



Zoning Confirmation Report

Submitted to:

Development Review, Planning, Infrastructure and
Economic Development Department,
City of Ottawa

In Consideration for the Project at:
3113 Carp Rd, Carp

December 29th, 2025

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Project Information

Municipal Address(es)	3113 Carp Rd, Carp, ON K0A 1L0
Official Plan Designation	Rural Transect, Rural Industrial and Logistic
Zoning	RC9 – Rural Commercial Subzone 9, By-Law 2008-250, as amended
Schedule 1A	Area D - Rural
Legal description	Part of lot 12, Concession 3, Geographic township of Huntley, City of Ottawa
Scope of work	Construct a one-storey light industrial (warehouse) building containing 7 bays total with 122 parking spaces.

The property subject to this Site Plan Control application is located at 3113 Carp Road, which is identified as an arterial road on Schedule C16 of the City of Ottawa Official Plan. The subject property is located approximately 299 metres from the Sand and Gravel Resource Area Overlay identified in the Official Plan. As per Section 5.6.3.2, Policies 3, 4, and 5 of the Official Plan, new development within 300 metres of a designated mineral aggregate resource area may be permitted provided it does not conflict with existing or future extraction operations. The proposed light industrial (warehouse) use 10 does not constitute a sensitive land use as defined in the policy and is not anticipated to interfere with mineral aggregate extraction activities. As such, the proposed development is consistent with Official Plan policies. The property lies within the boundaries of the Carp Road Corridor Community Design Plan (CDP) and is also subject to the policies of the Carp Road Corridor Area-Specific Policy Area, in accordance with Policy 9.3.1(6) of the Official Plan.

Site Zoning

The subject site is zoned RC9 – Rural Commercial Subzone 9 under Zoning By-law 2008-250, as amended. It is located within the Rural Transect and designated Rural Industrial and Logistics in the City of Ottawa's Official Plan (Figure 1). The RC9 zone, which applies to adjacent properties to the north, south, east, and west, permits light industrial and warehouse uses.

According to the Carp Road Corridor Community Design Plan (CDP) (Figure 2), the subject site is identified as part of the Highway Commercial Area. Additionally, under the Carp Road Corridor Area-Specific Policy Area (Volume 3C, Schedule 8.A of the Official Plan), it is designated Corridor Commercial (Figure 3).

