Zoning Confirmation Report

One-Storey Light Industrial Building

Submitted to:
Development Review, Planning, Infrastructure and Economic Development Department, City of Ottawa

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

September 14th, 2026

Table of Contents

Project Information..... 2
Site Zoning..... 3
Performance Standard Review..... 9
Conclusion..... 14

Project Information

Municipal Address(es)	3113 Carp Rd, Carp, ON K0A 1L0
Official Plan Designation	Rural Transect, Rural Industrial and Logistic
Existing Zoning (By-law 2008-250, as amended)	RC9 – Rural Commercial Subzone 9
New Zoning (By-law 2026-50)	RIL1 - Rural Industrial and Logistics Subzone 1
Schedule 1A	Area D - Rural
Schedule A1 (Transects, New Zoning By-Law 2026-50)	Area F- 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 building containing 6 bays total with 89 vehicular parking spaces and 24 bicycle 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 use 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 and zoned RIL1 - Rural Industrial and Logistics Subzone 1 under New Zoning By-law 2026-50. 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 as per the existing zoning and the RIL1 zone as per the new zoning, also applies to adjacent properties to the north, south, east, and west, and permits light industrial 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).

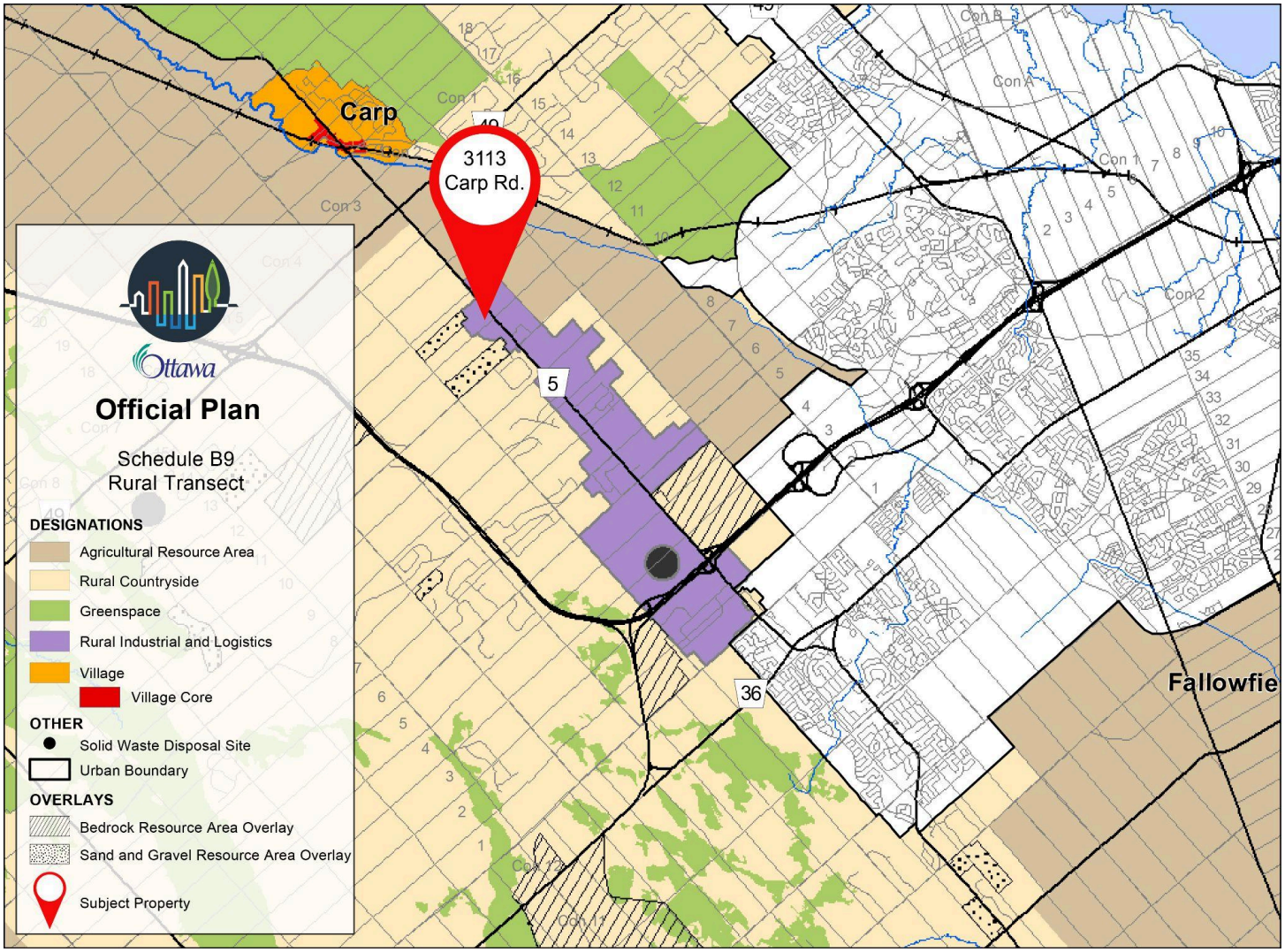

Fig.1. Schedule B9 - Rural Transect, City of Ottawa Official Plan.

