

# Why Are We Here?

In August 2005, the Ontario Municipal Board allowed appeals by Del, Brookfield and West Park to designate their lands north of Fernbank Road and south of Hazeldean Road between Stittsville and Kanata as "urban" and indicated that future development of the 650 ha area should be guided by a Community Design Plan (CDP).

The City has expanded the Study Area for the CDP to include lands surrounded by urban development (all lands north of Fernbank Road, between Stittsville and Kanata South) because it is anticipated that these lands will eventually be developed for urban purposes. The time horizon is not known at this time, however this plan and the infrastructure required to support the CDP will provide for eventual integration of these lands into the urban area. .

In November 2005, City Council directed that the Fernbank Community Design Plan process:

- Be prepared in accordance with the 'Developing Community Policies' of the 2003 Ottawa Official Plan
- Examine the timely advancement of public amenities such as sports fields, parks, pathways and other amenities, including community centres, to ensure local recreational and community infrastructure is not overburdened by the development of these lands and consider front-end financing to advance the undertaking of such public amenities
- Examine the need for the timely advancement other infrastructure requirements as currently defined in the Transportation Master Plan (e.g., Eastwest transportation linkages) and the Infrastructure Master Plan (e.g., servicing) to ensure local infrastructure is not overburden by the development of these lands and consider front-end financing to advance the undertaking of such works
- Reflect the alignment/design/phasing of the north-south minor arterial road in the Kanata West Concept Plan
- Ensure that local road infrastructure serving a function which would also be served by the new north-south arterial should not be over-burdened by the development of these lands
- Acknowledge that the construction of the north-south arterial is an integral part of the overall development of the Fernbank lands
- Include a final phasing plan that acknowledges the relationship between development timing, amount and front-end financing
- Be subject to such Environmental Assessment or Class Environmental Assessment, as may be necessary
- Be subject also to any other required implementation instruments such as a new or revised Development Charges By-law