



*The  
Carp Community  
Design Plan*

---

May  
2012

### ***Preface to the 2012 Version of the Carp Community Design Plan***

*The Carp CDP was originally prepared in 2004 by policy planning staff of the newly amalgamated City of Ottawa. This was largely a collaborative work with city staff, councilors and the public working together to shape ideas into a plan that represented both the historical context of this village and also the aspirations for a prosperous future.*

*This CDP has been prepared by staff of the Urban and Natural Systems Policy Section of the Planning and Growth Management Department with the assistance of the residents and business people from Carp. We wish to recognize the time, energy and leadership of community groups such as the Carp Community Association, the Carp Business Improvement Association and the Carp Corridor Community Business Improvement Association. We also wish to recognize the significant input of Ward 5 Councilor Eli El Chantiry his staff and the City of Ottawa Rural Affairs Office in the preparation of this document.*

*For more information about the City of Ottawa's planning of the Village of Carp please contact [plan@ottawa.ca](mailto:plan@ottawa.ca). Electronic copies of this document may be obtained at [www.ottawa.ca](http://www.ottawa.ca)*

# CONTENTS

INTRODUCTION .....	6
How the Plan Was Developed .....	6
August 13, 2003 Workshop .....	6
October 21, 2003 Workshop .....	7
Village Plan Review 2011 .....	7
The Community Design Plan .....	8
1. The Vision for Carp .....	8
1.1 Introduction .....	8
1.2 The Community’s Vision for Carp.....	8
1.3 Plan Objectives.....	8
1.4 Achieving the Vision .....	9
2. MANAGING GROWTH.....	10
2.1 Future Growth and Servicing .....	10
2.2 Village Boundary .....	11
2.3 Environmental Protection .....	11
2.3.1 The Carp River Subwatershed Study and the Carp Environmental Management Plan .....	11
2.3.1 The Natural Heritage System .....	13
2.3.2 Source Water Protection .....	14
3. LAND USE.....	15
3.1 Introduction .....	15
3.2 Village Core .....	15
3.3 Residential Areas.....	16
3.3.1 Residential - General.....	16
3.3.2 Design Guidelines for New Residential Development .....	16
3.3.3 Residential - Multi-Unit.....	17
3.3.4 Residential - Ground Oriented Multi-Unit .....	17
3.3.5 Residential – One and Two Unit Dwellings .....	18
3.4 Institutional Areas .....	18
3.5 Transportation Corridor .....	18
3.6 Potential Fairground Expansion .....	18
3.7 Open Space .....	19
3.8 Neighbourhood Park .....	19

3.9	Regulation Limit Area .....	20
4.	PROTECTING AND ENHANCING THE VILLAGE CORE .....	21
4.1	The Village Core .....	21
4.2	Village Structure Affects the Core .....	21
4.3	Design Cues for the Village Core .....	22
4.4	Compact Building Form .....	23
4.5	Pedestrian-friendly Streetscape .....	23
4.6	Signs and Fences .....	24
4.7	Parking .....	24
4.8	Heritage Conservation .....	25
4.9	Redevelopment Opportunities.....	26
4.10	Create Prominent Approaches to the Village.....	27
5.	ROAD NETWORK AND RIGHT-OF-WAY PROTECTION .....	28
5.1	Carp Road .....	28
5.2	Donald B. Munro Drive in the Village Core .....	28
5.3	Other Roads .....	29
6.	ATTRACTING VISITORS TO VILLAGE DESTINATIONS .....	30
6.1	Carp Fairgrounds .....	30
6.2	Heritage Park.....	31
6.3	CFS Carp/Diefenbunker .....	31
7.1	Existing Facilities .....	33
7.2	Playing Fields.....	33
7.3	Neighbourhood Parks .....	33
7.4	Pedestrian Pathways.....	34
8.	IMPLEMENTATION.....	35
8.1	Amendments to the Community Design Plan .....	35
8.2	Monitoring .....	35
8.3	The Ottawa Official Plan.....	35
8.4	Coordination with the Carp Road Corridor Community Design Plan Area.....	36
8.5	Design Guidelines and Site Plan Review for Future Development.....	36
9.	Summary Of Future Priorities And Responsibilities.....	37
	Appendix 1.....	46
	PUBLIC CONSULTATION .....	46
	A) August 13, 2003 Workshop .....	46

B) October 21, 2003 Workshop .....47  
C) April, 2004 – Community Meeting .....49  
D) April 12 , 2011 – 2011 Village Plan Review Meeting.....50

## INTRODUCTION

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.

This Community Design Plan replaces the Official Plan for Carp that was adopted by the former Township of West Carleton in 1992. The 1992 Official Plan was based on a servicing capacity of 700 dwelling units and as a result it did not plan for the eventual full servicing and development of all of the lands located within the current village boundary. This Plan provides for full servicing and development of all of the lands within the village boundary. It is a comprehensive land use plan that provides direction for how Carp will develop in the future.

## HOW THE PLAN WAS DEVELOPED

The development of the Community Design Plan for Carp used a collaborative community building process that emphasized shared values and mutual obligation. The objective was to make decisions that clearly respond to real issues and achieve community support through a bottom-up rather than top-down approach.

This philosophy had three components:

- collaboration – everyone works together to realize a common vision,
- community – comprising residents, landowners, tenants, businesses, developers and institutions, as well as various levels of government,
- building – strengthening and improving.

The objectives of collaborative community building was to ensure that processes surrounding planning decisions are inclusive and creative and that they result in community plans that implement the policies of the Ottawa Official Plan.

Two workshops were held in the community at which participants worked in focus groups to develop a vision for Carp and to choose strategies to achieve the vision. The focus groups, representing different interests in the community (residents, landowners, businesses, developers, seniors, heritage, Carp Fair, Diefenbunker), were asked how they wanted the village of Carp to develop in the future.

### AUGUST 13, 2003 WORKSHOP

At the first workshop participants were asked to provide a vision for what Carp would be like in the future. The residents of Carp feel that Carp should be recognized as a:

- Village - rich in heritage and unique rural character.
- Great place to visit and attractive destination point (Diefenbunker, Carp Fair, Farmers Market, historic village core).
- Great place to live with accessible services, local businesses and recreational opportunities.
- Safe and healthy community that cares for its people.
- Community committed to sustainable development

## OCTOBER 21, 2003 WORKSHOP

At the second workshop participants were asked to identify strategies to achieve their vision for Carp. Participants were asked to fill out a workbook and answer a series of questions related to:

- Managing Future Growth
- Protecting and Strengthening the Village Core
- Enhancing Mainstreets and Links to Open Spaces
- Attracting Visitors to Village Destinations
- Parks and Recreational Facilities

## VILLAGE PLAN REVIEW 2011

The Community Design Plan for the village of Carp was updated as part of the 2011 Village Review. Two public meetings were held as part of this process; in April and in December 2011. A of comments from the April 2011 public meeting are included in Appendix I. Participants in the spring meeting provided feedback on issues of concern in their village, related to the following topics:

- land use and village core;
- transportation, parking, and streetscape;
- water and wastewater;
- parks, open space, and environmental protection.

Based on the consultation and further discussion with residents certain sections of the CDP document were updated to reflect events which have occurred since the adoption of the plan in 2004. Some changes have also made to correct errors which had been contained in the CDP document.

## THE COMMUNITY DESIGN PLAN

This document is the guide to the long-term growth and development of the village of Carp, based on the vision of the village that the residents of Carp hold. The Community Design Plan provides guidelines for the day-to-day decision making on land use planning and sets out the community's priorities for the future.

### 1. THE VISION FOR CARP

#### 1.1 INTRODUCTION

The Community Design Plan (CDP) for the Village of Carp is the result of a collaborative community effort. The community worked with City staff to develop the vision for the future and to develop strategies for achieving the vision.

This Community Design Plan represents the views of the community as to how the village of Carp should develop over the next 20 years.

This Plan replaces the Official Plan that was adopted by the former Township of West Carleton in 1992. The 1992 Official Plan was based on a servicing capacity of 700 dwelling units and as a result it did not plan for the eventual full servicing and development of all of the lands located within the current village boundary.

As the CDP provides for the village to be fully serviced, a new comprehensive land use plan is required to direct future development within the village.

#### 1.2 THE COMMUNITY'S VISION FOR CARP

The sign entering the village reads "This Way to the Historic Village of Carp". This statement summarizes how the residents of Carp see the village now and their vision for its future. In the workshops that were held during the development of this community design plan, participants indicated that they want a plan where Carp will be recognized as a:

- Village - rich in heritage and unique rural character.
- Great place to visit and attractive destination point (Diefenbunker, Carp Fair, Farmers Market, historic village core).
- Great place to live with accessible services, local businesses and recreational opportunities.
- Safe and healthy community that cares for its people.
- Community committed to sustainable development.

#### 1.3 PLAN OBJECTIVES

The objectives for the village of Carp were developed with the community using a collaborative community building approach.

##### OBJECTIVES

- Ensure that development respects and contributes to the village's rural heritage and character.
- Protect and enhance the village core.
- Maintain environmental integrity.

- Encourage rehabilitation and redevelopment of brownfield sites within the village.
- Improve access to the Carp River.
- Enhance main streets (Carp Road and Donald. B. Munro Drive)
- to encourage pedestrian traffic.
- Preserve and protect the cultural heritage of the CFS/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.
- Maintain heritage buildings and integrate our past (heritage) and our future with thoughtful design and careful planning.
- Improve/enhance sidewalks and recreational pathways to community facilities within the village.
- Provide a range of affordable housing opportunities.
- Implement the policies in the Ottawa Official Plan.

## 1.4 ACHIEVING THE VISION

This Community Design Plan (CDP) is an action plan that contains the strategies to achieve the objectives that have been articulated by the community for Carp. The CDP provides direction and vision as to how the village will develop in the future. It details actions required to turn objectives and values into achievable results. The Plan also recognizes that the City does not have the resources or expertise to implement all recommendations in this Plan. The success of the Plan will therefore depend on partnerships with others.

This Plan has 9 components:

1. The Vision for Carp
2. Managing Growth
3. Land Use Plan
4. Protecting and Strengthening the Village Core
5. Attracting Visitors to Village Destinations
6. Road Network and Right-of-Way Protection
7. Recreation and Open Space
8. Implementation
9. Summary of Priorities and Responsibilities

A Community Design Plan provides a comprehensive set of measures and actions to direct growth in the future. Much of the Plan relates to land use however other processes will be required to implement the Community Design Plan. Part 9 summarizes the actions required to implement the Plan.

## 2. MANAGING GROWTH

### 2.1 FUTURE GROWTH AND SERVICING

Carp has a population of 1,619 (2010) and has grown by an average of 20 units per year over the last 20 years. In 2010 there were 569 dwelling units in the village. Based on calculations made in the 2011 Rural Residential Land Survey there is an estimated 49.5 ha of vacant land in the village which provides potential for as many as 543 additional dwelling units. The village boundary, as shown in Schedule A, was updated in 2007 by Official Plan update (Official Plan Amendment 37).

In the 2004 and 2011 workshops that were held during the development and update of this community design plan, participants felt that the village should be permitted to grow in the future and fully develop the lands within the village boundary. This growth is seen as important to encourage the development and enhancement of the village core.

Carp is serviced by municipal water and wastewater systems. Water in Carp is provided by a communal well system and wastewater from Carp flows into the city's central sanitary sewer system. An issue however is that there is a shortfall in long term sewer servicing capacity for the village. As demonstrated in the following table the servicing system does not currently have sufficient capacity to provide for servicing of all the potential dwelling units within the existing village boundary. In particular existing sewer capacity will be reached in roughly ten years based on the average rate of growth. Should this rate of growth increase over the next few years the need for additional infrastructure then may become more imminent.

#### GROWTH AND SERVICING ESTIMATES

Area based information		Servicing based Information	
19.6	a) Average number of units built each year (2000-2010)	760	f) Maximum units based on existing sewer servicing capacity
569	b) Existing units (2010)	191	e) Number of units available based on existing servicing (f-b)
543	c) potential units based on area	252	g) Number of units <u>without</u> existing sewer servicing (d-f)
1012	d) Total possible units (a+b)	9.74	h) Number of years before existing sewer servicing supply for new units exhausted (e/a)
27.7	e) Years of land supply based on area (c/a)		

(based on estimate of 49.5 hectares of vacant Greenfield land and not including potential infill or intensification area)

The city is currently reviewing its rural infrastructure system. The Rural Infrastructure Master Plan being prepared will help address the long term servicing shortfall in the village and will help inform the 2014 Official Plan review.

#### POLICIES

1. All new development and redevelopment in 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.

## 2.2 VILLAGE BOUNDARY

The existing landscape is a powerful element that defines Carp Village and provides its picturesque context. There is a strong correlation between the land use categories proposed in this plan and the landforms and natural features, such as the Carp River and the Carp Hills; the productive agricultural lands in the broad valley, and the historic development patterns. The village boundary is formed in part by the natural boundary of the Carp Hills, which is designated Natural Environment Area in the Ottawa Official Plan. The Area of Natural and Scientific Interest (ANSI) boundary, established by the Ministry of Natural Resources, defines the Natural Environment Area. The exact boundary of the Carp Hills ANSI may be refined by a detailed environmental study.

Based on information in the Rural Residential Land Review 2010 there is sufficient vacant land and servicing to accommodate growth in the village until the next update to the CDP. Expansion of the village boundary to create additional developable lands is therefore not required at this time. Nevertheless, it is understood that future expansion opportunities for the village are limited due to the fact that Carp is bounded by the Carp Hills Natural Environment Area and Class 2 agricultural land. The only area potentially without such constraints that could be considered for expansion in the future is the area designated General Rural Area in the Official Plan extending from March Road to the southern boundary of the village (part Lot 16 Concession II – Huntley). It is recommended the village provide for potential future integration with the lands adjacent to the village boundary in the long term.

### POLICIES

1. The Village Boundary is defined on Schedule A of the City's Official Plan and on Schedule A of this Plan. The precise location of the ANSI boundary for the Carp Hills will be interpreted based on environmental studies in accordance with Ottawa Official Plan Section;
2. Any changes to the village boundary will require an amendment to the City's Official Plan and this plan;
3. 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;
4. To ensure that potential future expansion of the village boundary will not be constrained by development proposals the village will provide for opportunities to integrate roads and services with possible future development of the lands adjacent to the village boundary .