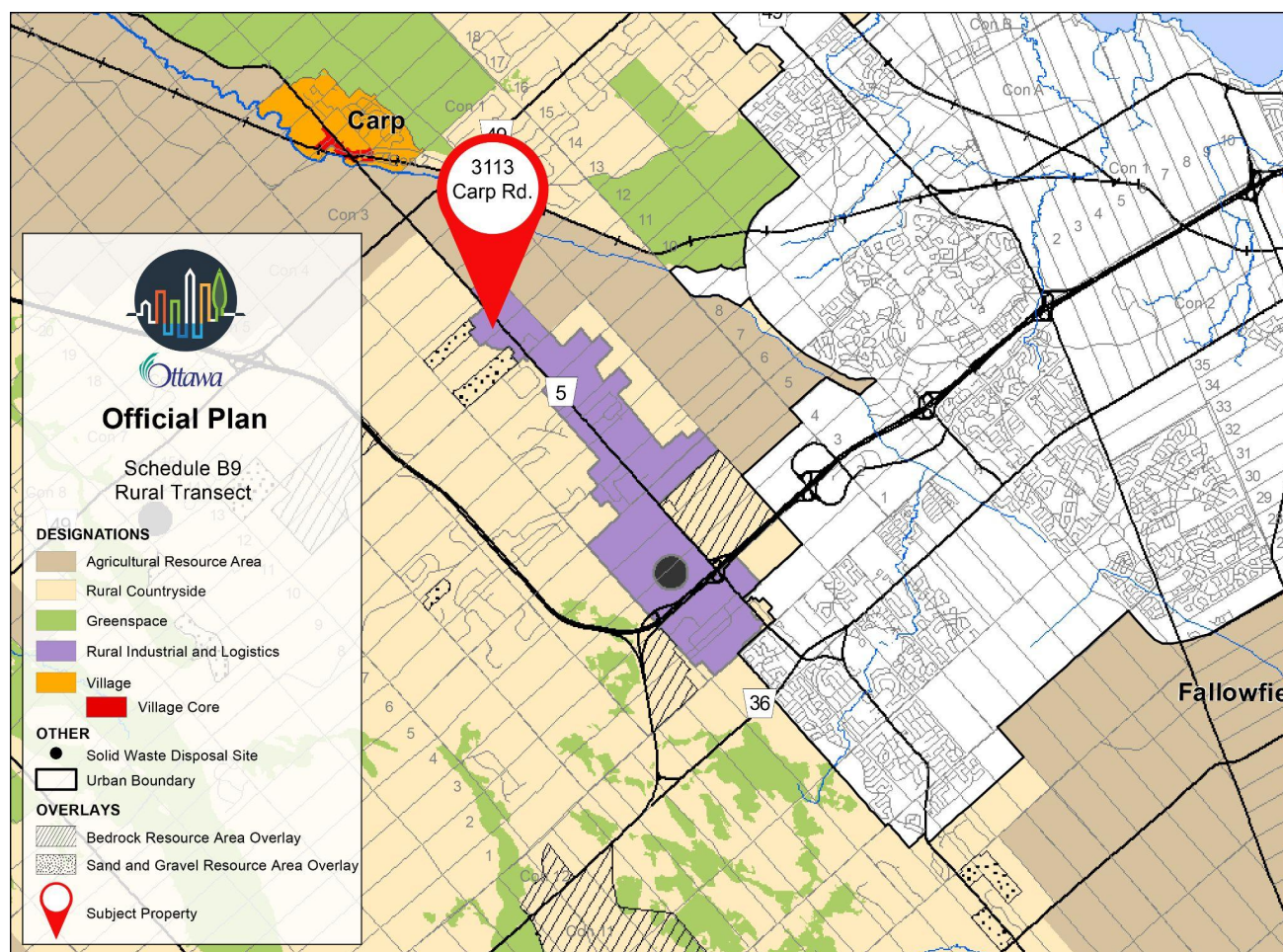


Fig.1. Schedule B9 - Rural Transect, City of Ottawa Official Plan.