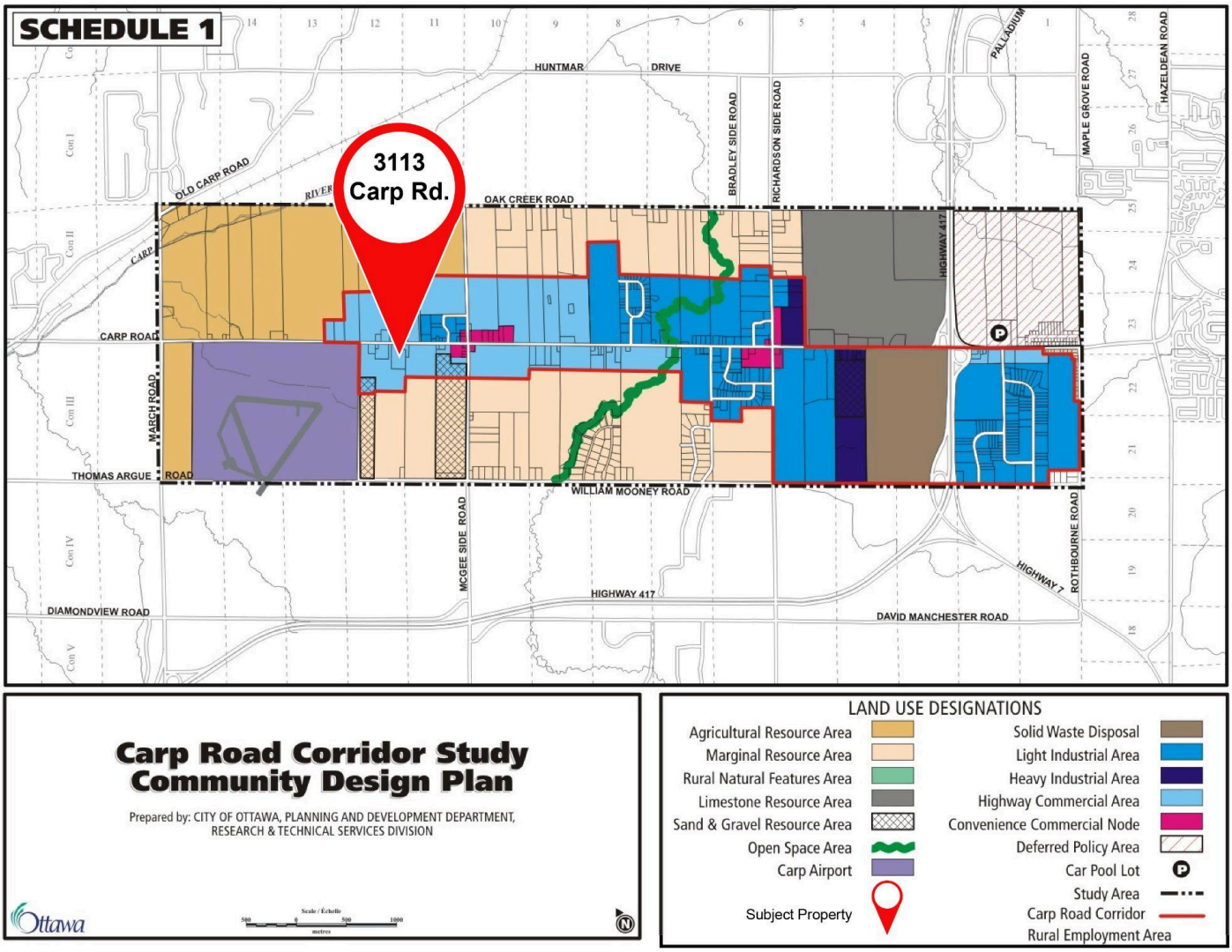

Fig.2. Schedule 1 - Land Use Designation, Carp Road Corridor Community Design Plan.

