

Walton Newsletter Reveals Mammoth Ottawa Plans (1)

Posted on [March 13, 2013](#) by [Ken Gray](#)

The February 2013 newsletter on [waltoninternational.com](#) outlines in detail its gigantic plans for southwest Ottawa.

The [story of the broad outlines for the plans](#) was broken in Bulldog Ottawa last week.

If these plans come to fruition, the [development](#) will be one of the largest in Ottawa history and will create a new city.

Walton says it manages about 3,200 acres “strategically” located in the Ottawa area. The company plans multiple land uses for the properties including employment and [commercial](#) areas. Walton is cooperating with “municipalities and stakeholders” to bring these lands into urban use. According to the document (newsletter quotes are in italics):

Walton’s Ottawa master plans are strategically situated in proximity to major transportation routes, namely Highways 416 and 417. These two major provincial highways serve both inter-city and commuter travel, and run through the heart of the City of Ottawa’s Central Business District. This proximity may benefit both future residential and commercial master plan end-users.

The project is so large it has been divided into three parts. Master Plan 1 is alongside the urban boundary near the Fernbank community. Master Plan 2 is located near Eagleson, Huntley and Fallowfield roads. The Southwest Ottawa Gateway Employment Zone Master Plan is situated about three kilometres from Highway 416.

All three master plans complete the urban structure linking the cities of [Barrhaven](#), [Kanata](#), [Stittsville](#) and [Richmond](#).

It appears from the document that Walton is actively lobbying to get these lands into a proposed fourth growth area in the official plan.

Given the strategic location of the Walton assets in Ottawa, potential employment opportunities may offer alternatives to employers seeking affordable locations with market accessibility that can support their businesses. The municipality may benefit from the additional employment base.

To read more on the Walton development, [click here](#).

Read this related content:

1. [Walton ‘Participating’ In 2014 Official Plan \(2\)](#)
2. [Walton Plans, Charts Available \(3\)](#)
3. [Thank You, Ottawa](#)
4. [Moffatt Backed On Heritage, Environment Stand](#)
5. [Moffatt Takes Tough Stand Against Huge Development](#)

3 Responses to *Walton Newsletter Reveals Mammoth Ottawa Plans (1)*

1. *Erwin* says:

[March 13, 2013 at 5:03 PM](#)

Walton's lobbying is quite audacious, given that staff and Council agree that there is no need for additional urban land at this time. (They got 30% more than staff had projected in the last round!) To the extent that Walton's properties are prime agricultural land, they're doubly out of luck. Whether agricultural land should be considered was extensively argued last summer (oddly, Walton was not a party to that discussion then), and the OMB decided that staff was justified in excluding it.

Here is the thing to watch, though: One component of the current Official Plan review is a review of LEAR — the method through which municipalities identify what is and is not prime agricultural land. If any land is downgraded, it becomes a candidate for urbanization.

Not now, though. In 2019, when this battle will be re-opened.

2. *Ken Gray* says:

[March 13, 2013 at 9:54 AM](#)

@Luke

Whatever I've got I'll put on Bulldog Ottawa. Thx for reading.

cheers

kgray

3. *Luke Chadwick* says:

[March 13, 2013 at 9:51 AM](#)

Ken..is it possible to see the details of this mega development or do you have to have an account with Walton to see the 'newsletter'.

4.