Zoning Compliance Statement

Property: 2822 Carp Road, Carp, ON K0A 1L0
Owner: 2822 Carp Rd Ltd.
Roll No.: 0614.423.810.08105.0000 | **PIN:** 04537-0850 (LT)
Legal: Part of Lot 9, Concession 2, geographic Township of Huntley, City of Ottawa, being Part 1, Plan 4R-30382
Lot area: approx. 1.01 ha (10,120 m²) | **Ward 5 — West Carleton-March**

Zoning designation

The subject land is zoned **RC9 (Rural Commercial, Subzone 9 — Carp Road Corridor, Highway Commercial Restricted)** under City of Ottawa Zoning By-law 2008-250. Under the new Comprehensive Zoning By-law 2026-50 (enacted March 11, 2026), the land is designated **RIL1 (Rural Industrial and Logistics, Subzone 1)**.

Permitted use

The automobile dealership (vehicle sales) use is a permitted use in the RC9 subzone, as confirmed in writing by the City of Ottawa (Zoning Information Letter ZIL-2023-0448, February 12, 2024). The holding provision previously applied to the rear portion of the lot has been lifted; the use is permitted across the entire parcel.

Dimensional compliance (RC9, By-law 2008-250, Table 217)

Provision	Required	Provided
Minimum lot area	4,000 m²	±10,120 m² (Part 1)
Minimum lot width	30 m	±61 m
Front yard setback	10 m	14.84 m
Interior side yard setback	3 m (4.5 m abutting residential)	19.22 m / 28.44 m
Rear yard setback	10 m	±131 m
Maximum building height	11 m	single storey (well under 11 m)
Maximum lot coverage	25%	±1.5%

The existing development appears to satisfy the dimensional requirements listed above under Zoning By-law 2008-250, subject to confirmation by the City.

Zoning transition and existing use

Development applications deemed complete on or after March 11, 2026 are reviewed against both Zoning By-law 2008-250 and By-law 2026-50, with the more restrictive applicable provisions governing. The automobile dealership use was established, and has continued to operate at the property, before the enactment of By-law 2026-50.

Conclusion

The City of Ottawa previously confirmed that an automobile dealership is a permitted use under the RC9 zoning designation (Zoning Information Letter ZIL-2023-0448). The dealership was established before the enactment of Zoning By-law 2026-50 and continues to operate at the property. The applicant requests confirmation from Development Review Rural that the existing dealership use may continue under the applicable zoning provisions, including any existing-use protections.

Prepared on behalf of 2822 Carp Rd Ltd. · October 18, 2026