## 2.3 ENVIRONMENTAL PROTECTION

### 2.3.1 THE CARP RIVER SUBWATERSHED STUDY AND THE CARP ENVIRONMENTAL MANAGEMENT PLAN

The Carp River Watershed/Subwatershed study and Village of Carp Environmental Management Plan were approved by Council in 2005. The Carp River Watershed/Subwatershed Study determines the state of the watershed and the impacts of management practices and various land uses on the health of the watershed; outlines a list of future projects to be carried out; and provides a long-term environmental management strategy to protect, enhance and restore the environmental quality of the watershed's natural resources.

One of the key recommendations of the Carp River Watershed/Subwatershed Plan is for channel improvements and enhancement of the riparian vegetation along the Carp River and its tributaries to contribute to the overall health of the Carp River system.

The Friends of the Carp River have been working with local landowners to restore the Carp River corridor for many years. In order to guide their efforts in the area the friends funded the Carp River Remediation Project Plan by Aquafor Beech Ltd. The Aquafor Beech plan identified significant potential to enhance the natural areas along the river and will provide passive recreation and education opportunities. The preferred alternative from the study involves the creation of online and floodplain wetlands, restoration of the riparian zone and rehabilitation of adjacent farmland to improve productivity. It also includes a pathway running from Carp road across the river and connecting the pathways at Rivington and Donald B. Munro. This project has important potential for the Carp village and its implementation is strongly encouraged by this plan. The pathway illustrated in the Carp River Remediation Project has been included in the village connectively plan in Schedule C and wherever possible the implementation of this project is recommended under activities in this plan.

In 1996, a Master Drainage Plan was completed for the Village of Carp. The study recommended a number of Best Management Practices to address water quality concerns of stormwater runoff and deal with surcharging at Donald B. Munro Drive. In light of the findings of the Carp Watershed/Subwatershed Study and further refinement of the design standards for Stormwater Management Plans (SWMP), an Environmental Management Plan was completed in 2005 and assumes the area within the village boundary will be fully developed as provided for in the community design plan. In addition to developing a new stormwater management scheme to reduce the impact of village development on water quality in the Carp River, the Village of Carp Environmental Management Plan gives the provided a number of recommendations to protect the village's environmental features. These key recommendations have been integrated as policies in this plan:

#### POLICIES

1. New development shall implement the recommendations of the Carp Environmental Management Plan to manage stormwater drainage and protect and enhance the natural environment;
2. An Environmental Impact Statement will be required for all new development, including new lot creation, within 120 metres of the Carp Hills Natural Environment Area.
3. Development applications will 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 Section 4 of the Official Plan, the EMP and the CDP.
4. Through the development process, any environmental or hazard lands along the Carp River corridor (e.g. floodplain, hazard lands) shall be dedicated into public ownership and recreational linkage opportunities explored.
5. Future development must not encroach on the Carp Hills PSW Complex. Where existing development does encroach, rear lots should be left in natural state.
6. Development under this CDP will work to integrate and implement the preferred alternative from the Carp River Remediation Project to restore the Carp river system and enhance public access through creation of a trail.
7. Adjustments to the floodplain and regulation limit may occur from time to time through a development or permitting process and through study by the Mississippi Valley Conservation Authority and the City of Ottawa.
8. The floodplain generally defines the development limit for lands adjacent to the Carp River through the Village boundary;
9. New development northeast of Charlie's Lane lies within 120 m of a Provincially Significant Wetland and will require a 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;

10. Within the two major ravines (identified as Open Space on Schedule A) new development shall
  - Ensure protection of existing natural vegetation
  - Encourage the natural regeneration of tree cover along ravine slopes
  - Creation of a natural vegetation buffer zone along the back of residential properties bordering on ravines (e.g. in the Glenncastle subdivision) to enhance stormwater protection for the Carp River watershed.
  - Encourage the transplantation of salvaged tree saplings from construction sites elsewhere in Carp village that could accelerate the development of this protective buffer;
11. Where possible, through the development process, tributary nos. 1 and 2 and their associated corridors should be dedicated into public ownership.

### 2.3.1 THE NATURAL HERITAGE SYSTEM

Official Plan amendment 76 (the update to the Official Plan) in 2009 defined a Natural Heritage System (NHS) across the city. The Natural Heritage System for the village of Carp is illustrated in Schedule E of this CDP. The NHS is composed of various natural features and may include woodlands, wetlands, watercourses, ravines and other lands within villages that have been identified by City or Province as significant. The purpose of the Natural Heritage System is to preserve key natural features within the villages for conservation or passive leisure uses. The Official Plan requires that any development within or adjacent to these lands must be assessed in terms of its impact on the Natural Heritage System.

Based on the general boundaries of the Natural Heritage System as illustrated on Schedule E the following policies will apply to the village.

#### POLICIES

1. Consistent with the Official Plan an Environmental Impact Statement is required for any development within or adjacent to land determined to be a component of the Natural Heritage System. This includes all land within 120 m of the Natural Environment Area on the Carp Ridge.
2. New development and significant re-development will be prohibited within the Natural Heritage System unless an Environmental Impact Statement demonstrates that it will not result in a negative impact.
3. New development and significant re-development will not be permitted in areas of:
  - i. significant habitat of endangered species and threatened species;
  - ii. provincially significant wetlands,
  - iii. fish habitat, except in accordance with provincial and federal requirements;
  - iv. areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard.

4. Additional Natural Heritage System features may be added by amendment to this plan or the Official Plan on the basis of new information such as a subwatershed study or Environmental Impact Statement.
5. Uses that do not adversely affect the natural characteristics of the area, such as open air recreation, scientific, educational, or conservation uses associated with the environmental features; agriculture operations established at the time of adoption of this Plan in 2005; or forestry as defined by the Forestry Act will be permitted, subject to other policies in this Plan.

### 2.3.2 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 land owner and resident of the Village.

The lands where surface and groundwater infiltrate to supply the municipal well in Carp are defined on Schedule K of the Official Plan as a Wellhead Protection Area. Work completed by the Mississippi Rideau Source Water Protection Committee has redefined the city mapping to more accurately model the area. This more accurate wellhead protection area is portrayed on Schedule E of this document.

#### Policies

1. In partnership with the Mississippi-Rideau Source Water Protection the City will work to educate residents on how best to conserve and protect municipal source water resources for the Village as defined in the Source Water Protection Plan.
2. Land uses that are determined to constitute a significant threat to municipal drinking water (as defined in the Source Water Protection Act and its regulations) 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.

## 3. LAND USE

### 3.1 INTRODUCTION

This Plan replaces the Official Plan adopted by the former Township of West Carleton for the village in 1992. The 1992 Plan did not plan for the eventual full servicing and development of all of the lands located within the village boundary. As the CDP provides for the village to be fully serviced, a new comprehensive land use plan is required to direct future development within the village.

The Land Use Plan serves as a guide for the future development of all of the lands in the Village. The land use categories that follow are shown on Schedule A of this plan.

### 3.2 VILLAGE CORE

The boundary of the Village Core is shown on Schedule A. The 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 should be the focus where people can live, work and play. The 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 uses 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. The Village Core is identified on Schedule A of this plan;
2. Commercial, retail, personal service, restaurants/bars, recreational, and institutional uses will be the predominant uses in the Village Core;
  - a. Highway commercial uses will not be permitted
  - b. Residential apartments are permitted and will be encouraged above commercial businesses to provide for a mix of uses in the Village core;
  - c. Residential- Multi-Unit may be considered if the predominant uses listed in policy 2a and 2b above are not feasible;
3. The City may acquire and landscape key properties for public uses such as a park, community building or parking lot to support the objectives for the Village Core;
4. The City will encourage property owners to provide Open space and public plazas that improve or add to the public streetscape, as described in this Plan, when sites are redeveloped.
5. The height of the buildings within the village core shall not exceed 3 storeys.
6. 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.

## 3.3 RESIDENTIAL AREAS

### 3.3.1 RESIDENTIAL - GENERAL

Residents want it to be known that Carp is a great place to live. One of the objectives of this plan is to strengthen residential neighbourhoods and maintain village character. In addition to residential uses, 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 directed to the Village Core.

In the workshops that were held during the development of this community design plan and in the update of this plan in 2011, participants indicated that they envisioned Carp as being a complete community that provides a range of housing opportunities for everyone in the village. The need for affordable housing for families, seniors and young people was identified as a priority in the village. Multiple unit dwellings should be located close to the village core, closer to services and activity with detached dwellings complementing existing neighbourhoods farther from the core. Schedule A of this Plan provides direction to 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 villages. The intent is to maintain this type of development in the village.

#### POLICIES

1. The predominant use of areas identified as Residential Area shall be residential uses.
2. All forms of residential building may be permitted but apartments and multi-unit residential buildings will require a zoning amendment.
3. Appropriate institutional uses that support the residential area such as schools, day nurseries, churches, and parks will also be permitted;
4. Commercial and retail uses will not be permitted.
5. The density of development will generally follow the provisions established in the zoning by-law for apartments, multi-unit and detached dwelling units.

### 3.3.2 DESIGN GUIDELINES FOR NEW RESIDENTIAL DEVELOPMENT

Historically, the pattern and size of residential lots in Carp were established by the requirement for on-site private servicing (well and septic systems). As central services are now provided to the village, this is not a defining factor. The objective of this plan is to ensure that the pattern of development reflects the characteristics of traditional village or neighbourhood development rather than more modern suburban or country estate developments.

#### POLICIES

1. To maintain the character of traditional village streets, and ensure the buildings define the streetscape, the building face to building face distance should be in the range of 24 to 25 metres for smaller singles, semi, duplexes, town houses, and not greater than 30 meters for larger singles, or low rise apartments.
2. Zoning and subdivision plans will address the following aspects:
  - Residential streets will be 18.0m wide
  - The length of the driveway to accommodate cars can be measured from the curb, or back of sidewalk rather than from the ROW, provided pedestrian access is not blocked. The result will be parking within the public ROW
  - Building setbacks may be reduced to as low as 3.0 meters from the ROW
  - or 6.0 metres from the sidewalk if it is provided for.

- The front of garages should not extend beyond the front façade of the house, either as attached buildings or separate structures.
- The tree lined village streets will be created through the provision of one tree per lot and two on corner lots as part of subdivision development agreements.

### 3.3.3 RESIDENTIAL - MULTI-UNIT

One of the challenges in Carp that was identified during the consultation process is the lack of affordable housing in the village, particularly for seniors and young people. The objective of the plan is to provide a range of housing opportunities to accommodate the housing needs of the community. The area reserved for multi-unit residential provides areas for low-rise apartment buildings and ground-oriented multi-unit dwellings. 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 opportunities for seniors' accommodation to meet the needs of the aging population was identified as a priority during the consultation process. There are sites within the village that would be attractive locations for seniors' accommodation, particularly the ones near the medical centre. The City will promote these sites to the development community as opportunities for seniors' housing.

#### POLICIES

1. The uses permitted in the area identified as Residential - Multi-Unit on Schedule A are low rise apartment buildings, seniors' accommodation, stacked townhouses and ground-oriented multi-unit dwellings such as duplexes, and townhouses;
2. The height of the low-rise apartment buildings shall not exceed 3 storeys.
3. 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.

### 3.3.4 RESIDENTIAL - GROUND ORIENTED MULTI-UNIT

Residential- Ground Oriented Multi-Unit 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 and multiple attached dwellings but not apartments. Secondary dwelling units are also permitted. These areas are close to the Village Core where there is access to services and activities in the village.

#### POLICIES

1. The uses permitted in the area identified as Residential - Ground Oriented Multi-Unit on Schedule A will be detached, semi-detached, duplex and multiple dwellings.
2. The large area that is identified as Residential - Ground Oriented Multi-Unit west of Carp Road and south of the CFS Carp site shall provide for a mix of dwelling units with at least half of the units being detached, semi-detached and duplex dwellings.

### 3.3.5 RESIDENTIAL – ONE AND TWO UNIT DWELLINGS

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

#### POLICY

1. The uses permitted in the area identified as Residential - One and Two Unit Dwellings on Schedule A will be detached, semi-detached and duplex dwelling units including secondary dwelling units.

### 3.4 INSTITUTIONAL AREAS

Areas identified as institutional on the land use schedule recognise existing uses that are of a public nature such as the Diefenbunker.

#### POLICIES

1. Institutional uses include such uses as schools, parks, community centres, places of worship, senior citizen or day care centres and other similar uses of a public nature.
2. Adequate buffering shall be provided between an institutional use and any adjacent residential use. Such buffering shall be in the form of a strip of land devoted only to landscaping purposes such as grass, trees and shrubs.
3. In addition to lands in the institutional category the zoning bylaw will permit new institutional uses within the village within the areas identified as Residential or Village Core on Schedule A.

### 3.5 TRANSPORTATION CORRIDOR

The former CN Rail line that goes through the village is owned by the City and is subject to a long-term lease to a firm located in Arnprior. The rail line will be protected as a transportation corridor for future public transit.

#### POLICIES

1. The Transportation Corridor will be protected for transportation purposes in the long term;
2. The lands identified as Future Train Station on Schedule A will be reserved for that use and may not be developed for any other purpose;
3. 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.

### 3.6 POTENTIAL FAIRGROUND EXPANSION

It is an objective of this plan to protect and enhance the fairgrounds and define its role as the focus of the village. The lands adjacent to the Carp Fairgrounds are strategically located in the centre of the village. They provide the only remaining undeveloped lands adjacent to the Carp Fairgrounds and the Village Core. The lands were identified as Temporary Open Space in the former West Carleton Plan for the Village. As this Plan provides guidance for full development of the village, how these lands will be incorporated into the village in the future needs to be addressed. For the time being the lands will be identified as Potential Fairground Expansion on the land use schedule to provide the community an opportunity to acquire these lands for public use.

The fairgrounds are under pressure to accommodate a number of uses, which may require the site to be expanded. The group that is proposing to create an Agricultural Museum/Heritage Park has identified the Carp Fairgrounds as being the preferred location for the proposal. These proposals, and possibly others, indicate that some thought needs to be given as to how much land is required at the site in the future. The intent of this category is to provide for sufficient time for various groups including the City, Carp Fair, West Carleton Heritage Park Association, and other groups to determine their land requirements and determine if it is feasible to purchase the property to be used for Open Space and/or Institutional Uses.