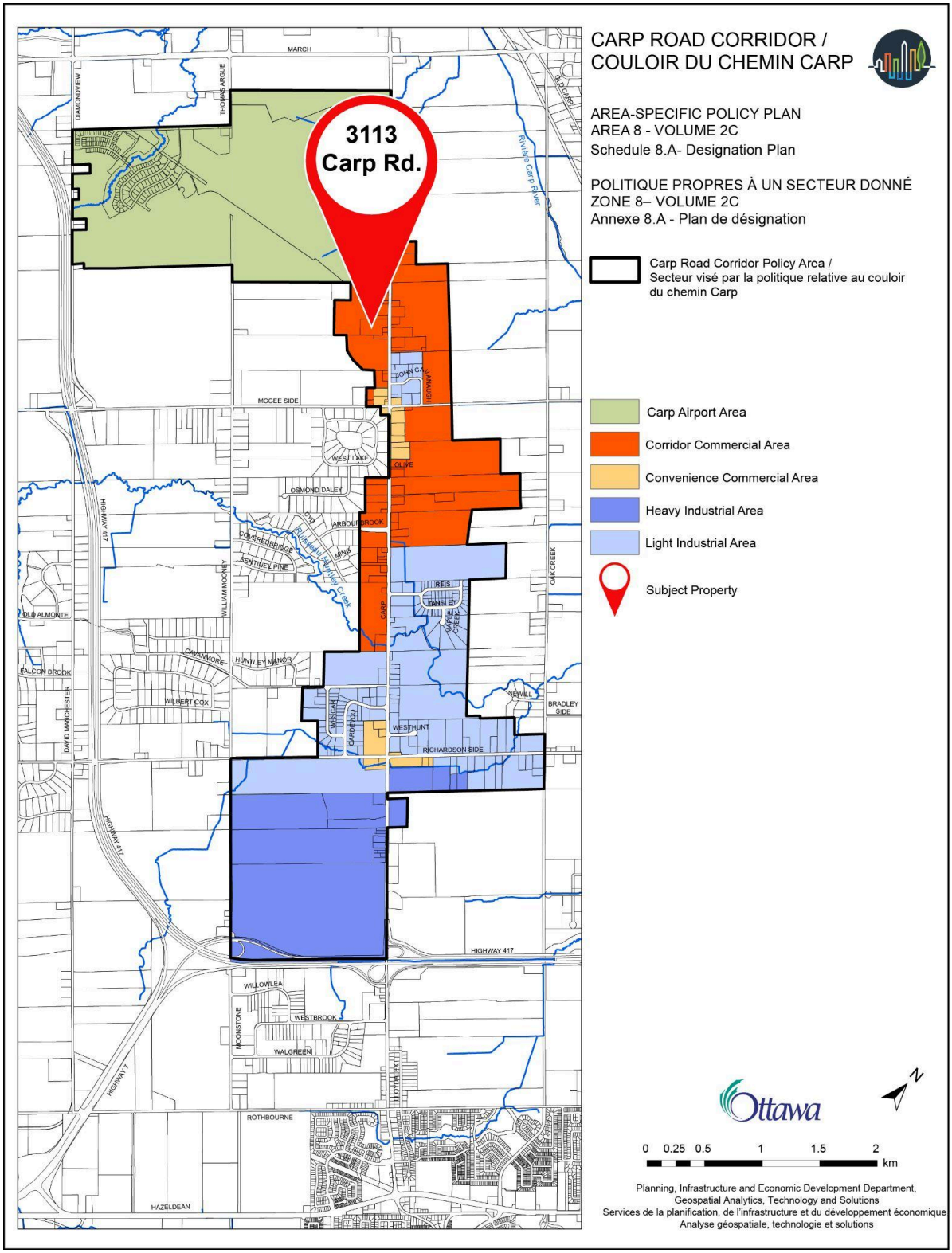

Fig.3. Schedule 8.A - Designation Plan, Volume 2C - Official Plan Ottawa, City of Ottawa Official Plan.

