plan, of this secondary plan.

### **5.1 Village Core**

The boundary of the Village Core is shown on Schedule A – Designation Plan. The Village Core contains most of the buildings of heritage interest in the village. It is an

area that expresses Carp's character and identity. The area identified is also large enough to provide for expansion, through redevelopment.

The Village Core will be the primary focus of Carp's economic activity, and the foundation of its local economy. Commercial, recreational, and institutional uses will be the predominant uses with residential being encouraged as part of a mixed-use development. The village's retail uses will also be concentrated in the Village Core, to aid in ensuring this area continues to function as the community's meeting place. The concept is to permit a compatible mix of uses, including a wide range of community-serving commercial uses as well as residential and public uses on properties within the Village Core.

### **Policies**

- 1) Commercial, retail, personal service, restaurants/bars, recreational, and institutional uses will be the predominant uses in the Village Core.
- 2) Highway commercial uses will not be permitted. 3) Residential apartments are permitted and will be encouraged above commercial businesses to provide for a mix of uses in the Village Core.
- 4) Residential Multi-Unit development may be considered if the predominant uses listed in policy 1) and 3) above are not feasible.
- 5) The City may acquire key properties for public uses such as a park or community building to support the objectives for the Village Core.
- 6) The City will encourage property owners to provide open space and public plazas that improve or add to the public streetscape, when sites are redeveloped.
- 7) The height of the buildings within the Village Core should not exceed 3 storeys.
- 8) The height of buildings in the core will be sensitive to the historic viewshed and landscape characteristics of the village including the octagonal fairground exhibit hall, historic churches, cenotaph, and Diefenbunker lands. The uses permitted should be appropriately located and well designed so as to minimize nuisance or interference with existing or proposed uses of adjoining lands. Measures such as landscaping screening or buffering shall be used to reduce the impact of industrial uses on adjacent properties.

### **5.2 Village Residential**

One objective of this secondary plan is to strengthen residential neighbourhoods and maintain village character. In addition to residential uses, other uses that support and provide services to the neighbourhood are also permitted in residential areas.



Commercial and retail uses will not be permitted, as they are to be directed to the Village Core.

The need for affordable housing for families, seniors and young people is a priority in the village. Providing for a range of housing types, in a complete community is one way to help achieve this. Multiple unit dwellings should be located close to the Village Core, where they are closer to services and activity, with detached dwellings complementing existing neighbourhoods farther from the Village Core. Schedule A – Designation Plan, of this secondary plan, provides direction to be implemented in the Zoning By-law, regarding the location of different housing types. The development standards such as lot size and height set out in the Zoning By-law, will continue to maintain the rural character of the village.

### ***Policies***

- 9) The predominant use of areas identified as Residential Area shall be residential uses.
- 10) Appropriate institutional uses that support the residential area such as schools, day nurseries, churches, and parks will also be permitted;
- 11) Commercial and retail uses will generally not be permitted.
- 12) The density of development will generally follow the provisions established in the zoning by-law for the range of permitted dwelling types.

Residential designations are further sub-divided into Village Residential 1, Village Residential 2, Village Residential 3, where, in addition to policies 9) to 12) above, the following will apply.

#### **Village Residential 1**

The predominant type of housing in the village consists of single-detached dwellings. These areas are located farther away from the Village Core. The intent is to strengthen residential neighbourhoods and maintain the village character.

### ***Policies***

- 13) The uses permitted in the area identified as Residential 1 on Schedule A – Designation Plan may permit detached, semi-detached and duplex dwellings, including secondary dwelling units and coach houses.

#### **Village Residential 2**

Residential 2 provides an opportunity to have a greater range of housing choices in the village and a mix of housing types. These areas provide for detached, semi-detached, duplex, townhouse, linked-detached, and three-unit dwellings, but not apartment



dwelling units. Secondary dwelling units are also permitted per the Zoning By-law. These areas are close to the Village Core where there is access to services and activities in the village.