#### POLICIES

1. The lands identified as Potential Fairground Expansion will be left undeveloped and development prohibited in the Zoning By-law except for recreational and institutional uses.
2. If the city and the community decide not to purchase the lands, or a portion thereof, the land may be developed in accordance with the provisions of the Residential-Multi-Unit land use category in this Plan. The development shall be compatible with the Carp Fairgrounds and the Village Core.

### 3.7 OPEN SPACE

The areas identified on Schedule A as Open Space include existing parks and open space areas and areas on other lands which may be used for pathway systems, drainage control areas such as floodplain, preservation of significant vegetation and access to other open space areas. Policies for pedestrian pathways are found in Section 7.4.

#### POLICIES

1. The lands identified Open Space may be used for parks, open space, recreational pathways, drainage control and conservation uses.
2. The Open Space corridors shown on Schedule A are conceptual in location and are intended as long term guides for the gradual development of an open space system which links activity centres, which surrounds the Village, and link them to the village core.
3. The Open Space 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.
4. The floodplain along the Carp River will be used wherever possible for open space purposes. The Friends of the Carp River will be supported and encouraged to restore and improve the Carp River shoreline and provide access trails to the River.

### 3.8 NEIGHBOURHOOD PARK

In newly developing residential areas, there will be a need for additional park facilities. New neighbourhood parks will be identified and provided as development proceeds.

#### POLICIES

1. The conceptual location of a Neighbourhood Park is identified as a symbol on Schedule A. The park will front on Donald B. Munro Drive, be approximately one ha in size with street frontage on at least two

sides. The precise configuration of the park site will be determined during the development approval process.

### 3.9 REGULATION LIMIT AREA

The flood plain of the Carp River and other lands regulated by the Mississippi Valley Conservation Authority are identified on Schedule A through a line defined as the regulation limit. This area includes the floodplain. The Ottawa Official Plan, Conservation Authority and Provincial planning documents contain policies to minimize the threat of injury, loss of life, property damage, and economic and social disruptions caused by flooding within the regulated area. The policies may allow for safe, compatible development in the reduced-risk parts of the flood plain, provided there are no adverse environmental impacts and the proposal is approved by the Mississippi Valley Conservation Authority.

#### POLICY

1. Any construction, site alteration or development within the regulation limit area may require a permit from the Mississippi Valley Conservation Authority.
2. The Zoning By-law will regulate development within the floodplain and within 30 metres of the high water mark.

## 4. PROTECTING AND ENHANCING THE VILLAGE CORE

### 4.1 THE VILLAGE CORE

The core contains Carp's historic settlement area. Most of the buildings of heritage interest, primarily original houses, are located within the Core. It is an area that expresses Carp's character and identity. The Core is the Village's heart, its social centre and the focus of economic activity.

At the workshops, the village core was identified as an area of the Village that needs special attention. One of the objectives of this Plan is to preserve and improve the Village Core area wherever possible so as to strengthen the identity of Carp.

The Carp Business Improvement Area (BIA) has made significant investments to improve the appearance of the Village Core (streetlights, flower boxes, tree planting etc.).

Carp Village can learn from other villages and towns in eastern Ontario. Those that are the most successful have flourishing mainstreets in their core. The following policies are intended to provide a plan for the successful transformation of the Carp Village Core into a thriving place and a source of pride for all residents. Its success depends on the following factors:

- The ability of local businesses to be successful in the Core and to serve local residents as well as specialized shoppers looking for niche, village-style markets;
- The preservation and re-use of older buildings and the respectful treatment of established and historic development patterns;
- The ability of the Village to evolve into a larger, more intensified, community while sustaining its village character.

### 4.2 VILLAGE STRUCTURE AFFECTS THE CORE

Ultimately, the shape and structure of the Village affects how the Core functions. It is clear that Core businesses would benefit from having more local residents as customers living within walking distance and within a short commute of the Core area. Businesses would also be more secure knowing that the village character will be protected into the future.

Recent residential subdivision developments in the village have focused on the north-eastern edge of the village along the Carp Hills. The interior of the village is occupied by land extensive uses including the fairgrounds, the recreational facilities, the school, and temporary open space pending servicing. As a result the circulation patterns are fragmented, long and indirect.

To improve access various destinations within the community, as part of new growth, the road pattern create a connected network of streets. Dead-end streets and cul-de-sacs do not contribute to a connected network of streets that support access to the village core or to other community destinations.

#### POLICIES:

1. The city will seek to improve the connectivity between the village core and the surrounding parts of the village and will require the dedication of pathways identified in this plan at the time of development review ;
2. The village's retail and food service (restaurants/bars) uses will be concentrated in the Village Core to aid in ensuring this area continues to function as the community's meeting place, the primary focus of Carp's economic activity, and the foundation of its local economy;
3. In order to encourage walking and cycling and to encourage local business the city will require new roads and pathways proposed as part of adjacent development to connect to the village core.

### 4.3 DESIGN CUES FOR THE VILLAGE CORE

To achieve its potential, it is important to nurture a positive character within the Village Core. The Core has a number of characteristics, or design cues that should be reflected or complemented in future development and mainstreet improvements.

It is recognized that there may be other positive characteristics that can be reflected in design and that the detailed design solutions should be left to the creativity of architects, landscape architects, designers, artists and builders. The design cues provide context for the character of the core area that will be considered as redevelopment occurs.

There are three major traditional building styles in the Village Core that can provide guidance for new development or renovations: traditional house styles and small commercial building styles in the Village core, and agro-industrial buildings along the rail corridor. The buildings are usually detached, with narrow side yards that are often with laneways to rear or side yard parking.

New or renovated buildings should:

- Blend with the architectural shapes or details contained in the existing fabric of valued historic structures identified in Figure 1 including the Carp Agricultural Fairgrounds;
- Reflect the contextual colours and materials such as clay brick, wood siding and the colours red and white;
- Reinforce the image of village and rural life;
- Create design elements from similar streets in other villages and small towns in eastern Ontario.

#### POLICIES

1. The City's Zoning By-law will establish front yard setbacks for commercial buildings in the range of 0 to 3.0 metres.
2. As part of the site plan approval process administered by the City, proponents of development must demonstrate how the development fits and is compatible with the existing features of the core and give consideration to the Rural Village Design Guidelines and Design Guidelines for Low-Medium Density Infill Housing;
3. Designs which reflect and echo the historic character of the village will be encouraged;

4. Every effort shall be made to retain existing trees and vegetation when planning sites for new development in the Village Core;
5. A minimum of 50% of the first floor façade of buildings that face a public street should consist of windows or entries. Storefront window displays are encouraged along the ground floor and facades should be well-lit and animated with such things as awnings, signs, architectural lighting, railings and balconies;
6. The City will work with the Business Improvement Area (BIA) and landowners regarding the coordination and use of minimum design standards for storefronts, landscaping, lighting, signs and general maintenance.

#### 4.4 COMPACT BUILDING FORM

Compact built form, meaning buildings relatively close together, will help to frame the streetscape and create a sense of activity to give the core a sense of place, distinct from the rest of the village. The objective is to replicate traditional patterns of the older village development to maintain the village character.

##### POLICIES

1. The front yard setback for new buildings and building additions shall be similar to the existing setbacks for older buildings along the street. This will require a minimum and a maximum setback in the Village Core that would apply equally to all buildings regardless of the type of use;
2. Larger front yard setbacks may be permitted to accommodate corner outdoor patios;
3. A continuous row of buildings will be encouraged on both sides of the street;
4. The minimum building height shall be 2 storeys;
5. Maintain the low profile of buildings in the Village Core by setting a maximum building height of 3 storeys;
6. New development proposals will be required to demonstrate how the proposal:
  - i. Achieves the provisions of village character as defined in this plan;
  - ii. Contributes to a compact, pedestrian-oriented form of development;
  - iii. Respects the context of the surrounding area and provides a building and development strategy showing how there is a transition between the higher heights on the mainstreet and the lower heights of the surrounding neighbourhood;
  - iv. Contributes to the visual interest by providing distinctive architectural design, particularly at intersections and other prominent locations and by providing public art, extensive landscaping and outdoor plazas and public places (where appropriate).

#### 4.5 PEDESTRIAN-FRIENDLY STREETScape

Creating a pedestrian-friendly atmosphere is one of the keys to making the core a success. This plan ensures that the Village Core gives priority to pedestrians; that its streets and sidewalks allow ease of movement for pedestrians; that the Village Core is safe; and, that the Core and its key features are linked internally and to the surrounding neighbourhoods by a clearly defined network of pedestrian routes and bicycle paths.

##### POLICIES:

1. New roads and pathways that lead directly to the core will be encouraged to provide an opportunity for people to frequent businesses on their way in and out of the village;

2. A continuous and wide public sidewalk on both sides of all streets in the Village Core will be built. As a guide, all sidewalks should be a generous width of around 3 metres or more;
3. When reviewing development applications, require a direct link for pedestrians between the public sidewalk and the front face of buildings;
4. The city will and may require developers to contribute to the extension of the coverage for decorative, pedestrian-scale lighting to both sides of all streets and public spaces in the Village Core will be encouraged;
5. A tree-lined boulevard effected by planting salt-resistant trees on both sides of all streets will be encouraged in the Village Core;
6. Locations that are immediately behind the public sidewalk will be identified where concentrated landscape planting areas can be established. The planting areas should be installed directly into the ground. If the planting area straddles public and private land, the private landowner should be encouraged to maintain the plant materials using proper horticultural practices;
7. Conflicts between vehicles and pedestrians will be minimized through development review:
  - Encouraging the creation of a shared parking area at the rear of all properties that front on Donald B. Munro Drive and Carp Roads;
  - Generally allowing only a single driveway for each new development;
  - Providing a continuous public sidewalk across every driveway entrance.
8. Zoning will permit retail businesses and restaurants to establish outdoor patios in front yards adjacent to the public sidewalk;
9. The design of all front yards will be integrated with the existing streetscape.
10. The area visible from the public sidewalk should be properly maintained.

## 4.6 SIGNS AND FENCES

Signs and fences contribute to the aesthetics of the core area. Signs in the Village Core should complement the village character.

### POLICIES

1. Heritage-style signs and signs with backlit individual letters and theatre-style formats will be encouraged;
2. Façade signs integrated with the architectural features of the building will be encouraged;
3. Portable signs and temporary signage are discouraged;
4. Free standing commercial signs will not be permitted;
5. Fencing in the front and exterior side yards (for corner lots) that is visible from the public street should be made of quality materials and in shapes and colours that complement the streetscape. Fences that are visible from the public street should be no higher than 1.2 m. This height restriction will not apply to the Carp Fairgrounds or the Diefenbunker.

## 4.7 PARKING

The size and configuration of many existing properties pose a challenge to providing adequate parking for new development or redevelopment proposals. Practical parking arrangements should be explored that do not detract

from the character of the Village Core. Where possible, parking should be hidden from view to provide a sense of enclosure by allowing the building to be close to the street.

The issue of parking and in particular illegal parking was identified as a significant issue to many residents during the spring 2011 public consultation. Based on this consultation and observations of the core area during peak periods it has been determined that a study of parking is required prior to the next review of the CDP. It is recommended that a local organization or group of organizations champion and guide this study with the support of the City. This study should address the following components.

- Current and expected parking demand and supply in the Village Core
- On-Street parking on Donald B. Munro Drive and Carp Road
- Special parking needs associated with the Carp Fair and farmer's market
- Recommendations for changes to parking supply and regulations in Carp

The following measures will be considered when reviewing development applications in the Core:

#### POLICIES

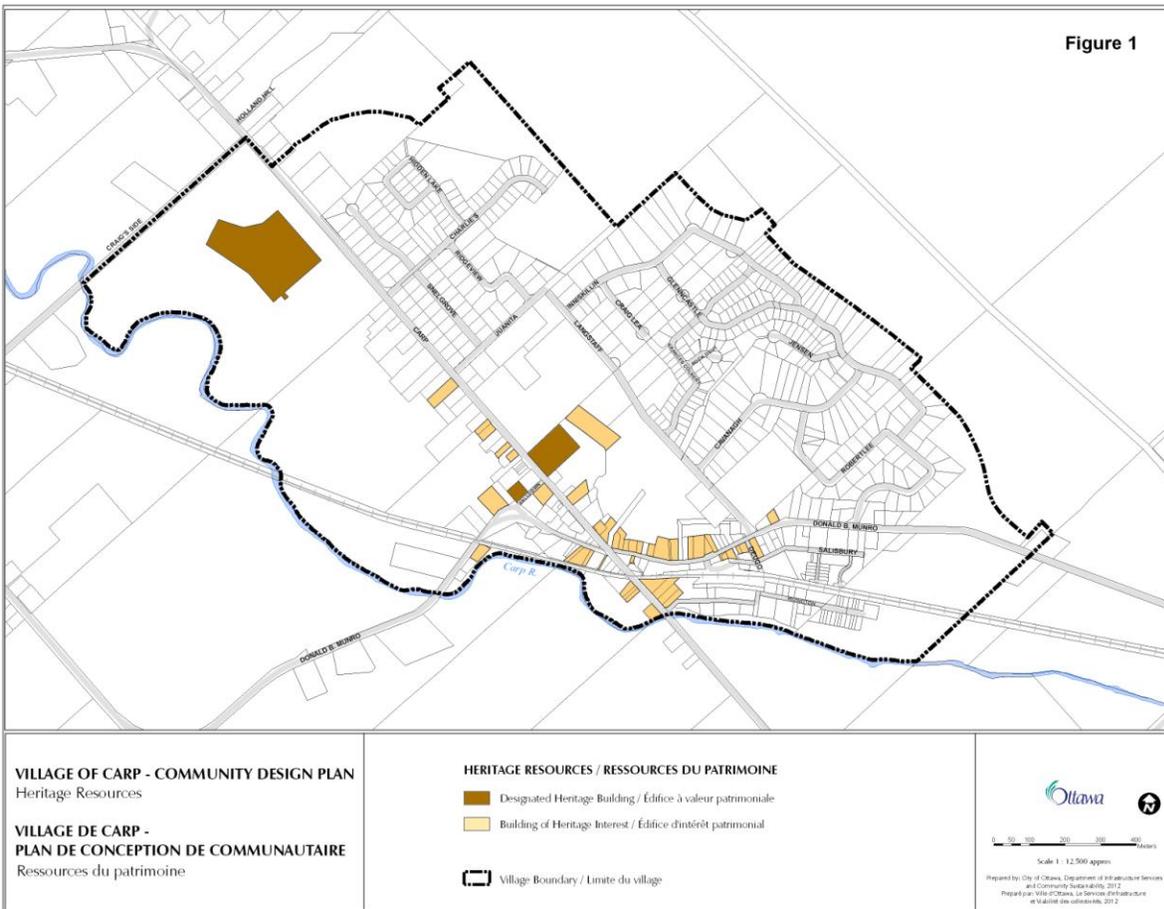
1. Front yard parking will not be permitted for new commercial, retail, institutional or recreational uses;
2. Angled parking within the public right-of-way on one side of the street where the right-of-way width permits, will be considered as a priority;
3. The feasibility of using all of the rear yards of the properties, that do not border on residential areas, facing the Mainstreet as a common, shared parking lot will be assessed when reviewing development applications;
4. As an incentive to development, the requirement to provide on-site parking for non-residential development will be reduced or eliminated for all existing small lots in the Village Core;
5. The sharing of parking spaces between properties and among different uses will be encouraged.