As per the current Zoning By-law 2008-250, 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.

As per the New Zoning By-law 2026-50, the purpose of the RIL – Rural Industrial and Logistics Zone (Sections 1308) is as follows:

- Provide opportunities for the development of **industrial**, manufacturing, **warehousing**, and distribution uses in areas identified and protected for such uses under the Rural Industrial and Logistics designation of the Official Plan.
- Permit a **limited number of commercial uses** intended to provide services to employees or the travelling public.
- Regulate development in a manner that **minimizes impacts on the surrounding rural area**.
- Heavy industrial and noxious uses will be directed to the RIL3, RIL4 and RIL5 subzones.

The RIL1 zone also allows for a variety of non-residential uses including light industrial (S.1308, (1), By-Law 2026-50).

As per New Zoning By-Law 2026-50**, Light industrial** means;

- 1) the manufacture from previously prepared materials of finished parts or finished products and includes food and alcohol but does not include a catering establishment;
- 2) factory or assembly-line processes that involve the manufacture, processing, assembly or packaging of finished parts or finished products made from previously prepared materials;
- 3) the repair or servicing of such products; or
- 4) indoor food production 200 square metres or larger in floor area.

Therefore, the proposed light industrial use is permitted under the Zoning By-Law 2008-250 and Zoning By-Law 2026-50.

Performance Standard Review

Provision	Section (Zoning By-Law 2026-50)	Required (Zoning By-Law 2026-50)	Proposed	Compliance (Zoning By-Law 2026-50)
Permitted uses	S.1308, (1)	light industrial; warehouse	light industrial (warehouse)	Y
Min. lot area	S.1308-1, (1), (a)	4,000 m²	30,558 m²	Y
Min. lot width	S.1308-1, (1), (a)	30 m	70.104 m	Y
Max. height	T.1308, (g)	15 m	9.37 m	Y
Min. front yard setback	T.1308, (c)	8 m	58.43 m	Y
Min. rear yard setback	T.1308, (f), (i)	3 m	32.34 m	Y
Min. int. side yard setback	T.1308, (d), (i)	3 m	15.52 m	Y
Max. lot coverage	T.1308, (h)	50%	10,017.72 m² (32.74%)	Y
Outdoor storage	S.1308, (4), (b)	outdoor storage is prohibited in front and exterior side yards and must be screened from abutting residential uses, residential zones, and public streets by an opaque screen at least 1.8 m in height from finished grade in all other yards	N/A	Y

Min. parking space rate (Light Industrial use)	-	-	89 spaces (including 6 barrier-free)	Y
Parking Space Dimensions	S.605, (1), (a) & (c)	2.6 x 5.2 m	2.7 m x 5.2 m	Y
Min. number of vehicle loading space	T.610A, (i), (d)	2 oversized spaces	2 oversized loading spaces and 20 vehicle loading spaces	Y
Min. driveway width Accessing Loading Space	T.610C, (a) T.610B, (a)	for Oversized Loading Spaces: Single traffic lane: 3.5 m; Double traffic lane: 6 m for Vehicle Loading Spaces: Single traffic lane: 3.5 m; Double traffic lane: 6 m	10.97 m	Y Y
Min. aisle width Accessing Oversized Loading Space by angle	T.610C, (b) T.610B, (b)	Oversized Loading Spaces: 17 m; for 60-90 degrees Vehicle Loading Spaces: 9m; for 60-90 degrees	22.13 m	Y Y
Oversized Loading Space Dimensions	T.610C, (c) & (d)	4.3 m (width) x 13 m (length)	4.3 m x 13 m	Y
Vehicle Loading Space Dimensions	T.610B, (c) & (d)	3.5 m (width) x 9 m (length)	3.8 m x 9.1 m	Y
Min. vertical clearance for a loading space	T.610 C, (e)	4.2 m	> 4.2 m	Y