### ***Policies***

- 14) The area identified as Residential 2 on Schedule A – Designation Plan will permit detached, semi-detached, duplex, townhouse, linked-detached, and three-unit dwellings, including secondary dwelling units and coach houses.
- 15) The large area that is designated as Village Residential 2, west of Carp Road and south of the Diefenbunker site, shall provide for a mix of dwelling units with at least half of the units being detached, semi-detached and duplex dwellings.

### **Village Residential 3**

One of the challenges in Carp is the lack of affordable housing in the village, particularly for seniors and young people. The objective of this secondary plan is to provide a range of housing opportunities to accommodate the housing needs of the community. The area reserved for high-density residential provides areas for low-rise apartment buildings and a range of multi-unit and ground-oriented residential forms. These areas are located close to the Village Core, the medical centre or the seniors' residence, and close to services and activities in the village.

Providing more opportunities for seniors' accommodation, to meet the needs of the aging population, is a priority in Carp. There are sites within the village that would be attractive locations for seniors' accommodation, near the medical centre. The City will promote these sites, to the development community, as opportunities for seniors' housing.

### ***Policies***

- 16) The area identified as Residential 3 on Schedule A – Designation Plan will permit retirement homes, low-rise apartment buildings, stacked dwellings, three-unit dwellings, linked-detached dwellings, townhouses, duplexes, semi-detached dwellings, and single-detached dwellings, including secondary units. Height should not exceed 3 storeys.
- 17) The City will promote seniors' housing on sites near supporting facilities such as the medical centre to the sector of the development community involved in seniors' housing.



### 5.3 Village Institutional

Areas identified as Village Institutional on Schedule A – Designation Plan, recognize existing uses that are of a public nature.

#### **Policies**

- 18) Village Institutional uses includes schools, parks, community centres, places of worship, senior citizen or day care centres and other similar uses of a public nature.
- 20) In addition to lands designated as Village Institutional, the Zoning By-law will permit new institutional uses within the village within the areas identified as Residential or Village Core on Schedule A –Designation Plan.

### 5.4 Transportation Corridor

The former Beachburg rail corridor that goes through the village is owned by the City. The rail line will be protected as a transportation corridor for future public transit.

#### **Policies**

- 21) The corridor will be protected for transportation purposes in the long term;
- 22) If the rail line ceases operation to Arnprior, recreation uses, recreational pathways will be considered as an interim use until the corridor is required for future transportation use.

### 5.5 Parks & Community Resources

The Village of Carp has a number of parks and recreation facilities that serve the local community. There are also two landmark sites in the village, the Diefenbunker, a National Historic Site, and the Carp Fairgrounds, that span institutional, recreational, and green space functions. This secondary plan provides policies specific to City park lands, and the two identified landmark sites. Uses in the Village Park designation, the Diefenbunker historic site and the Carp Fairgrounds will include recreational, institutional, open space, and parks uses.

#### Village Park

The park and recreation facilities, designated on Schedule A - Designation Plan, include the:

- W Erskine Johnston site (which includes the W Erskine Johnston arena, softball and baseball diamonds, outdoor rink, splash pad, tennis court, play structure and the Huntley Community Centre)
- Huntley Curling Club Agricultural Society Land

- Langstaff Soccer Fields
- Doug Rivington Park
- Hidden Lake Park
- Jensen Court Park

The Recreation Facility Infrastructure Standards will establish the service level provisions for community infrastructure requirements for facilities such as ice pads, pools and community centres.

### Diefenbunker

In 1996 the Township of West Carleton acquired the Canadian Forces Station (CFS) Carp Lands. The site, which is approximately 34.5 hectares in size, includes the Diefenbunker. This facility, once the federal government's nuclear bomb shelter, is a national historic site. The village library, Huntley Mess Hall and community centre, and a baseball field are located on the lands owned/retained by the City, with the Diefenbunker operating as a museum and attraction to the village. The Diefenbunker Site is a unique cultural heritage resource that shall be preserved.

### ***Policies***

- 23) The integrity of the site must be maintained, including the open space and sight lines. Proposed changes or interventions in the landscape should respect the historic character. Sports/playing fields, an area for open-air concerts and naturalized areas are the most appropriate uses for the site.