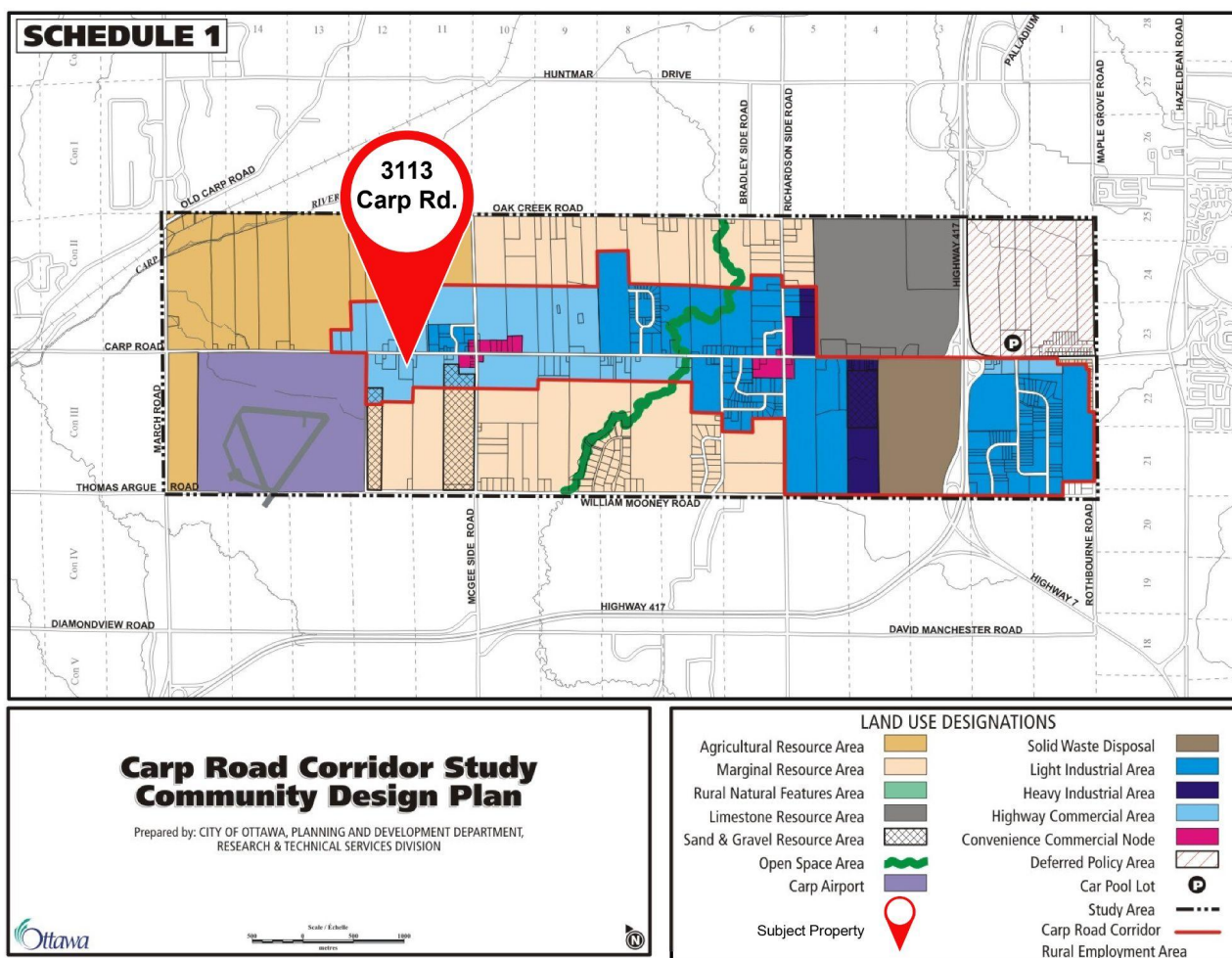


Fig.2. Schedule 1 - Land Use Designation, Carp Road Corridor Community Design Plan.