## 4.8 HERITAGE CONSERVATION

The Village core contains forty-four buildings that are of historical interest and contribute to the unique architecture of the village and give Carp a sense of place. These buildings are important to the economic future of the village and they will be one of its cornerstone attractions in the future.

#### POLICIES

1. Built and natural features located in the Village Core that have historical significance to the community will be protected. Future development should reflect or enhance the existing character of the core;
2. The preservation and the successful adaptation of these older buildings will be monitored into the future. The merits of applying more restrictive provisions using a Heritage District category and establishing complementary zoning controls or other mechanisms in the Village Core may be considered in the future.



## 4.9 REDEVELOPMENT OPPORTUNITIES

There are two industrial land uses located at each end of the village core, a truck depot and an auto parts storage yard. At the workshops, participants felt that these uses were incompatible with the village core and it was suggested that they should be encouraged to relocate outside of the village.

The owner of the truck depot has submitted an application for the trucking lands to be converted to a Multi-unit mixed use development. This redevelopment would provide retail uses as well as parking and act as an anchor at the southern end of the core. The application and subsequent necessary amendment to the CDP are supported in principle by this document because redevelopment of this site is a key to the rejuvenation of the core area.

Dave's Auto Parts has no immediate plans to relocate. The recommendation of this Plan is to extend the village core to include the auto parts storage yard in the village core. In the long term, inclusion of the whole site in the community core may provide development opportunities that may encourage redevelopment of the site.

Within the village are several properties that may or may not have been contaminated by previously existing land uses. This potential contamination of these properties may be an impediment, rightly or wrongly, of future redevelopment that is beneficial to the village. It is recommended therefore that a plan be prepared to deal with these brownfields within the village. This plan would provide an inventory of brownfields within the village and provide advice on potential funding and incentivization to ensure the properties contribute positively to the village.

## POLICIES

1. The redevelopment of truck depot site as a mixed-use development is strongly encouraged. The design of the development shall be consistent with the historic character of the village core. The proponents are encouraged to work with an architect to develop a plan for the site in keeping with the village character;
2. The auto parts storage yard will be included in the village core area and redevelopment of the site will be encouraged.

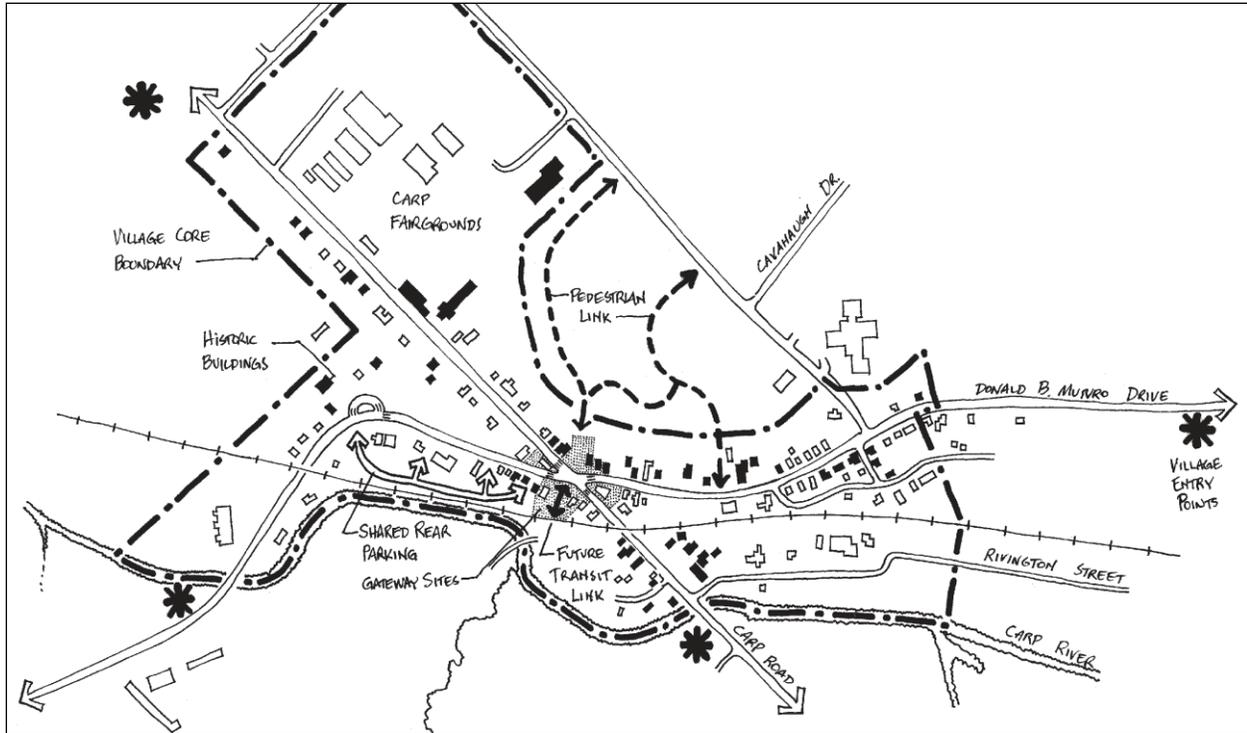
### 4.10 CREATE PROMINENT APPROACHES TO THE VILLAGE

Carp Village is on a Scenic-Entry Route identified on Schedule J of the Ottawa Official Plan. The route follows along the edge of the Carp Hills, entering the village as Donald B. Monroe in from the south, passing the Carp Fairgrounds, and following the Carp Road, north out of the village. There are broad panoramic views from the roadway across the Carp River Valley to the open agricultural plains. The Ottawa Official Plan provides general guidelines to consider when making improvements to the road corridors or when reviewing development proposals along these identified routes.

One of the concerns expressed in the community is the speed of the traffic going through the village on its two mainstreets – Carp Road and Donald B. Munro Drive. An objective of the plan is to enhance mainstreets and encourage pedestrian traffic. One of the ways to do this is to create prominent approaches to the village, which will signal drivers that they are entering the village, and that the driver is no longer driving on a high-speed rural road:

#### KEY INITIATIVES:

1. At the four approaches to the Village identified on Figure 2:
  - a. Reconfigure the road from a rural cross-section to a village cross-section (by providing sidewalks, landscaping etc.); and
  - b. Add specific design elements as visual accents that give the impression that travelers are entering a unique village with character.
2. Establish pedestrian crosswalks using quality materials that are visually distinguishable from the asphalt road to signify to vehicular traffic to take care that pedestrians and commerce are a priority in the Village Core at:
  - Donald B. Munro Road just west of where it crosses the railway tracks;
  - the junction of Donald B. Munro Drive and Carp Roads.
3. When undertaking road works or as a special community improvement the following will be considered:
  - Enhance the gateway quality created by the two bridges over the Carp River through improvements to the bridge abutments including lighting, railings, and upgrading the basic guardrails,
  - Plant an avenue of trees along the Carp Road at the north end of town from approx 500 meters north of Craig Side Road through the village to the March Road intersection.
  - Plant an avenue of trees along Donald B. Monroe from the southern village limit to the Village Core as part of roadway improvements and development of any subdivisions.



**FIGURE 2 APPROACHES TO THE VILLAGE**

## 5. ROAD NETWORK AND RIGHT-OF-WAY PROTECTION

The two major roads through the village of Carp are Carp Road and Donald B. Monroe Drive.

### 5.1 CARP ROAD

Carp Road is an arterial road and former regional road. In the Village of Carp it has been widened to the width of a 4-lane urban cross-section throughout most of the Village; though it remains with two lanes of traffic only. The existing Right-of-Way (ROW) is generally 20 metres with a protected ROW of 23 metres in the Ottawa Official Plan. Along the front of the “Diefenbunker”, from Craig Side Road to Charlies Lane, the Carp Road is protected for 30 metres to protect sufficient room for a rural cross section. Within the Village Core, Carp Road provides excellent opportunities for on-street parking to meet the needs of local merchants. In front of the Fairgrounds, the road surface is even wider with a 4-lane urban cross-section to provide on-street parking for the Carp Fair.

### 5.2 DONALD B. MUNRO DRIVE IN THE VILLAGE CORE

Donald B. Munro Drive has a narrow width in the Village Core. Buildings of heritage interest along the street contribute to the quality and character of the village core (see Figure 2). The distance between face of buildings on one side of the road and the face of buildings on the other side of the road is about 12.5 metres for the portion of road west of the intersection with Carp Road. This increases to about 20 metres for the road segment east of the Carp Road intersection. The ROW protected in the Ottawa Official Plan is 20 metres. The existing ROWs range from

under 12 metres to 20 metres. Maintaining the historic pattern of buildings in the Village Core is an important aspect in the overall character of Carp Village.

In approving development applications along this roadway, the combination of road widening protected in the Ottawa Official Plan and building setbacks established in zoning should not result in significant impact on the front yard of existing buildings nor break in the continuity of setbacks among buildings in the Village Core.

### 5.3 OTHER ROADS

New roads should improve access to various destinations within the community, by creating a road pattern of cross-connected streets. The continuation of Langstaff and new roads with direct connection to the core is important as a north south link in the village. 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:

##### Arterials and Collectors in the Village Core:

1. To improve the mainstreet character, and provide sufficient space for the main users of the street, new arterial and collector roads in the village will be built to urban cross-sections with sidewalks and tree-lined boulevards.
2. 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.

##### Arterials in the Village:

3. The 30-metre ROW protection for the segment of the Carp Road in front of the “Diefenbunker” should be maintained and the corridor enhanced with avenue tree planting.

##### Residential Collectors in the Village:

4. Langstaff Drive will be completed (extended) as a continuous road across the undeveloped vacant parcel of land. Langstaff is identified as a collector and sidewalks will be required to connect the school and the sport facilities. The existing 20m ROW of Langstaff is sufficient to meet this requirement.

##### Local Streets

5. The local 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.

## 6. ATTRACTING VISITORS TO VILLAGE DESTINATIONS

### 6.1 CARP FAIRGROUNDS

The Carp Fair and the Carp Agricultural Hall are important symbols that foster civic pride, enhance economic activity and build identity to the village.

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, a place where the community can meet and do things together. The objective of the 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. A need exists to address the long term parking requirements for the fair on other sites in the village such as the library and Diefenbunker or elsewhere. What is needed to address this need is a long term plan for parking for the Fair.

#### POLICY

1. The land adjacent to the fairgrounds will be identified as Potential Fairground Expansion to allow for the opportunity to investigate securing the site for open space and/or institutional uses;
2. To the greatest extent possible 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 through the development approval process or the design of public works;
3. The Carp Fair, the City and others will collaborate to develop a long term parking plan for the Carp Fair.

## 6.2 HERITAGE PARK

One of the themes that emerged at the first workshop was the desire of the Carp community to retain its farming roots. It was suggested that an agricultural museum would be something that would attract visitors, create tourism businesses, bring new dollars, create local employment, and create a sense of interest and excitement.

Two ideas were put forward:

1. Create a Museum of Food Production to display the past heritage and teach visitors how food is produced. An important component of the museum is to display how food was produced in the past. There are two private farm machinery collections that exist in the community that could be displayed at the museum. It was suggested that the Carp Fairgrounds could be used and that the exhibit would complement the Fair. A new building(s) would be required to house the museum.
2. Create a Heritage Park. Built on the Museum of Food Production idea; this would accommodate the museum within a larger complex of older buildings brought to the site from other parts of the former Township of West Carleton. These heritage buildings currently exist in various parts of the township. The idea is to bring them together in one location. The park could incorporate restaurants, shops and community facilities.

A group of volunteers in the community were investigating how to preserve the agricultural heritage of the community. The group included the Historical Societies for Huntley, Torbolton and Fitzroy, the Carp Fair Board, the Councillor from West Carleton Ward, representatives from the City of Ottawa, and interested community members. The West Carleton Heritage Park Association, with the assistance of the City, commissioned a Best Use Study to determine best uses of land adjacent to the fairgrounds. The City is currently negotiating with the owner of the property to purchase the land. The following ongoing measures are required to implement the project:

### Key Initiatives

1. Identify a local champion (organization) who can carry out a business plan to investigate the feasibility of creating a Museum of Food Production/Heritage Park in the village;
2. The City will work with the Heritage Development Committee and provide support and technical advice/expertise.

## 6.3 CFS CARP/DIEFENBUNKER

In 1996 the Township of West Carleton acquired the 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 part of the property that contains Diefenbunker was sold to Diefenbunker Development Group for \$2. The group, comprised of volunteers, developed and operates Canada's Cold War Museum, a tourist attraction in Carp that is of national significance. The village library and community centre, and a baseball field are located on the lands owned/retained by the City.

The Diefenbunker Site is a unique cultural heritage resource that should be preserved. The important surviving features include:

- The gently rolling engineered contours over the bunker designed to allow a blast concussion to pass over the site with minimal damage to the facility;
- The grassed, open spaces of the site maintained for protection (reduced flying debris in the event of a blast), security (open ground for surveillance) and minimize interference with communications functions;
- The outer and inner security fences topped with barbed wire, rolling gates and guardhouses and guardhouse entrance the sense/atmosphere of a high security facility;
- The complex of visible features - air exhaust and intake vents, the tops of the escape hatches, the cloudbursts and the tunnel portals that speak to the functioning of the facility and provide some indication of the complex below grade.