### Carp Fairgrounds

The Carp Fair and the Carp Agricultural Hall are important symbols that foster civic pride, provide identity to the village and enhance economic activity. The Carp Agricultural Hall is a unique piece of agricultural construction and stands out in the Carp area as an architectural focal point. The fairground is the home of the Carp Farmer's Market, and it is also an important meeting place in the community, where both local and urban residents come together.

The objective of this secondary plan is to ensure that there is sufficient land to address the long-term needs of the Carp Fair. Much of the vacant land in the village is used for parking for the Carp Fair. As this land is developed in the future, this parking for the Fair will not be available. The Carp Fair needs to address the fair's future parking requirements and evaluate alternative arrangements to provide access to this resource.

### ***Policies***



- 24) The views to the Carp Agricultural Hall from public roads and parklands, including views from beyond the village from Donald B. Monroe Drive and the Carp Road will be protected by development or the design of public works;
- 25) The Carp Fair, the City and others will collaborate to develop a long-term parking plan for the Carp Fair.

#### Scenic Entry Route & Pedestrian Pathways

The Village of Carp is also on a proposed Multi-Use Pathway and Scenic Route. The pathway is proposed to approach the village, from Kanata, along the corridor created by the Carp River and railway (referenced under S.5.4 Transportation Corridor), and leave the village as an on-road route following Donald B. Monroe Drive to the west. The Transportation Corridor is shown on Schedule A - Designation Plan, to this secondary plan.

#### **Policies:**

- 26) The City will ensure that development is linked to the existing or planned network of public sidewalks, recreational pathways and on-road cycle routes, which connect parks and other open spaces, and community services and facilities.
- 27) The City will encourage the restoration and improvement of the Carp River shoreline and provide access trails to the River, generally, and in association with development.
- 28) Laneways, public rights-of-way and public land that provide access to the Carp River, the fairgrounds, or to municipal woodlots in the Carp Hills shall be protected and made accessible.

#### **5.6 Village Greenspace**

The areas identified on Schedule A – Designation Plan, as Village Greenspace include open space areas and areas on other lands which may be used for pathway systems, drainage control areas such as flood plain, preservation of significant vegetation and access to other areas.

#### **Policies**

- 29) The lands identified Village Greenspace may be used for parks, open space, recreational pathways, drainage control and other conservation uses, including the ravines referenced under S.4.3(16).
- 30) The Village Greenspace corridors are intended to be sufficiently wide so that proposed uses can be comfortably accommodated, taking into account the natural terrain and abutting uses they should not be less than 10 metres in width. Pathways

may be either publicly or privately owned. Where they remain in private ownership the City will use a variety of mechanisms such as leasing, rights-of-way or land trusts to ensure a reasonable degree of public access.

- 31) The flood plain along the Carp River will be used wherever possible for open space purposes. Efforts to restore and improve the Carp River shoreline and provide access trails to the River will be supported.