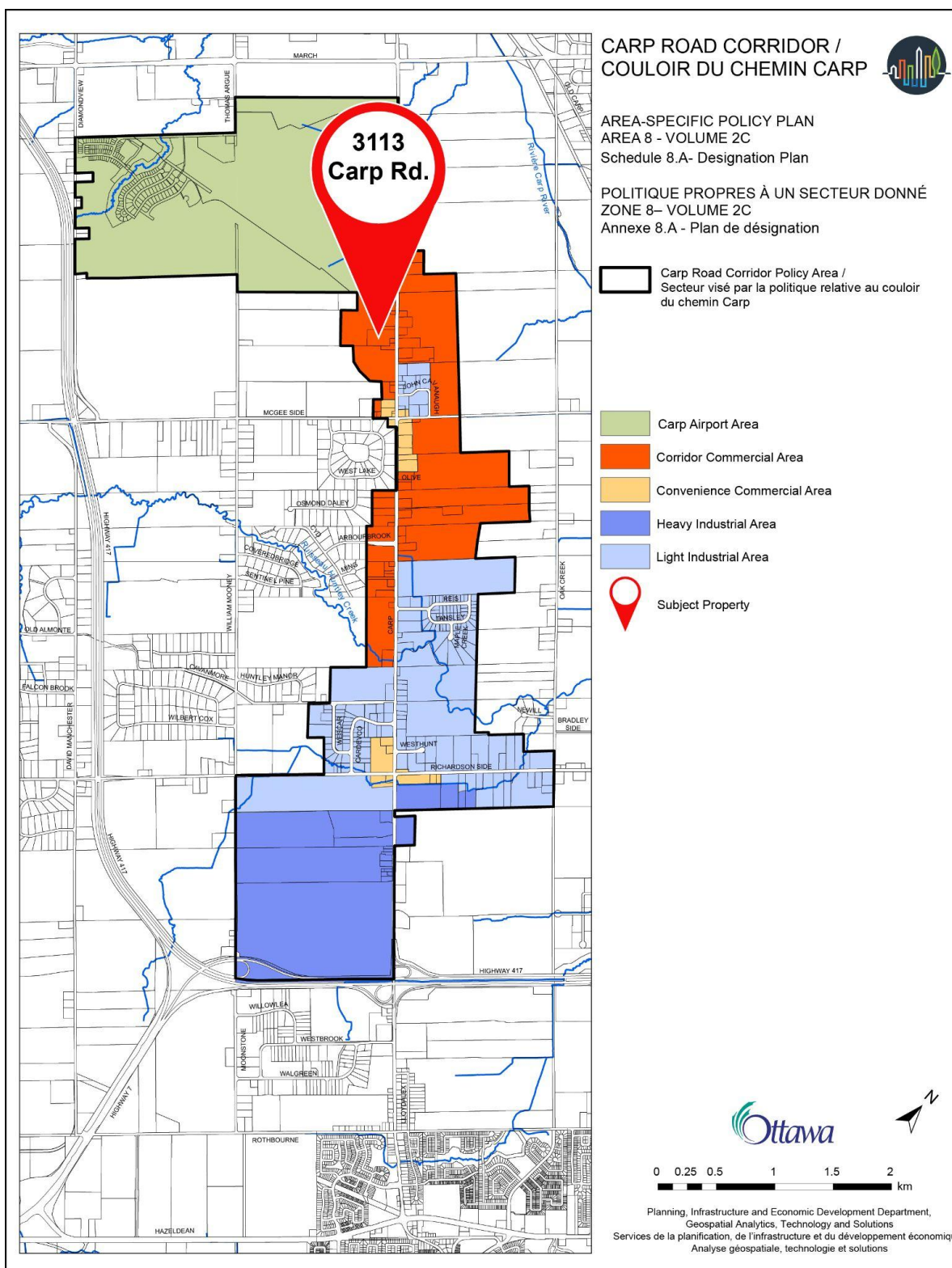


Fig.3. Schedule 8.A - Designation Plan, Volume 2C - Official Plan Ottawa, City of Ottawa Official Plan.

The purpose of the RC – Rural Commercial Zone (Sections 217-218) is as follows:

- (1) permit the development of highway and recreational **commercial uses** which serve the rural community and visiting public in areas mainly designated as General Rural Area, Village and Carp Road Corridor Rural Employment Area in the Official Plan;
- (2) accommodate a **range of commercial uses** including services for the traveling public as well as agriculture-related, vehicle-oriented and construction products and services;
- (3) permit research facilities in areas designated Greenbelt Employment and Institutional Area in the Official Plan, and
- (4) regulate development in a manner that has a **minimal impact on the surrounding rural area or villages**.

The RC9 zone allows for a variety of non-residential uses including light industrial, and warehouse.

Light industrial means;

- (a) the manufacture from previously prepared materials of finished parts or finished products;
- (b) factory or assembly-line processes that involve the manufacture, processing, assembly or packaging of finished parts or finished products made from previously prepared materials; or
- (c) the repair or servicing of such products.

Warehouse station means a building used for the storage and distribution of goods and equipment including self-storage units and mini-warehouses and may include one accessory dwelling unit for a facility manager

Therefore, the proposed light industrial (warehouse) use is permitted under the current zoning.

Performance Standard Review

Provision	Section	Required	Proposed	Compliant? (Y/N)
Permitted uses	S.217, (1) S.217, (7), (c)	warehouse light industrial	light industrial (warehouse)	Y

Min. lot area	T.217, (a)	4,000 m2	30,558 m2	Y
Min. lot width	T.217, (b)	30 m	75.72 m	Y
Max. height	T.217, (g)	11 m	9.62 m	Y
Min. front yard setback	T.217, (c)	10 m	58.43 m	Y
Min. rear yard setback	T.217, (f)	10 m	18.58 m	Y
Min. int. side yard setback	T.217, (d)	3 m	15.52 m	Y
Max. lot coverage	T.217, (h)	25%	10739.57 m2 (35.14%)	N
Landscaping of yards	T.217, (i)	required front yard to be landscaped, except for driveways crossing the front yard leading to a parking area	front yard landscaped	Y
Outdoor storage	T.217, (j)	outdoor storage permitted in interior side and rear yard only; must be screened and concealed from view from abutting streets and from abutting non-commercial or non-industrial zones	N/A	Y
Min. parking space rate (Light Industrial use)	T.101, N49	0.8 per 100 m2 for the first 5000m2 of GFA* = 40 spaces	117 spaces (including 6 barrier-free)	Y