The key to managing the site as a cultural heritage resource is to maintain the integrity of the site – keep the open space and sight lines of the site. 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.

#### Initiatives

1. The CFS Carp Site will be developed in accordance with the concept in the Culture, Parks and Recreation Master Plan as shown on Schedule D;
2. The City will continue to assist the Board of Directors of the Diefenbunker in developing a strategic business plan for the museum where possible;
3. The construction of an entrance feature/gate to the Diefenbunker site is encouraged.

# 7. RECREATION AND OPEN SPACE

## 7.1 EXISTING FACILITIES

The village of Carp has a number of parks and recreation facilities that serve the local community. The park and recreation facilities within the village include the:

- W Erskine Johnston site (which includes the W Erskine Johnston arena, softball and baseball diamonds, tennis, play structure and the Huntley Community Centre)
- Huntley Curling Club
- Agricultural Society Land (adjacent arena site, the barn - during the winter months – the ice surface is used by the hockey club)
- Diefenbunker Site/CFS Carp (Huntley Mess Hall/community centre, baseball diamond)
- Carp Branch Library
- Langstaff Soccer Fields

As the community grows, there will be a need for more recreation facilities in the village. At the workshops, participants felt that priority should be given to providing recreational pathways and developing more playing fields. As the community grows there will also be a need for a neighbourhood park to provide play structures, pathways, park furniture, basketball courts etc. The Community Infrastructure Strategy will establish the service level provisions for community infrastructure requirements for facilities such as ice pads, pools and community centres.

## 7.2 PLAYING FIELDS

The community has indicated that concentrating the playing fields in one or two locations is preferable to scattering the facilities throughout the village. This allows everyone to meet together in one location for tournaments and games. Soccer fields have been grouped along Langstaff Drive. There exists another opportunity to develop additional playing fields on the CFS Carp site, which is owned by the City of Ottawa. The development of additional playing fields is consistent with the objective of maintaining open spaces around the Diefenbunker and maintaining the integrity of the site as a National Historic Site.

## 7.3 NEIGHBOURHOOD PARKS

As the community fully develops and the vacant land at the southern entrance to the village (off March Road) is developed, there will be a need to create a neighbourhood park to serve the needs of new and nearby community.

### POLICIES

1. The location of a new neighbourhood park is shown conceptually on Schedule A and it will be developed as part of the development of the new residential neighbourhoods at the southern end of the village. Potential components of the park include pathways, tree planting, park site furniture, preschool and school age equipment, 1/2 court.

2. Adequate dedication for parks and open space will be provided through subdivision and site plan processes.

## 7.4 PEDESTRIAN PATHWAYS

At the workshops, participants ranked the development of pedestrian pathways as a priority in the community. Connecting other parts of the village to the village core was identified as being the most important. The natural feature such as ravines and wooded areas that cross through the village provide an excellent opportunity to create pedestrian pathways to connect communities to the village core and other community destinations. The sidewalks in the village also provide pedestrian access to key village destinations. The pedestrian pathway network shown on Schedule C includes both sidewalks and pathways.

Carp Village is also on a proposed Major Recreational Pathway system identified on Schedule J in the Ottawa Official Plan. The pathway is proposed to approach the village, from Kanata, along the corridor created by the Carp River and railway, and leave the village as an on-road route following Donald B. Monroe Drive to the west. The Official Plan Schedule for Carp Village addresses this with an open space land use category along the river.

### POLICIES

1. The pedestrian pathway system is shown on Schedule C.
2. The City will ensure that new developments are 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.
3. The City will encourage and provide support to the Friends of the Carp River to restore and improve the Carp River shoreline and provide access trails to the River.
4. Laneways, public ROWs, and public land that provide access to the Carp River, the fairgrounds, or to municipal woodlots in the Carp Hills will be protected and made accessible.
5. The City will explore opportunities to provide public access to City owned land in the Carp Hills.

## 8. IMPLEMENTATION

### 8.1 AMENDMENTS TO THE COMMUNITY DESIGN PLAN

The Community Design Plan for the Village of Carp has been approved by City Council, as a policy document, to guide the long-term growth and development of Carp. It provides guidelines for the day-to-day decision-making on land use planning, such as subdivision, zoning and site plan applications, and it sets the community's priorities for the future. An amendment to the Community Design Plan requires approval by Council. Amendments to the Ottawa Official Plan also require approval by Council but are subject to appeal under the Planning Act.

#### POLICIES

1. Significant changes to the land use policies set out in the Community Design Plan will require approval by Council. An example of a significant change would be changing the land use category of a whole area from one land use category to another (e.g. Residential – Multi-Unit to Residential – One and Two Unit Dwellings). Minor revisions/interpretations of the land uses identified on Schedule A will not require Council approval. Precise boundaries for land uses will set out in the zoning by-law;
2. Policies within the City of Ottawa Official Plan will guide when an Official Plan Amendment will be required. Two examples are changes to the village boundary and the Rights-of-Way protection.

### 8.2 MONITORING

As mentioned previously implementation is the key to any plan. Implementation success will depend upon whether:

- The assumptions underpinning the Plan continue to be valid;
- Policy priorities remain constant or undergo significant change;
- The policies contained in the Plan are being carried out;
- The policies being carried out are having the desired outcomes.

#### POLICIES

1. The City will monitor the performance of this plan to assess whether the actions proposed have been carried out and whether they have had the desired effect and report back to Council five years following the adoption of this plan.

### 8.3 THE OTTAWA OFFICIAL PLAN

The policies of the Ottawa Official Plan apply to the village of Carp. This plan provides more detailed policy direction for development in the Village of Carp.

#### POLICIES

1. The policies in the Ottawa Official Plan shall apply to Carp

2. This Plan provides more detailed policy directions for Carp and shall be deemed to conform with the Ottawa Official Plan.

#### 8.4 COORDINATION WITH THE CARP ROAD CORRIDOR COMMUNITY DESIGN PLAN AREA

The Carp Road Corridor CDP was adopted by Council in June 2004. The CDP addresses planning (generally g Carp Road) in area and area bounded by Rothbourne Road to the south, March Road to the north, Oak Creek Road to the east and William Mooney Road to the west. Following adoption by Council the Carp Road Corridor CDP has been implemented through an Official Plan amendment as well as amendments to the Zoning By-law. One important element of these amendments was the establishment of the Carp Road Corridor Rural Employment Area.

The Carp Road Corridor Rural Employment Area contains 17% of all designated employment lands (business parks and industrial lands) in Ottawa and over 50% of all of the employment lands in rural Ottawa. It is estimated there are over 250 businesses in the area employing over 2000 people in a wide variety of professions and trades. The proximity of the Village to the designated employment lands in the Carp Road Corridor Rural Employment Area therefore presents a potential advantage to both the corridor as well as the Village. Leveraging the advantage of proximity between the two CDP areas however will require a degree of coordination.

The primary goal of coordination of the two plans should be to ensure that the two CDP areas complement each other in future development. The intent is for the Carp village to remain a quiet, rural community providing residential lands, individual commercial and retail uses. In contrast the corridor provides a variety of employment lands, business opportunities and jobs. It is for this reason that the Carp Village CDP does not provide for business parks or industrial lands within the village. It is anticipated that the economic development and employment opportunities in the Carp Road Corridor Rural Employment Area will continue to evolve and grow, providing an important variety of employment lands and associated jobs convenient to the residents of the Village of Carp.

It is recommended that in the future the two CDP's become better coordinated and complimentary with the strengths and focus of each respective plan. This coordination is recommended to be completed in preparation for the review of the Carp Village CDP in 2017 and the Carp Corridor CDP sometime earlier.

#### 8.5 DESIGN GUIDELINES AND SITE PLAN REVIEW FOR FUTURE DEVELOPMENT

From time to time the City prepares and adopts design guidelines for future development and redevelopment. These guidelines help to ensure that future development of the physical environment is safe, aesthetic and of high quality. The guidelines are applied in conjunction with Council-approved City policies such as, Secondary Plans, Village Plans, Community Design Plans (CDPs), Neighbourhood Plans and other design guidelines. Of particular interest for Carp and other village communities are the 2009 Rural Villages Design guidelines. Within the Village of Carp the rural village design guidelines apply to development applications.

The purpose of Rural Village Design guidelines is to provide design guidance to assess, promote and achieve appropriate development in Villages. These guidelines are applied at the development review stage for proposed Official Plan and Zoning Bylaw amendments, Subdivisions and Site Plan Control applications. It is necessary then for future applications within Carp to address the rural design guidelines. It should be noted however that the

guidelines are intended to be flexible in order to accommodate exceptions. They may then not all apply equally in all cases.

Future development in the village will be subject to additional guidelines as necessary. For instance the city Right-of-Way lighting policy and Road Corridor Planning and Design Guidelines must be considered in future development.

Public input at the various CDP workshops demonstrated that there is an enhanced public interest in architectural controls for new structures in the village.

**POLICY**

1. Under site plan control provisions the city will review design elements of new structures to:
  - protect various viewshed areas of the village such as the Carp Agricultural Hall;
  - consider measures to avoid light pollution and preserve the night sky;
  - determine material considerations for building facades in new development consistent with the existing buildings and character of the village and;
  - Other matters of design control as described in various Council approved design guidelines.

## 9. SUMMARY OF FUTURE PRIORITIES AND RESPONSIBILITIES

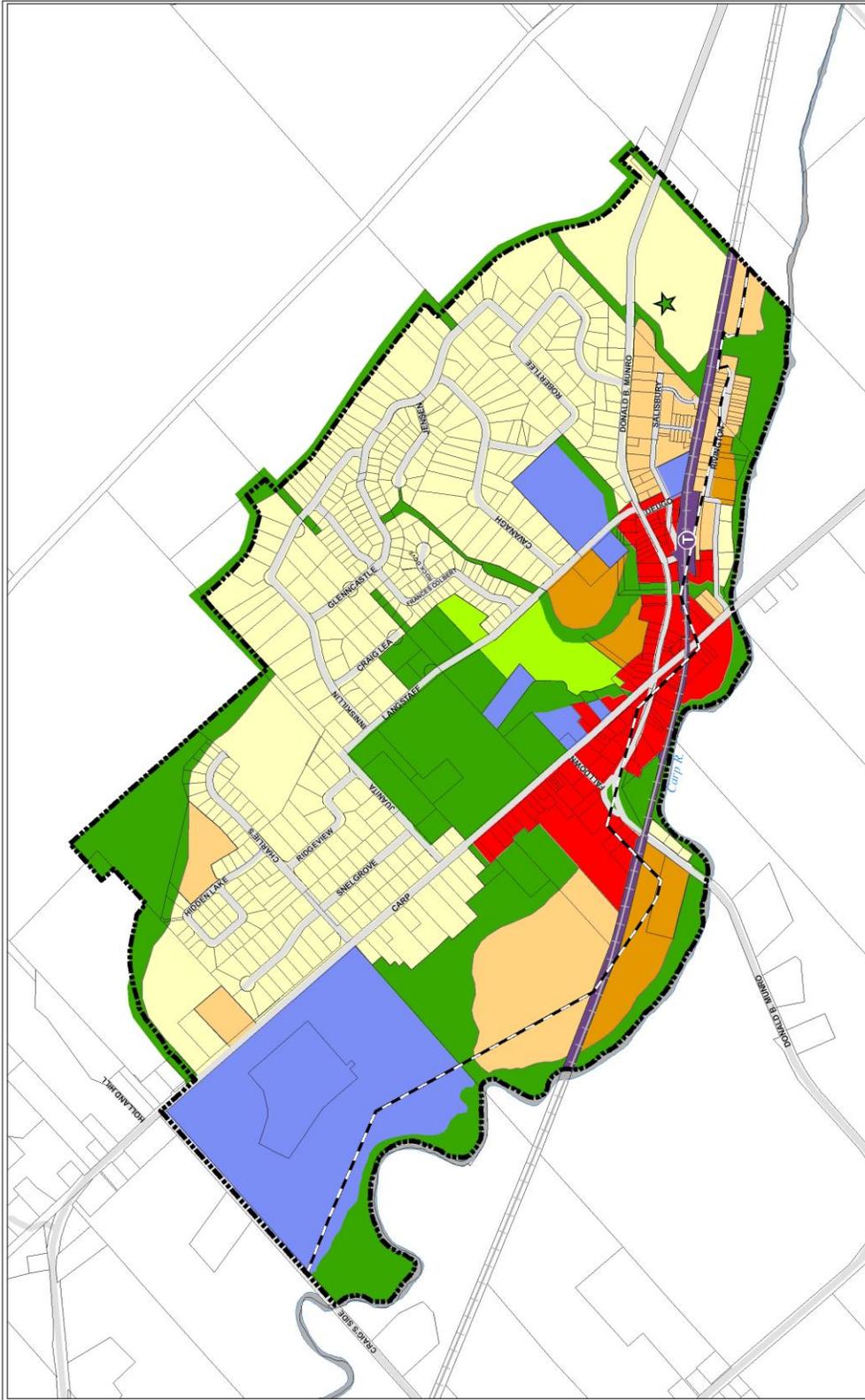
While the city will continue to implement the CDP over time it must be recognized that residents and residents organizations must lead and champion certain changes in the village if the CDP is to continue to be successful. In this respect the responsibility for implementing the Carp CDP is shared between the City in its function in regulating planning and residents of the village who must continue to build the community in the years ahead. Where necessary the city will help build the capacity of community groups to help with the implementation of the CDP. It is the hope of the city that, overtime community partnerships will develop.

In the table below there are various actions identified. Primary responsibility for the actions have been identified but nevertheless it is recognized that through most initiatives community partnerships with the City, NGOs, the Conservation Authority and existing groups in the community will play a key role.