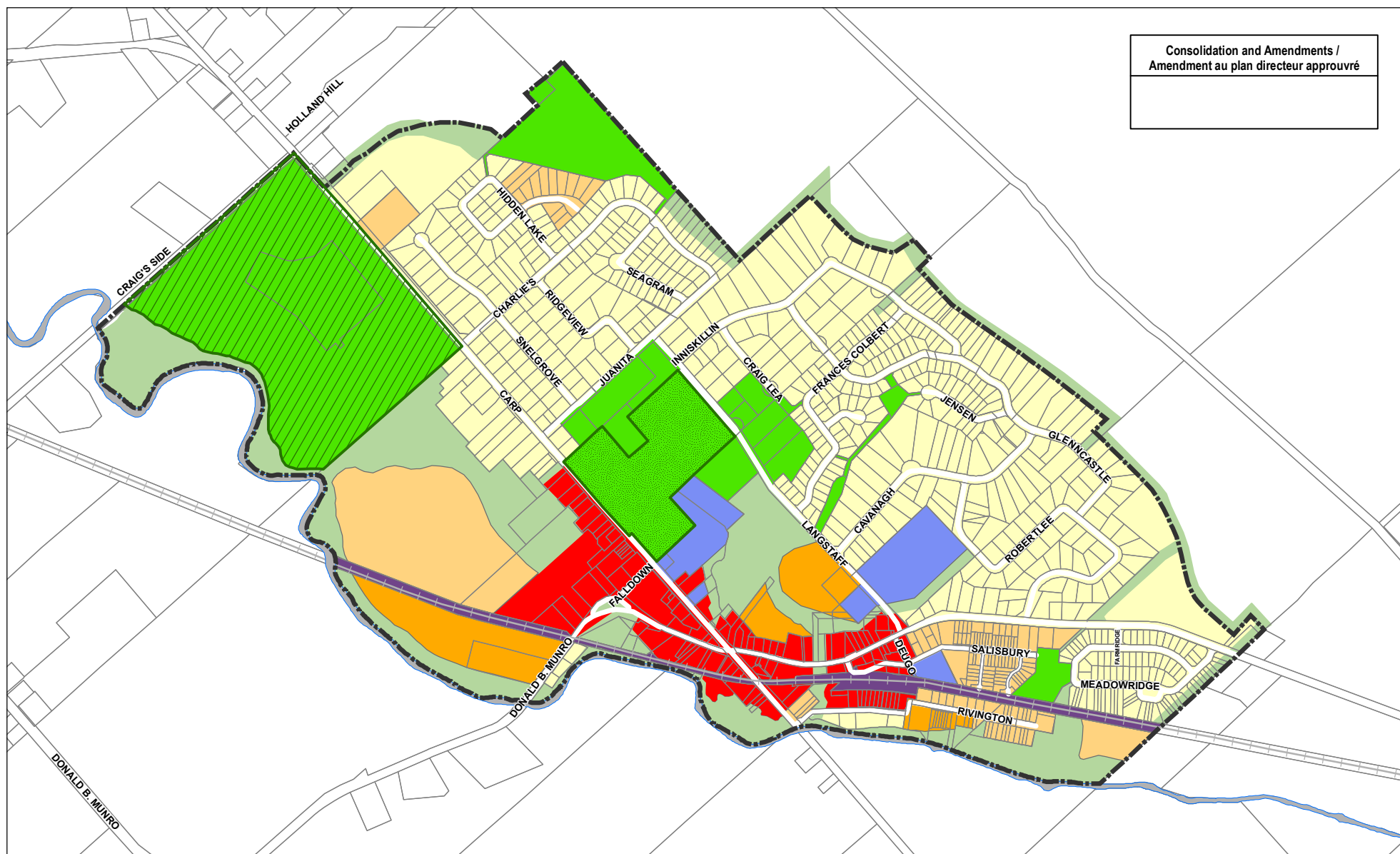
## Schedule

Schedule A - Designation Plan

Schedule B - Road Network

Schedule C - Pedestrian Pathway System















# VILLAGE OF / VILLAGE DE Carp

## SECONDARY PLAN - VOLUME 2 Schedule A - Designation Plan

## PLAN SECONDAIRE - VOLUME 2 Annexe A - Plan de désignation

### DESIGNATION / DÉSIGNATION

- |   |  |
|---|--|
|  Village Core / Centre du village                        |  Transportation Corridor / Couloir de transport |
|  Village Residential 1 / Zone résidentielle du village 1 |  Village Greenspace / Espaces verts du village  |
|  Village Residential 2 / Zone résidentielle du village 2 |  Village Park / Parc du Village                 |
|  Village Residential 3 / Zone résidentielle du village 3 |  Diefenbunker                                   |
|  Village Institutional / Zone institutionnel du village  |  Fairgrounds / Parc d'expositions               |