		0.4 per 100 m ² above 5000 m ² of GFA** = 23 spaces 63 spaces total		
Min. Barrier-free parking spaces	S. 80.36, Accessibility for Ontarians with Disabilities Act (AODA)	One parking space and an additional 3% of parking spaces = 5 spaces	6 spaces 3 spaces - Type A 3 spaces - Type B	
Min. size of barrier-free parking spaces	S. 80.34, Accessibility for Ontarians with Disabilities Act (AODA)	Type A: min. width of 3.4 m and signage that identifies the space as "van accessible" Type B: min. width of 2.4 m	Type A: 3.5 m x 5.2 m (3 spaces) Type B: 2.4 m x 5.2 m (3 spaces)	Y
Parking Space Dimensions	S.106, (1)	2.6 x 5.2 m	2.75 m x 5.2 m	Y
Min. landscaped area of a parking lot	S.110, (1), (a & b)	15% of the area of any parking lot, through landscaped buffer and/or landscaped islands, landscaped medians, pedestrian pathways or public plazas= 4054.58 m ² *15%= 608.18 m ²	32% of the parking lot (total 1,297.46 m ² of landscaped area)	Y
Min. Width of a Landscaped Buffer of a Parking Lot	T.110, (IV), (a & b)	3 m: Abutting a street 3 m: Not abutting a street	3 m	Y

Min. number of vehicle loading space	T.113A, (a), (VI)	1	24	Y
Min. driveway width Accessing Loading Space	T.,113B, (a)	3.5 m: Single traffic lane 6 m: Double traffic lane	10.97 m	Y
Min. bicycle parking space	T.111A, (h)	warehouse: 1 per 2000 m2 of GFA*** = ~ 6 space	10 parking stalls	Y
Min. bicycle parking space dimensions	T.111B, (a)	Horizontal = 0.6 m x 1.8 m	Horizontal = 0.6 m x 1.8 m	Y
Min. driveway Width	S.107, (1), (a), (i & ii)	3 m: single lane 6 m: double traffic lane	6.7 m	Y
Min. drive aisle width	T.107, (d)	6.7 m	6.74 m	Y
* Parking space rate for the first 5000 m2 of GFA: $5000 \times 0.8/100 = 40$ spaces. ** Parking space rate above 5000 m2 of GFA: $10,739.57 - 5000 = 5,739.57 \times 0.4/100 = 22.95$ spaces = 23 spaces. *** Bicycle parking space for Warehouse: $10,739.57 / 2000 = 5.37$ spaces = 6 spaces.				

One zoning non-compliance has been identified in the proposed development at 3113 Carp Road. The maximum permitted lot coverage in the RC9 zone is 25%, whereas the proposed lot coverage is 36.9%, equating to approximately 11,282.14 square metres.

Further, under the draft Zoning By-law 2026-50 (Final Draft), the subject property is proposed to be rezoned to RIL1, which permits a maximum lot coverage of 50% (section 1308, (5)). Under this framework, the proposed lot coverage of 36.9% would be fully compliant with the applicable zoning standards. Notwithstanding this, should the current zoning provisions continue to apply at the time of approval, a Minor Variance application will be submitted to the Committee of Adjustment to address the lot coverage requirement.

Conclusion

This report confirms that the proposed use is permitted and that the development as proposed is in conformity with the majority of relevant zoning performance standards. The zoning performance standard that this development does not meet is minimum lot coverage requirement. This nonconformity will be addressed through a Minor Variance application, if required.

Should you have any questions or require anything further, please do not hesitate to contact the undersigned at (613) 695 0192 or via email at planning@p2concepts.ca.

P-Squared Concepts Inc.

A handwritten signature in black ink, appearing to read 'Amrinder Kaur'.

Amrinder Kaur, Planner
BPlan, MPlan

P-Squared Concepts Inc.

A handwritten signature in black ink, appearing to read 'Yasaman Bahadori'.

Yasaman Bahadori, Planner
B.Sc, M.A, MPlan