Action		Primary Responsibility	Timing
Servicing	Amend financial recovery by-laws to account for the additional growth in Carp	Council	completed
Land Use	Approve an Official Plan Amendment for the Community Design Plan for the Village of Carp	Council	completed
	Implement Section 3 – the land use plan when processing development applications	Planning and Growth Management Department	ongoing
	Provide for greater coordination between the Carp Village CDP and the Carp Corridor CDP and rural employment area	Planning and Growth Management Department Carp Corridor BIA Carp Village BIA	2017

Action		Primary Responsibility	Timing
		Carp Community Association	
	Prepare a brownfield study of the village to identify and provide advice on the active redevelopment contaminated and potentially contaminated lands in the village	Planning and Growth Management Carp Village BIA	2016
Environmental Protection	Revise stormwater management options and implement recommendations of the Environmental Management Plan and the Carp River Watershed/Subwatershed Study	Planning and Growth Management Department, Local Champions	Ongoing, EMP complete
	Implement the recommendations of the Carp River Watershed/Subwatershed Study	Planning and Growth Management Department	Ongoing, EMP complete
	Amend CDP and Zoning Bylaw based on Source Water protection plan (expected 2012) and raise awareness of drinking water protection	Planning and Growth Management Department, Mississippi Rideau Source Protection Committee	2014
Protecting and Enhancing the Village Core	Implement the design guideline when reviewing development applications	Planning and Growth Management Department	ongoing
	Coordinate the use of minimum design standards for store fronts, landscaping, lighting, signs and maintenance	Planning and Growth Management Department Business Improvement Area (BIA)	ongoing
	Incorporate provisions for front yard setbacks and parking	Planning and Growth Management Department	ongoing
	Improve the streetscape when reconstruction is required for Carp Road and Donald B. Munro Drive (including traffic circle)	Infrastructure Services Department	2014 or later
	Erect village sign at entrances to villages	BIA	complete
Carp Fairgrounds	Investigate securing the site for future fair expansion or the heritage park	Carp Fair, City of Ottawa, other community group	ongoing
	Investigate long term parking requirements	Carp Fair	2014
Heritage Park	Identify a champion (organization) to carry out a business plan to investigate the feasibility	West Carleton Heritage Park Association	complete
	Provide advice to the local Heritage Development Committee	Planning and Growth Management Department	complete
CFS Carp Diefenbunker	Develop the site according to the site plan attached as Schedule D	Planning and Growth Management Department	ongoing

Action		Primary Responsibility	Timing
Recreation and Open Space	Concentrate playing fields at one or two locations	Planning and Growth Management Department	complete
	Create a new neighbourhood park at the south end of the village through the development process	Planning and Growth Management Department People Services Department	2014
	Provide an open space pathway system as shown on Schedule C	Planning and Growth Management Department Development community Friends of the Carp River	ongoing
Parking	Parking Study for the Carp Village Core, to address: <ul style="list-style-type: none"> <li>• Current and expected parking demand and supply in the Village Core</li> <li>• On-Street parking on Donald B. Munro Drive and Carp Road</li> <li>• Special parking needs associated with the Carp Fair and farmer's market</li> <li>• Recommendations for changes to parking supply and regulations in Carp</li> </ul>	Local Champion organizations  Planning and Growth Management Department	2016



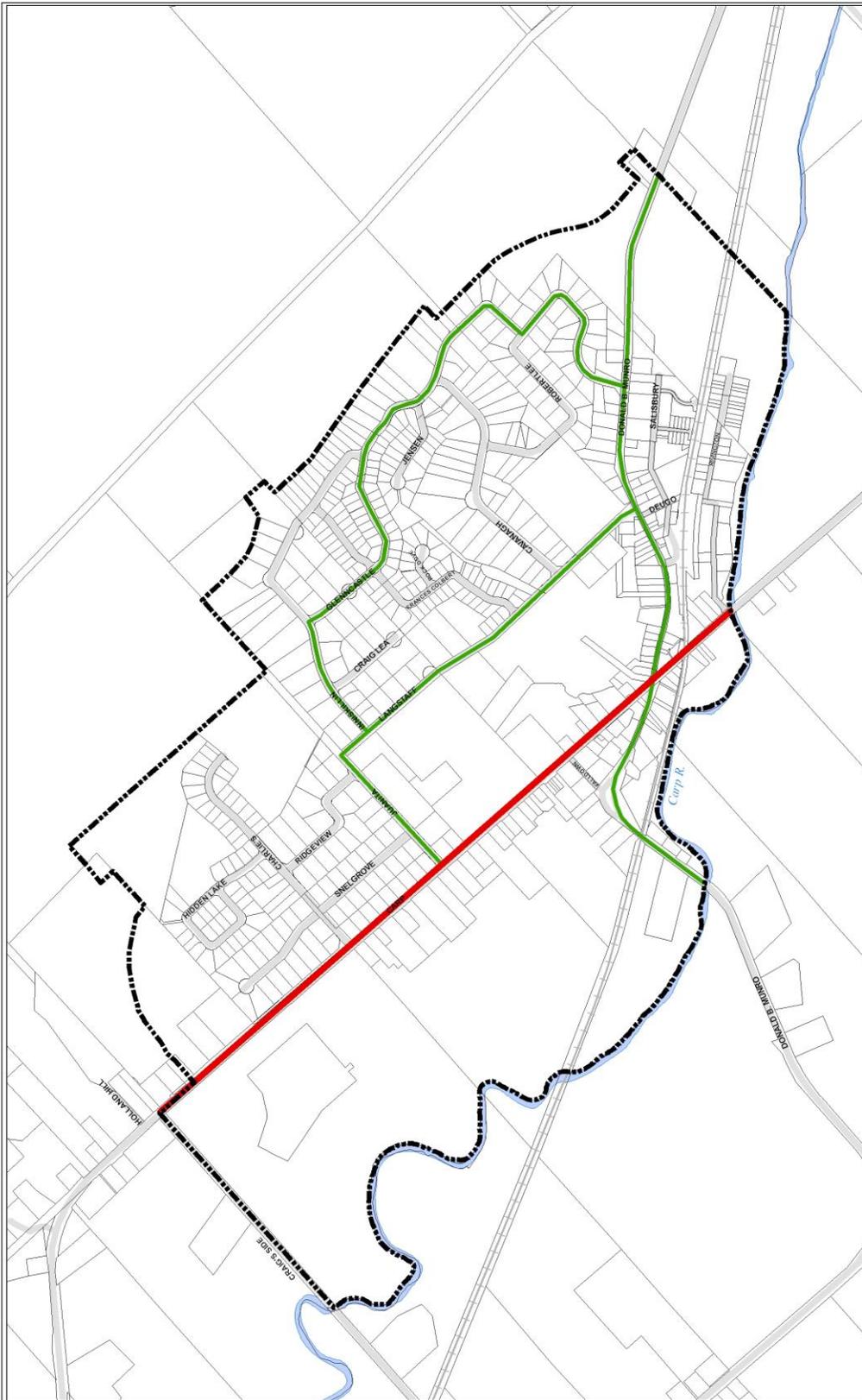
**Ottawa**

Scale 1 : 12,500 approx.  
 Prepared by City of Ottawa, Department of Infrastructure Services  
 Préparé par Ville d'Ottawa, Le Service des Infrastructures  
 et Mobilité des Collectivités, 2011

- Mississippi Valley Regulation Limit / Limite du règlement de la vallée Mississippi
- Village Core / Centre du village
- Residential - One and Two Unit Dwellings / Résidentiel - Habitations à un ou à deux logements
- Residential - Ground Oriented Multi-Unit / Résidentiel - Logements multiples de plain-pied
- Residential - Multi-Unit / Résidentiel - Logements multiples
- Institutional / Zones Institutionnelles
- Open Space / Espaces libres
- Potential Fairground Expansion / Expansion potentielle du champ de foire
- ★ Future Neighbourhood Park / Parc du voisinage
- Transportation Corridor / Couloir de transport
- Future Train Station / Gare futur
- Village Boundary / Limite du village

**VILLAGE OF CARP - COMMUNITY DESIGN PLAN**  
 Schedule A - Land Use

**VILLAGE DE CARP -**  
**PLAN DE CONCEPTION DE COMMUNAUTAIRE**  
 Annexe A - Utilisation du sol



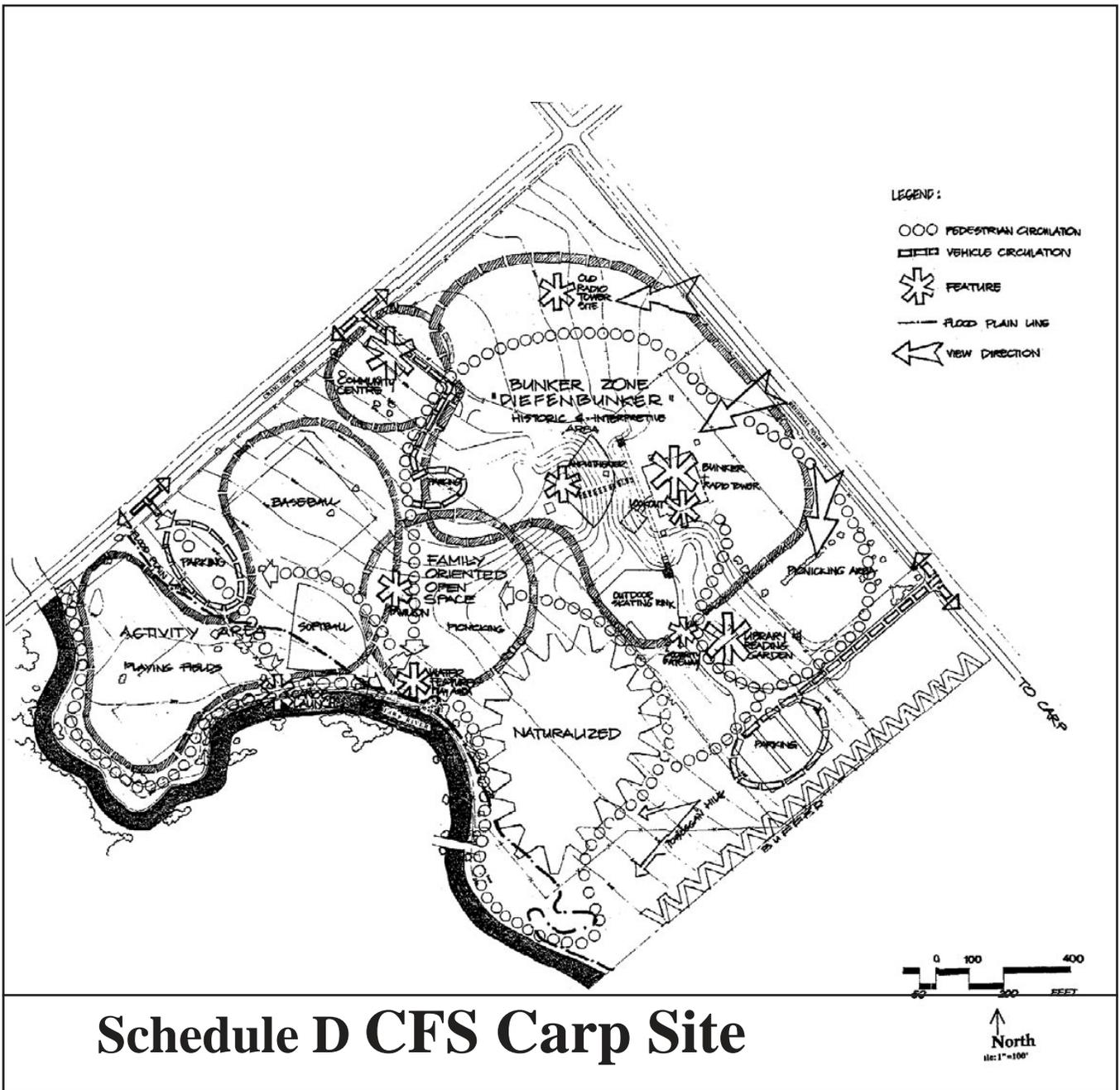


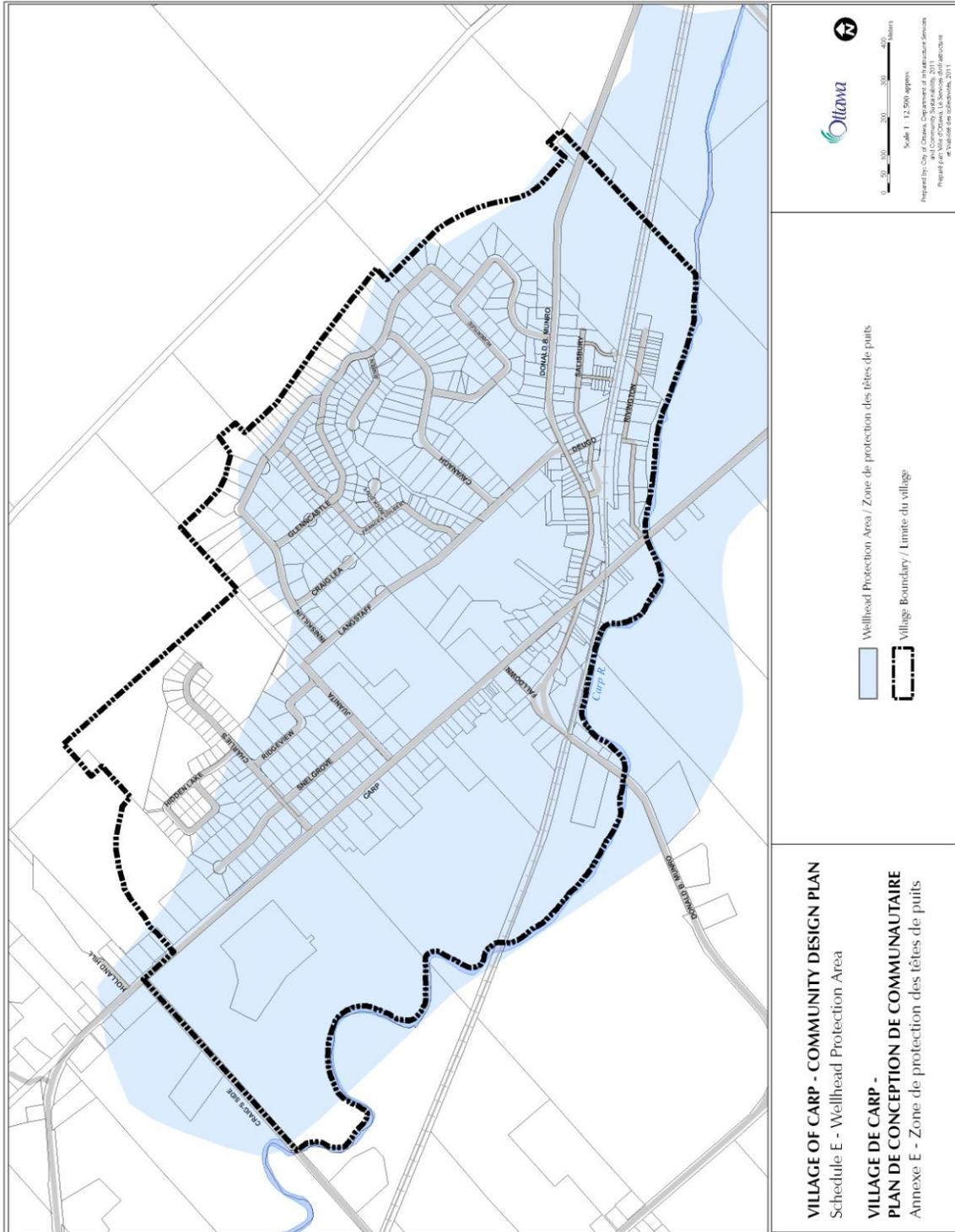

0 50 100 200 300 400 Meters  
 Scale 1 : 12,500 approx  
 Prepared by: City of Ottawa, Department of Infrastructure Services  
 Préparé par: Ville d'Ottawa, Le Service des infrastructures  
 et des collectivités, 2011

