

4 – Carleton Heights Secondary Plan

Section 1: Designations

This secondary plan includes the following designations as shown on Schedule A - Designation Plan.

- Neighbourhood Low-Rise
- Neighbourhood Mid-Rise
- Neighbourhood High-Rise
- Major Shopping Area
- Minor Shopping Area
- Neighbourhood Park
- District / Community Park
- Capital Greenspace

Section 2: Characteristics of Designations

2.1 Parks and Greenspace

Parks and Greenspace designations include Neighbourhood Parks, District / Community Parks and Capital Greenspace areas adjacent to the Rideau River.

2.2 Major Shopping Area

The Major Shopping Area designation includes community-level shopping facilities, professional offices, community meeting halls, indoor recreation facilities and public utility installations.

2.3 Minor Shopping Area

The Minor Shopping Area designation includes neighbourhood level shopping facilities of a corner store, of a local convenience nature.

2.4 Neighbourhood

- 1) The Neighbourhood High-Rise designation generally permits buildings of up to 20 full storeys, which includes apartment dwellings.
- 2) The Neighbourhood Mid-Rise designation generally permits a built form of up to six full storeys. This area includes most of the community's townhouse dwellings and includes ground-oriented multi-unit dwellings and apartment dwellings. Along Mainstreets and Minor Corridors, greater heights and non-residential uses, such as schools, places of worship, and public utility installations, compatible with a dense mixed-use urban environment may be permitted.

- 3) Maximum heights for Mid- and High-Rise buildings will be determined in part by the ability to provide transitions in accordance with Section 4.6.6 of the Official Plan, and applicable Council-approved urban design guidelines, and by the:
 - a) Proximity of buildings to commercial services and public amenity areas; and
 - b) Desire to generally concentrate density in Neighbourhood Mid- and High-Rise designations and the Major Shopping Area designation.
- 4) The Neighbourhood Low-Rise designation generally permits a built form of four full storeys. Neighbourhood Low-Rise areas will predominately feature single-detached and semi-detached dwellings and may also include other typologies consistent in form. Along Mainstreets and Minor Corridors, greater densities and non-residential uses, such as schools, places of worship, and public utility installations, compatible with a dense mixed-use urban environment, may be permitted.

Section 3: Development Standards and Policies

The following are the standards and policies which shall be applied.

3.1 Population Growth

During Carleton Height's inception, a population of 16,000 was anticipated. This figure formed the basis to determine the adequacy of existing and future public services, such as water and sewer, for which no problems were foreseen. Based on the 2016 census data, there are 4,019 dwelling units and a population of 7,901 in the Carleton Heights Secondary Plan area. The foregoing indicates that there is residual capacity within the existing public infrastructure to accommodate growth.

- 1) With the arrival of key structural elements such as the Baseline Transitway, the Carleton Heights Secondary Plan will ensure that an eventual denser built environment and a higher proportion of built-up land improves the area's climate resilience through such measures as:
 - a) Retention of mature trees, tree planting, and other urban greening; and
 - b) Identification and mitigation of the impacts of additional runoff resulting from increased imperviousness through measures such as site-specific stormwater management approaches; and
 - c) Implementation of site, grading, building, and servicing design measures to protect existing and new development from urban flooding.

- 2) To prevent creating further demands on existing stormwater management facilities, any development or redevelopment within the Neighbourhood Low-Rise designation is subject to the following requirements:
 - a) No new driveways and no new private approaches are permitted, regardless of the number of lots or dwelling units resulting from such development or redevelopment;
 - b) No existing driveways or private approaches may be widened;
 - c) All new development or redevelopment that reinstates an existing driveway, and any new surface parking spaces created on-site, are required to observe the maximum driveway width and parking space dimensions prescribed in the Zoning By-law. 3.2 Major Shopping Area Development.
- 3) The dominant development feature of the secondary plan area shall be the Neighbourhood High-Rise and the Major Shopping Area at the corner of two Minor Corridors, Meadowlands Drive and Prince of Wales Drive. This Major Shopping Area shall be the focus for shopping, professional offices, community meeting halls and indoor recreation facilities for the secondary plan area.

3.3 Minor Shopping Area Development

- 4) Neighbourhood level commercial needs, Minor Shopping Areas, intended to serve the immediate neighbourhood area, shall be permitted to develop within the secondary plan area as identified on Schedule A - Designation Plan and along Mainstreets and Minor Corridors to minimize traffic on local streets. Minor Shopping Areas shall follow the below criteria:
 - a) Minor Shopping Area development shall be on a lesser scale than the Major Shopping Area. Building height restrictions, as outlined in section 2.4.3, apply; and
 - b) Mooney's Bay, Hog's Back Park, Vincent Massey Park and the National Capital Commission driveways represent City recreation places and scenic routes. The visual quality of the environment shall be protected from sporadic development in accordance with Section 4.6.2 of the Official Plan, and applicable council-approved urban design guidelines.

3.4 Multi-Use Pathway

- 5) The pedestrian and cycling networks shall be expanded to provide safe and comfortable access by active modes to all community destinations, including schools, parks, transit and greenspace along the Rideau River. Pedestrian

crosswalks shall be provided where necessary, especially at those locations where the pedestrian route does not cross arterials and collectors at major intersections.