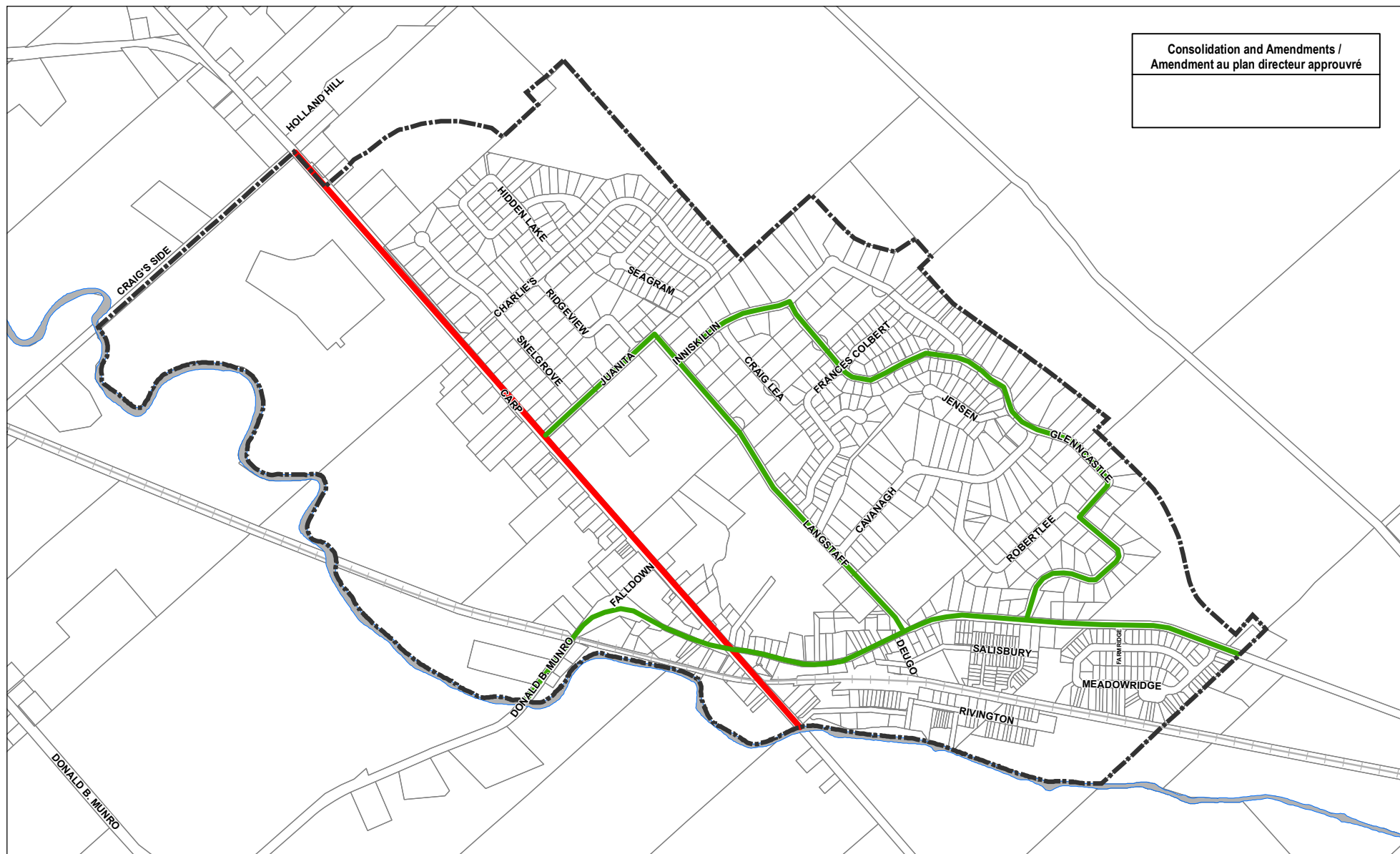


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# VILLAGE OF / VILLAGE DE Carp

SECONDARY PLAN - VOLUME 2  
Schedule B - Road Network

PLAN SECONDAIRE - VOLUME 2  
Annexe B - Réseau routier

- Existing Arterial / Artère établie
- Existing Collector / Collectrice établie
- Village Boundary / Limite du village