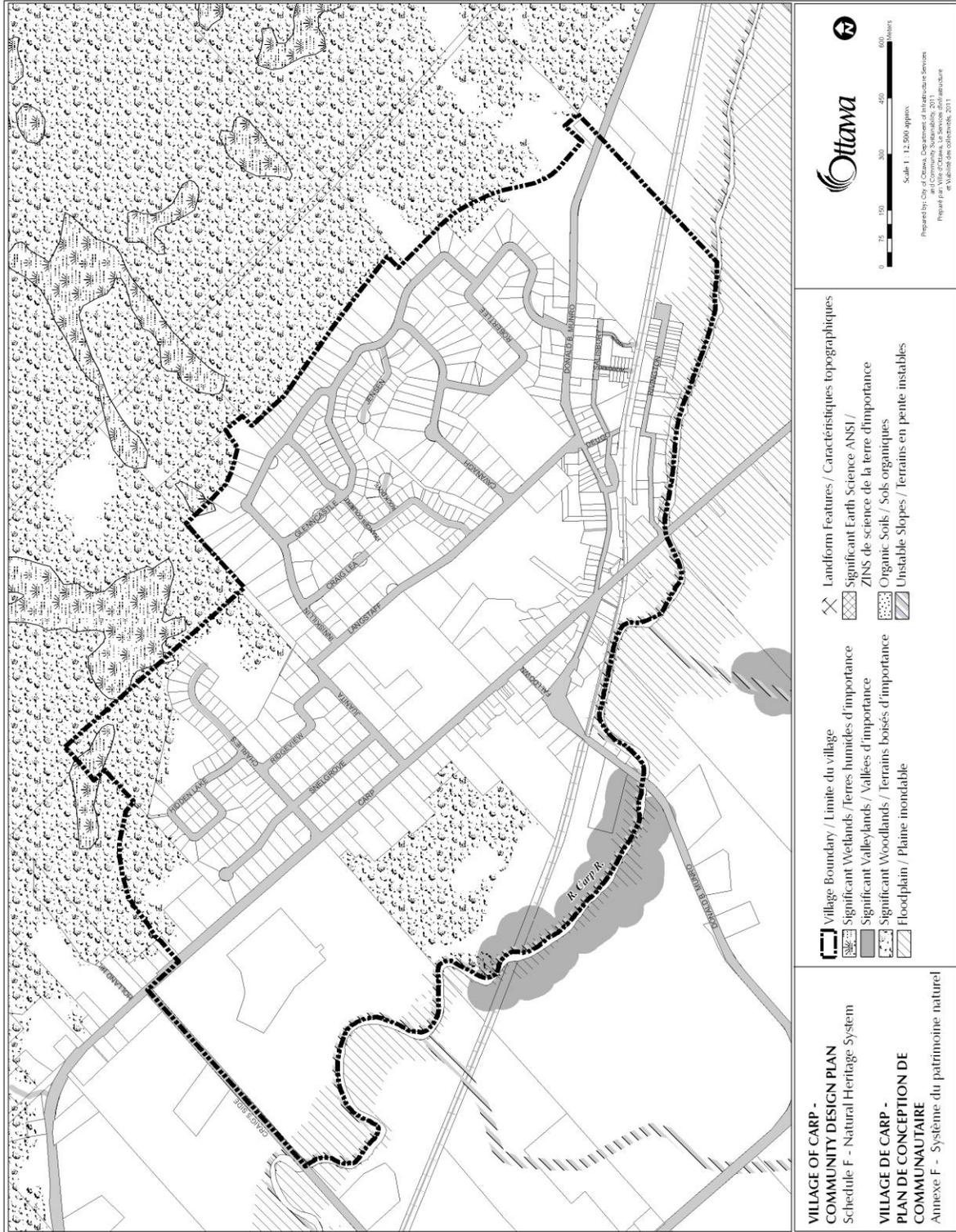
-  Existing Arterial / Artère établie
-  Existing Collector / Collectrice établie
-  Village Boundary / Limite du village

**VILLAGE OF CARP - COMMUNITY DESIGN PLAN**  
 Schedule B - Road Network  
**VILLAGE DE CARP -**  
**PLAN DE CONCEPTION DE COMMUNAUTAIRE**  
 Annexe B - Réseau routier









# APPENDIX 1

## PUBLIC CONSULTATION

### COLLABORATIVE PROCESS

A collaborative community building approach was used to preparing the Community Design Plan. The collaborative approach emphasizes shared values and mutual obligations. The idea is to make decisions that respond appropriately to real issues and achieve community support through a bottom up rather than a top down approach. This philosophy has three components:

- collaboration – everyone works together to realize a common vision.
- community – residents, landowners, tenants, businesses, developers and institutions, as well as various levels of government.
- building – strengthening and improving

Two workshops were held in the community to provide input to the plan. A “Village of Carp Profile” was provided to all workshop participants so that the participants would have a common information base when discussing the future plan for Carp.

### A) AUGUST 13, 2003 WORKSHOP

The residents of Carp feel that Carp should be recognized as a:

- Village - rich in heritage and unique rural character.
- Great place to visit and attractive destination point (Diefenbunker, Carp Fair, Farmers Market, historic village core).
- Great place to live with accessible services, local businesses and recreational opportunities.
- Safe and healthy community that cares for its people.
- Community committed to sustainable development.

At the first workshop, participants were asked to provide their vision for future.

A team of architects attended the workshop to listen and provide illustrations/drawings for the ideas that were brought forward at the workshop. The illustrations were displayed at a booth at the Carp Fair and were presented at the second workshop.

Some of the ideas/visions suggested at the workshop included:

- Village Character – stay as a village in concept, size and form, retain agricultural/farming roots

- Village Core – blend new and old buildings, more restaurants and shops, no big box stores or fast food, enhance aesthetics (lighting, planters), accessible for pedestrians, move incompatible land uses (Karson’s Kartage, Dave’s Auto Parts) out of the village
- Housing – provide opportunities for young people and seniors
- Mainstreets – revitalize mainstreets, slow down traffic on Carp Road, make more pedestrian friendly, provide off street parking, revitalize the street before allowing more development
- Fairgrounds – role of the fair – celebrate rural roots, maintain fairgrounds
- Rail corridor – reserve for possible future rapid transit (O-Train),
- Carp River – improve and make more accessible
- Diefenbunker (CFS Carp) site – respect the historical and unique character of the site, an international tourist attraction
- Recreation – provide more facilities for young people and seniors

## B) OCTOBER 21, 2003 WORKSHOP

At the second workshop participants were asked to identify strategies to achieve their vision Carp. Participants were asked to fill out a workbook and answer a series of questions related to:

- Managing Future Growth
- Protecting and Strengthening the Village Core
- Enhancing Mainstreets and Links to Open Spaces
- Attracting Visitors to Village Destinations
- Parks and Recreational Facilities

The results of the workshop are summarized below.

### MANAGING FUTURE GROWTH

#### FUTURE GROWTH

95% of participants felt that the village of Carp should develop and grow in the future. Most residents felt that development should take place within the village boundaries on lands currently designed Temporary Open Space in the current Plan for Carp. Village expansion was not seen as something that is necessary at this time.

Participants were asked to identify on a map what kind of development that should take place in the future on the lands currently identified Temporary Open Space. Residential development was identified most frequently for the majority of parcels. However the land adjacent to the Carp Fairgrounds was identified as most appropriate for open space (45% of participants), residential (32% of participants) and institutional (18% of participants) and commercial (5% of participants). It is clear that this strategically located parcel adjacent to the fairgrounds, close to the village core is seen as a key parcel in the future development of the village and there is an expectation that the parcel will be used to support the Carp Fairgrounds.

When asked which types of housing developments were appropriate for Carp, the workshop participants indicate that a range of all housing types was appropriate with single family larger lots (60%), single family similar to existing development (94%), smaller singles (65%), row houses (81%) and apartments (75%). The workshop

participants were not able to identify where these housing units should be located, however at the visioning workshop participants felt that denser development should be located close to the Village core.

## PROTECTING AND STRENGTHENING THE VILLAGE CORE

### HERITAGE CONSERVATION

96% of workshop participants felt that it is important to preserve the heritage of the village core. 61% felt that the best way to achieve this was to develop and implement design guidelines for the core. The other alternative that was identified, establishing a Heritage Conservation District, was favoured by only 39% of participants.

### ENHANCING MAINSTREETS

The workshop participants (95%) believed that encouraging pedestrian movement on the mainstreets (Carp Road and Donald B. Munro Drive) was important.

Such measures as allowing street parking, permitting parking at the back and sides of buildings, planting trees, and adding street lights, furniture and banners were supported by most people at the workshop. Half the participants supported building an entrance gateway feature to the village. Measures such as narrowing streets and widening sidewalks were not supported by participants (although 50% supported wider sidewalks on Donald B. Munro Drive).

### PARK AND RECREATION OPPORTUNITIES AND LINKS TO OPEN SPACES

The main park and recreation priorities identified at the workshop were developing more recreational pathways and the addition of sports fields. When asked which sites were a priority to be linked, links between the fairgrounds and the village core, building trails along the Carp River and improving pedestrian links from residential areas to the Village core were chosen.

## ATTRACTING VISITORS TO VILLAGE DESTINATIONS

### CFS CARP SITE

The CFS Carp site includes the Diefenbunker, Canada's Cold War Museum.

The workshop participants felt that whole site should be managed as a cultural heritage resource. This means maintaining the integrity (the landscape of the former CFS of the site) and that permanent buildings are not appropriate and that uses such as sports fields and areas for open air concerts are the most appropriate uses for the site. Uses such as a theme park, senior's residences, convention facilities, satellite community offices and the farmers market were not viewed as being appropriate uses on the site.

### HERITAGE PARK/ MUSEUM OF FOOD PRODUCTION

One of the themes that emerged at the first workshop was the desire of the Carp community to retain agricultural/farming roots. It was suggested an agricultural museum would be something that would attract visitors, create businesses that are tourist oriented in the educative sense, bring new dollars, create local employment, and create a sense of interest and excitement.

Workshop participants supported creating both a Museum of Agricultural Production and the Heritage Park. The majority of participants identified the Carp Fairgrounds as the best location for both the Museum and the Heritage Park. These initiatives however were not given a high priority by the workshop participants, the Agricultural Museum was identified as an immediate priority by only 36 % of participants and the Heritage Park was an immediate priority for 50%.

## PARK AND RECREATION FACILITIES

### PRIORITY RANKING

The development of recreational pathways and the development of additional sports fields were the opportunities that were identified as being the most important in the future.

## C) APRIL, 2004 – COMMUNITY MEETING

A draft of the Community Design Plan was made available to everyone in the village prior to the community meeting to present and discuss the Plan. The draft was prepared based on the vision and strategies developed at the workshops. Following the community meeting the Plan was revised based on the comments received from the public.

## D) APRIL 12 , 2011 – 2011 VILLAGE PLAN REVIEW MEETING

On the evening of Tuesday, April 12, 2011 over 50 people attended a workshop held at the Carp Fairgrounds to discuss the Village of Carp Community Design Plan and what needed to be refreshed in the Plan, which was approved in 2004.

After presentations from City staff, residents participated in discussion tables on a variety of topics: land use; transportation; water and wastewater servicing; and parks and environmental areas. Residents were given 10 to 15 minute sessions with a facilitator to discuss each of the topics. At the conclusion of each 10 minute session residents moved to another topic table. Every resident was given the opportunity to speak about each of the topic tables. Once every resident had been to each of the topic tables, the facilitators from each table reported back to the whole group giving highlights of the discussions that occurred at each of the different topic tables.

The following is a summary of the comments that were recorded from residents at each of the topic tables. The comments have been organized for readability reflecting what was heard by staff on the evening of April 12, 2011.

### TOPIC TABLE: LAND USE AND VILLAGE CORE

#### RESIDENTIAL

- Not enough affordable housing available (under \$250,000) despite townhouses and smaller more compact forms of residential development being permitted in the village.
- Current Plan can be amended to permit higher density development, if there is community support.
- Concern of the proximity of residential uses to rail line. There should be separation for safety reasons.
- Village green slated for residential development but Honeywell lands offered for sale. It has taken so long to negotiate that the price of the land is increasing as time passes by.
- Property values are increasing because lands are desirable, not as busy and crowded as Stittsville.

#### VILLAGE CORE

- Support mixed-use downtown with commercial at grade and residential above.
- As number of residences increases, the number of businesses should increase.
- Want to increase the number of businesses in the core.
- How will new businesses be attracted to the Village?
- Infill in the village core. Higher density residential. Are there design guidelines to address heritage context and compatibility with streetscape?
- Zoning of core - does current strategy in Plan permit a wide variety of uses, including higher density and mixed use?
- Do not want drive-through facilities in the core.