3.5 Public Transit System

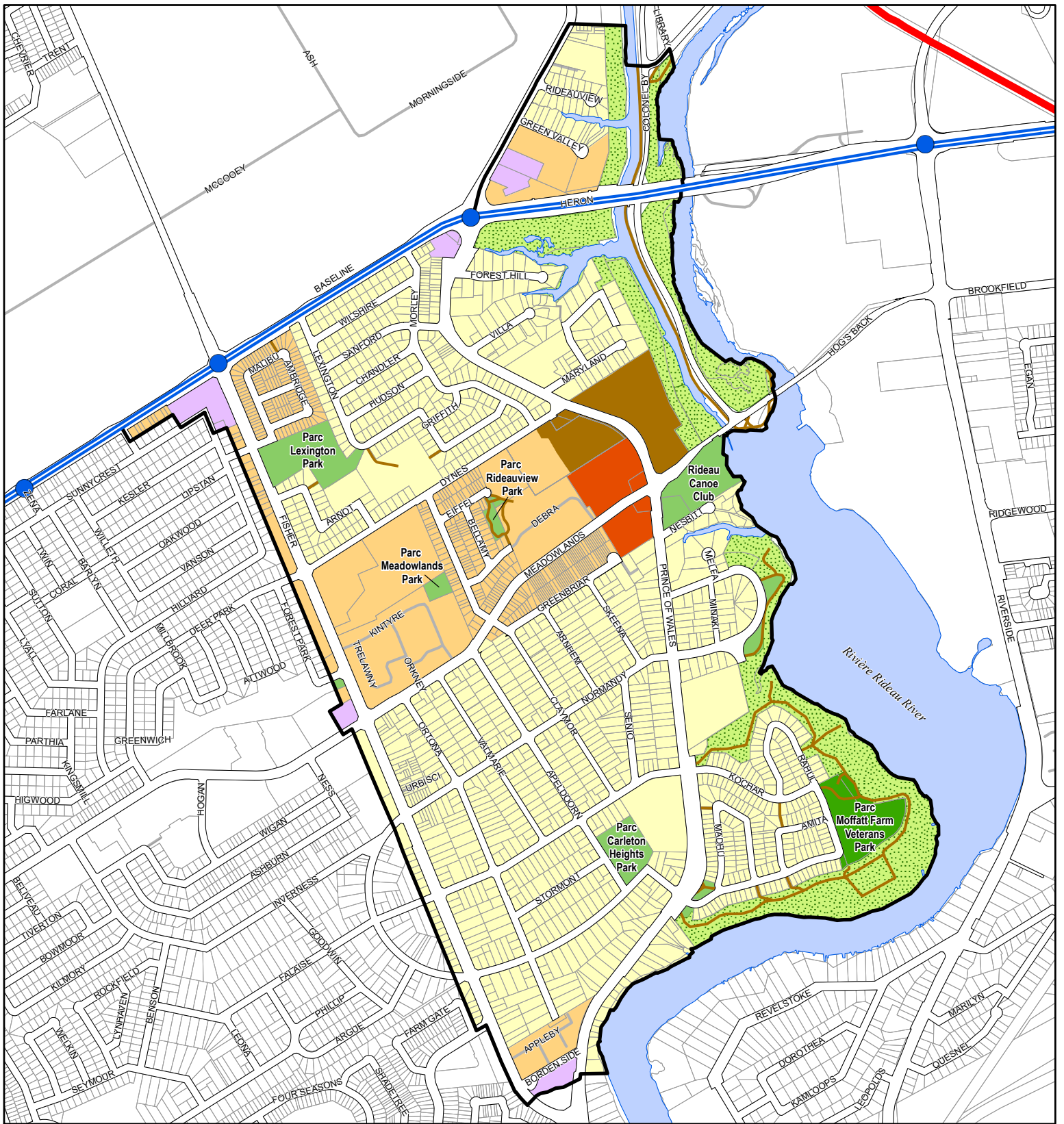
- 6) Provision of additional public transit facilities will be encouraged as extensions of existing facilities, and no part of the secondary plan area shall be more than 400 metres walking distance from the public transit service. This public transit system shall generally utilize arterial, major collector and collector roads to meet the 400 metres walking distance criteria.

Section 4: Interpretation

- 1) The boundaries of designations in Schedule A – Designation Plan are flexible and subject to minor variation without amendment to the Official Plan.
- 2) The standards and policies of development set out in this secondary plan are included as guides and are subject to minor variation without amendment to the Official Plan.
- 3) Interpretation of this secondary plan shall be made having regard to information contained in the Official Plan.

Schedule

Schedule A – Designation Plan




Carleton Heights












SECONDARY PLAN - VOLUME 2
Schedule A - Designation Plan



PLAN SECONDAIRE - VOLUME 2
Annexe A - Plan de désignation

 Carleton Heights Secondary Plan Boundary /
Limite du plan secondaire Carleton Heights

DESIGNATIONS / DÉSIGNATIONS

-  Neighbourhood Low-Rise /
Quartier de faible hauteur
-  Neighbourhood Mid-Rise /
Quartier de moyenne hauteur
-  Neighbourhood High-Rise /
Quartier de grande hauteur
-  Minor Shopping Area /
Secteur commercial mineur
-  Major Shopping Area /
Secteur commercial majeur

-  Neighbourhood Park /
Parc de quartier
-  District / Community Park /
Parc communautaire / de secteur
-  Capital Greenspace /
Espace vert de la capitale
-  Multi-use Pathway /
Sentier polyvalent

-  O-Train
-  Transitway - At-Grade Crossings /
Transitway - passages à niveau

Consolidation and Amendments /
Consolidation et amendements



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