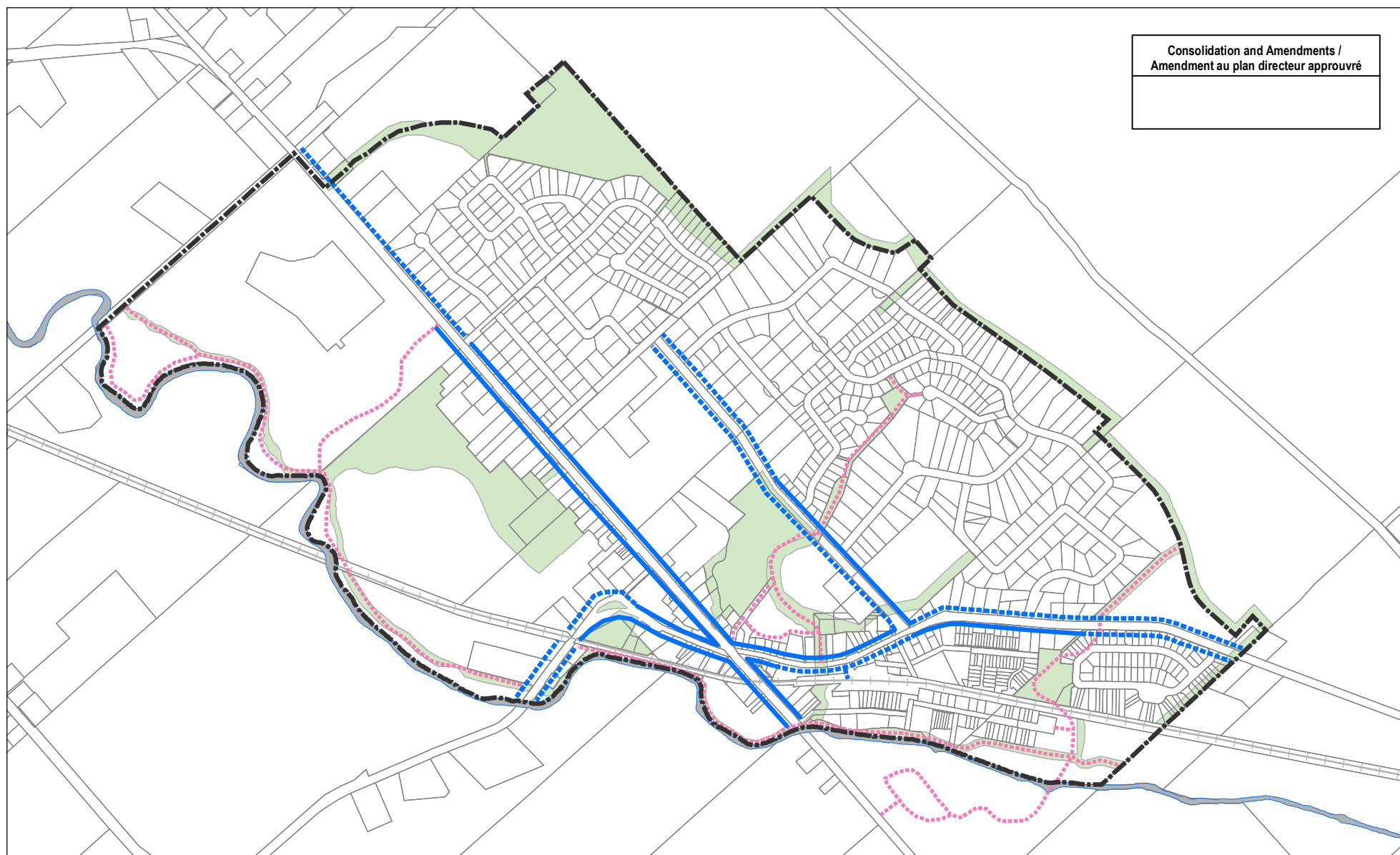
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**Carp**

SECONDARY PLAN - VOLUME 2  
**Schedule C - Pedestrian Pathway System**

PLAN SECONDAIRE - VOLUME 2  
**Annexe C - Sentiers piétonniers**

- Existing Sidewalk / Trottoir
- - - Future Sidewalk / Futur trottoir
- . . . Future Pathway (conceptual) / Futur sentier (conceptuel)

- Village Boundary / Limite du village
- Village Greenspace / Espaces verts du village