- Commercial development must be required when a subdivision is permitted.
- Can Plan require or should there be an incentive to establish new businesses in the core?

#### Karson property

- Support for proposed mixed use development on the Karson property. The village needs the development proposed for these lands. Reduce red-tape to facilitate this development.
- Support mixed-use development with commercial at grade and residential above and owner-occupied businesses.

#### Co-op lands

- Co-op should not be included in core because of the unsafe conditions at the intersection of Rivington and Carp Road.
- The existing land use category of the Co-op lands is incorrect.
- Co-op lands should remain in village core.

#### INDUSTRIAL

- Where will industrial uses go? These uses should be located along the Carp Corridor and this is why there are no industrial uses in Carp. The Plan for Carp is for a focus on residential, commercial.

#### VILLAGE BOUNDARY

- Do not think village boundary should ever be expanded as far as March Road. Must deal with development of truck yard, salvage yard in the core area first.
- Do not need to expand village boundary as we have large amount of undeveloped land.

#### OTHER

- Remove some of the derelict buildings.
- Can the CDP become a secondary plan?
- The Business Improvement Area's (BIA) baskets were purchased and installed, but not maintained through the summer.
- Does the BIA have money available for street beautification to attract tourists?
- Residents want to encourage employment in Carp to avoid commuting. Should be more emphasis on telecommuting.
- Make lands more valuable by land use category/zoning, to encourage undesirable uses to leave and the land to redevelop.
- Who will pay for these incentives?
- Want incentives available to support façade improvement.
- Do not want to pay for incentive program through increased property taxes.
- There is a much better police presence in the village. Need community police office in core area.
- Desire for a new park in the Village. Is there money collected for parkland as part of the subdivision process? It is better for community to get 5% land, rather

than 5% cash-in-lieu (CIL), as some of the 5% CIL money is redistributed to other parts of the City.

- How can eyesores be bought by the City to convert these lands into parks?
- Moratorium on country lot subdivisions. The clustering model was not supported.
- The price of gas is too much. Want a complete community to avoid the need to commute to the city.
- Need to strengthen existing plan to stop over development.

#### TOPIC TABLE: TRANSPORTATION, PARKING, AND STREETScape

##### PARKING

- As businesses develop, how will parking issues be addressed?
- Parking requirements could be reduced to permit development where it may otherwise be impeded by these requirements.
- On-street parking is at capacity. Need a city-owned parking lot.
- Illegal parking on Falldown Lane during the market - an enforcement issue. Not a capacity issue – plenty of parking but people park illegally closer to the market.
- Parking issue in front of the Chinese restaurant – patrons park on street and partially block traffic.
- Will the retirement project permit angled parking?
- There is no room to park/pick up food at the bakery.
- No concerns about parking.

##### TRAFFIC

- The six-way stop in the centre of the village is unsafe and unsightly.
- Stop signs at six-way stop are not as visible as they should be.
- What happened to plans to have a roundabout?
- Better enforcement of maximum speed needed.
- Speeding in the village - Carp Road.
- Need traffic calming in core area. Want traffic to slow through core.
- Impacts of increased traffic as a result of development should be studied.
- School drop off zone is very busy.
- Langstaff – three-way stop - capacity issue.
- Load restrictions for trucks are not followed.
- Enforcement of heavy truck limits in spring (some resident disagreement about number of axels and tonnes allowed).
- Difficult left hand turn to Westwood development (road sight lines are constrained) - left-turn lane on March Road should be installed.
- Speed between intersection and Langstaff.
- Development of 96 houses off Donald B. road – signs at entrance to development

- could block sight lines for driveway next door.
- Concrete sides on bridge over Carp River (at Rivington) obscure sight lines – this is dangerous.
- Carp Road to Charlie’s lane is too tight.
- Rocks from trucks.
- Bumps in the road suggested – traffic calming.

#### School area traffic

- Reduce speed in the school zone.
- School zone signs need.
- School guards to assist pedestrians needed.
- Traffic calming measures suggested.
- Acceleration after fire hall an issue (people speed up early).
- Langstaff corner could use a school crossing guard.
- Donald B. is not ploughed on both sides by the mill – kids need to climb snow banks and cross road to walk to school.
- School parking on Cavanaugh – cars on the street block sight line.
- Parking in front of school.

#### Donald B. Munro intersection

- Traffic circles (Donald B. and Carp) would be nice.
- Donald B. Munro and Carp road intersection – too complicated.
- Donald B. Munro and Carp Road intersection – tight, difficult to navigate.
- Left turn, from Donald B. Munro onto March Road is very dangerous.
- Speeding in the village - “the Donald B. racetrack”.

#### Road maintenance

- Dust control on Carp Road shoulder is very dusty (not related to gravel trucks).
- Better snow removal.

#### **SIDEWALKS AND PATHWAYS**

- Maintain sidewalks in winter.
- Sidewalks should go to the existing seniors’ home. This needs to be connected to the rest of the Village.
- Continue sidewalk to west - Carleton seniors’ home.
- Sidewalk to west Carleton retirement home needed.
- Continue sidewalk to Diefenbunker Road (currently stops at library).
- Need more sidewalks on side streets.
- Sidewalks from chip wagon to Langstaff are not cleared on both sides of the street. These should be cleared and maintained in summer and winter (south side of street is not cleared).
- Pedestrian cross-walks at intersections need improvements, particularly the painted lines.
- Donald B/Carp intersection is very difficult for pedestrians - pedestrian improvements at intersection needed.

## Pathways

- Proposed pathway system is proposed on private backyards – private issue.
- Pathways run along rear of residential lots. Design of pathways should respond to adjacent residential uses and owners should be consulted when pathway is designed/built, in order to ensure privacy issues are addressed.
- Connect pathway system to subdivision on March Road for kids to bicycle into Village.
- Pathways should replace rail track.
- Concern with privacy and graffiti on pathways.
- Connect boardwalk on Carp River (maintained by Friends of Carp River) to pedestrian network.
- Road is too narrow to cycle to library.

## TRANSIT

- With transit come higher taxes. It will be difficult to implement first phases of Light Rail Transit (LRT) plan. It is too much to expect LRT to come to Carp.
- Should have park and ride station at Shell station.
- Local residents are dependent on the automobile. Train would cut down on traffic into the city. Train should run twice a day, morning and night. Would need parking available on the Co-op lands. City should not sell these lands as they may be needed for parking.
- Peak transit into city needed from March Road to Transitway.
- Can commuter rail go to Carp? Rail line is used only once a week now.

## STREETSCAPE

- There should be beautification of street/sidewalks.
- If the streetscape was more attractive, more people would stop for services in the core.
- Streets are not pedestrian-friendly in the core. Sidewalks are too narrow.
- Streets are not wide enough to accommodate wider sidewalks.
- Enhanced boulevard planting should be completed – will provide traffic calming and better streetscaping.
- Streetscaping is maintained by the BIA without the help of the city.

## TOPIC TABLE: WATER AND WASTEWATER

### WATER

- How closely does the City work with the sourcewater protection staff?
- Water and sanitary supply will be at capacity after subdivision on east end of core is developed.

### Water quality

- There is an open aquifer in Carp and there is concern about potential contamination from resident activity.
- The potential impact of uses such as the funeral home, old co-op store and junk yard are concerns.
- Residents understand that a provincial regulation requires that a fence be erected between pasture land for cattle and the Carp River. This is not the case on one site in the Village.
- The water quality of the Carp River is a concern. Several sources of concern were identified including an “open sewer” from the auto parts business, a home fuel spill that was apparently discharged into the storm sewer and the lack of fencing for cattle south of the fire hall, located just outside the village boundary. Another concern was the car storage operation and possible salt and oil dripping into the Carp River.

### Sustainability of groundwater supply

- There is concern about protecting the sustainability of the groundwater supply.
- Several residents identified the sustainability of the existing groundwater supply and its ability to accommodate future growth as a concern.
- How much growth can the existing water system take?
- Is there sufficient water capacity for future village growth?
- Some concern was expressed about potential leaks around the well in Carp. It was noted that there is only a chain link fence surrounding the current well structure.
- Several residents mentioned their concern about the fact that water will be piped from Carp to the new airport community. What will be the impact of this on the water supply in the Village?
- It would be wise not to have satellite communities around Carp. The new airport community was approved with water from Carp – this sets a precedent for others to try the same approach.
- From what direction does the aquifer supply the communal well?
- Use of grey water in Carp should be considered instead of pumping this to Kanata. Water conservation should be encouraged.

### Water service

- On Inniskillin, water pressure is not great from 6:45 a.m. to 8:00 a.m. Same situation from 2:00 p.m. to 5:00 p.m. At one address on Inniskillin, there is sometimes zero water pressure (e.g. there is air in the pipes).
- Can anything be done to affect the high sodium levels in the well water? Is it worth checking another site, where there could be less sodium, to supply water to residents when the well capacity needs to be increased?
- A resident living on Cavanaugh Street noted that there is sediment in their water supplied by the City and that it was too expensive for him to rectify by installing a water softener.
- A splash pad in Carp can only operate during very limited times, which are not convenient times for families. Why can't the City keep the splash pad working at

the right times?

#### WASTEWATER

- Concern was expressed about the need to pump sewage into the Carp River if the sewage system and its back-up system fail.
- Why is it permissible for the new airport development to have a septic system when village residents cannot?

#### STORMWATER

- Concern was expressed about proposed 95 homes north of Donald B. Munro and its impact on stormwater flows.
- One resident pointed out that blue pellets used to control the mosquito population are found in the stormwater system and wondered if there is similar use in the storm ponds.
- In the vicinity of the outdoor rink at the Fairgrounds, there is an open ditch along Juanita which changes to an open/closed culvert through the Fairgrounds. This is a potential danger to kids.

### TOPIC TABLE: PARKS, OPEN SPACE AND ENVIRONMENTAL PROTECTION

#### GROUP 1

- Several questions asked regarding parkland dedication / how park size is determined (relating to new proposed neighbourhood park in southeast development lands) [Tara explained 5% dedication]
  - Comment by one resident that pathway instead of park would not be acceptable in this case
- In 2004 lots of people wanted more open space/parkland
- They had hoped that the additional property adjacent to the Fairgrounds would have been acquired by now; huge priority
- Not much active parkland in Carp
- Soccer fields are only useful if you play soccer
  - City's recreation department has not looked at the broader picture; the soccer fields are of no use during the Carp Fair
- Will there be any new parks in the Cavanagh land?
- If arena is removed in future, that eliminates washroom facilities in the area
- City should focus on acquiring lands in the floodplain and the ANSI for pathways and trails
  - Former Councillor proposed using road allowances through ANSI as ski trails
  - Much of what is shown in green on the village plan has not been acquired and put to use
- South March Highlands already mostly lost; City should acquire Carp Hills for

- public use and environmental protection purposes
- City should act while Carp Hills land prices are still low
- Already significant informal use by the public
- Available for villagers and broader public
- Environmental protection policies are weak; if village expands then protection is lost
- Environmental impact statements historically not well done, did not protect features sufficiently
- Development within 30 m of significant wetlands not appropriate
- Is it too late to secure path along river? (Very important)
- Proposed linkage between March Road and Carp Road (along river) is on hold while Kanata West issues settled
- Need benches in parks and along paths
- Should also be a park in the eastern part of the southeast development lands

## GROUP 2

- Not enough parking for soccer fields; should be able to use curling club parking
- Ball diamonds, etc., on Diefenbunker lands are underutilized, but have recently been improved (by the Community Association?)
- Why didn't some of the developments near the Carp Hills have to provide parkland? [Answer provided: they did, but it was taken as natural lands for environmental protection.]
- Is there potential for a pathway along the river?
- Disagree with environmental policies restricting use of lands for development [Comments by Don Rivington and wife, local developers with past, ongoing and planned future applications – do not agree with NEA designation of their lands, want to develop new subdivision beyond current village boundary.]
  - Open space lands shown on village plan are confusing; which are really parks or pathways, and which are environmental protection lands?
- Some green/open space lands are in the wrong place on the plan; why have some been updated from 2004 but not others? Why present this map?
- Pathway along river (in floodplain) not advisable
- Should take down fences around Diefenbunker lands to make it more welcoming and accessible
- Diefenbunker parking lots should be used for Carp Fair parking overflow
- Village could be losing fairground ball diamonds soon if Fair Association starts running more horse shows instead

Specific question for staff response: What did Village Walk subdivision provide for their parkland dedication?

## GROUP 3

- Need public timetable for splashpad, to avoid disappointment among children; have tried to get parks and recreation staff to respond to this previously
- Which parks in the village are “designated” and which aren't? Don't want to lose

- any parks to development like in the Glebe.
- Fire hall lands should be considered open space
- Understand there will also be parks at the Airport; will these be public? [Answer given: some will be for residents of gated community only, but believe there will also be public soccer fields – not sure.]
  - Doesn't make sense to have parks/sportsfields that nobody can reach except by car.
- Does City intend to have paths/trails around whole village (as apparently shown on plan)? Paths along Carp River would be under water.
- Brief discussion of what institutional uses are included in plan.
- Should be trails leading to Diefenbunker along river.
- Pedestrians walking along Thomas Dolan west of Carp Road are endangered by speeding traffic; need calming measures
- Need space/facilities for youth (teens) to give them somewhere to go and reduce idleness/vandalism
- Some green lines on map look like environmental protection lands rather than paths (e.g., backyards along river, ANSI)

#### GROUP 4

- Highly agree with environmental protection areas
- Concerns about duck hunters along Carp River at south end of village; is use of guns in/adjacent to village legal?
- Does City have plans to introduce bike paths?
- Should have connections/linkages into Carp Hills
- Water park by fairgrounds needs more consistent schedule in summer; should be open at least part of every day in July-August (sometimes only runs for 30 minutes/day currently)
- Decrepit garage at entrance to village is an eyesore; can't City turn it into a park?
- Village needs a central gathering place in the core/entrance area to sit and visit, e.g., a plaza with benches, maybe a fountain (Richmond Village plaza cited)
- Dog park would be great for bringing people of all ages together; maybe on Diefenbunker lands (already fenced, with parking)?
- Need space/facilities for teens; maybe at Memorial Hall, or dog park, or in available space for rent? (Youth program in Constance Bay cited as example)
- Currently parks are beautiful and well-maintained; concern that if too much more parkland is added, then maintenance may decline