Min. bicycle parking space dimensions	T.613A, (i)	Horizontal = 0.6 m x 1.8 m			Horizontal = 0.6 m x 1.8 m	Y	
Min. driveway Width providing access to a parking lot	S.607, (2)	3 m: single lane 6 m: double traffic lane			6.7 m	Y	
Min. drive aisle width	T.607A, (b), (iv)	6.7 m			6.7 m	Y	
Min. Setback from surface water features	S.404, (1), (a), (i)	30 m from the top of the bank of any surface water feature.			34.4 m from the headwater to the building	Y	
Interior Soft Landscaping for Parking Lots with 50+ Spaces	S.607, (8), (C)	in addition to the perimeter surrounding a parking lot, a min. of one soft landscaped median or peninsula at least 3.5 m wide must also be provided within the parking lot			Two soft landscaped peninsulas, measuring 8.1 m and 16.2 m in width, are provided within the parking lot.	Y	
New Zoning Provisions Under Appeal – Most Restrictive Provisions of Both By-Laws Apply	**Section (Zoning By-Law 2008-250)**	**Required (Zoning By-Law 2008-250)**	**Section (Zoning By-Law 2026-50)**	**Required (Zoning By-Law 2026-50)**	**Proposed**	**Compliance (Zoning By-Law 2008-250)**	**Compliance (Zoning By-Law 2026-50)**
Min. bicycle parking space	T.111A, (g)	Light industrial:	T.613C, (g)	Short term: Light	24 parking stalls	Y	Y

		1 per 1000 m² of GFA* = 11 spaces		industrial use: 4 + additional 1 space per 500 m² above 2,000 m² ** = 21 spaces			
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= 3,250.58 m² x 15%= 487.59 m²	S.607, (8), (a), (i)	15% of the parking lot area (for 100 or fewer parking spaces)= 3,250.58 m² x 15%= 487.59 m²	41.05% of the parking lot (total 1,334.36 m² of landscaped area)	Y	Y
Min. Width of a Landscaped Buffer of a Parking Lot	T.110, (IV), (a & b)	3 m: Abutting a street *1.5 m: Not abutting a street*	S.607, (7), (b)	3.5 m between the perimeter of a parking lot and a lot line	3 m not abutting a street; for zoning by-law 2008-250 4.57 m between the perimeter of a parking lot and the south lot line;	Y	Y

					for zoning by-law 2026-50.		
Accessibility for Ontarians with Disabilities Act (AODA)	**Section (AODA Act, Policy Guidelines Added for the Design of Public Spaces)**		**Required (AODA Act, Policy Guidelines Added for the Design of Public Spaces)**		**Proposed**	**Compliance**	
Min. Barrier-free parking spaces	S. 80.36, (2) S. 80.36, (2), (i)		4% of the total number of parking spaces for the use of persons with disabilities (where there are between 13 and 100 parking spaces), rounding up to the nearest whole number = 4 spaces Where an even number of parking spaces for the use of persons with disabilities are provided an equal number of parking spaces that meet the requirements of a Type A parking space and a Type B parking space must be provided		6 spaces total Type A: 3 spaces Type B: 3 spaces	Y	
Min. size of barrier-free parking spaces	S. 80.34		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 Type B: 2.4 m x 5.2 m	Y	

*Bicycle parking space for light industrial as per Zoning By-law 2008-250: 10,017.72 m² /1,000 m²= 10.02= 11 spaces.
** Bicycle parking space for light industrial as per Zoning By-law 2026-50: 4+ (10,017.72 m² − 2,000 m²)/500 = 20.04= 21 spaces.

Conclusion

The proposed parking lot expansion has been designed to meet or exceed all applicable zoning provisions. As such, no Minor Variance is required. This Zoning Confirmation Report, together with the updated Site Plan, provides the necessary dimensions and calculations to confirm full conformity with the City of Ottawa Zoning By-law.

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.

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