

Zoning Confirmation Report

2966 & 2978 Carp Road

Prepared by: Nautical Lands Management Corporation

October 1, 2025

Component 1 – Zoning Confirmation Report Checklist

Project Information			
Review Date	October 1, 2025	Official Plan Designation	Rural industrial and Logistics
Municipal Addresses	2966 & 2978 Carp Road	Legal Description	PART LOT 10, CONCESSION 2, HUNTLEY, AS IN N469443 ; SECONDLY : PART LOT 10, CONCESSION 2, HUNTLEY, AS IN HU12073, EXCEPT PTS 1 & 2 4R30179; CITY OF OTTAWA
Scope of Work	The applicant seeks to add “Instructional Facility” and “Recreational and Athletic Facility” as a permitted use in the RC7 zone		
Existing Zoning Code	RC7	By-law Number	2008-250
Schedule 1 Area	Rural	Overlays Applicable	N/A

Zoning Review			
Proposed Zone	RC7 with site-specific provisions		
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant
Principal Land Use(s)	amusement centre amusement park animal care establishment animal hospital	• Instructional Facility • Recreational and Athletic Facility	No

	artist studio automobile rental establishment automobile dealership automobile service station bar campground car wash click and collect facility (By- law 2016-289) detached dwelling dwelling unit gas bar heavy equipment and vehicle sales, rental and servicing hotel kennel, see Part 3, Section 84 parking lot restaurant retail food store, limited to a farmers' market (By-law 2016-134) retail store storefront industry, see Part 3, Section 99 (By-law 2018- 171) warehouse		
Lot Width	30 m	104.89 m	Yes
Lot Area	4000 m2	13,039 m2	Yes
Front Yard Set Back	10 m	79.1	Yes
Corner Side Yard Setback	6 m	N/A	Yes
Interior Side Yard Setback	3 m (abutting residential) 4.5m (other	N/A 19.63 m	Yes
Rear Yard Setback	10 m	11.2 m	Yes
Lot Coverage Floor Space Index (F.S.I.)	25%	12.3%	Yes
Building Height	15 m	7.68 m	Yes
Accessory Buildings Section 55	N/A		

Projections into Height Limit Section 64	N/A		
Projections into Required Yards Section 65	N/A		
Required Parking Spaces Section 101 and 103	101 (recreation and athletic facility) : 4 per alley, court, ice sheet, game table or other game surface plus 10 per 100 m2 of gross floor area used for dining, assembly or common area =49 spaces required 101 (Office): 2.4 per 100 m2 of gross floor area = 5.11 spaces required 103: N/A	50 spaces provided for recreation and athletic facility 7 existing spaces are provided for office	Yes
Visitor Parking spaces Section 102	N/A		
Size of Space Section 105 and 106	105: N/A 106: (1) Any motor vehicle parking space must be: (a) At least 2.6m wide (b) Not more than 3.1m wide (c) At least 5.2m long	Spaces are 2.6 m wide and 5.2 m long	Yes
Driveway Width Section 107	107. (1) The following regulations apply to parking lots and parking garages, whether as principal	6 m 6.16 for office spaces	Yes

	or accessory uses: (a) A driveway providing access to a parking lot or parking garage must have a minimum width of; (i) three metres for a single traffic lane, and (ii) in the case of a parking lot, 6.0 metres for a double traffic lane; and (By-law 2016-249) (By-law 2020-299)		
Aisle Width Section 107	(c) An aisle providing access to parking spaces in a parking lot or parking garage: (i) must comply with the minimum required width specified in Table 107; (d) 71-90: 6.7m	6.7m	Yes
Location of Parking Section 109	N/A		
The Landscaping Provisions for Parking Lots Section 110	Abutting a Street: 3 metres	12.05 m	Yes
Bicycle Parking Rates Section 111	N/A		
Amenity Space Section 137	N/A		

Comments / Calculations

Parking:

Per City of Ottawa bylaw, row N71 of table 101 for recreation and athletic facilities – 4 spaces per alley, court, ice sheet, game table or other game surface plus 10 per 100 m² of gross floor area used for dining, assembly or common area.

Therefore: 6 game surfaces + 250 sqm of common space = 49 parking spaces required

50 spaces are provided for the recreational and athletic facility, including 2 barrier-free (type A)

Per City of Ottawa bylaw, row N59 of table 101 for Offices - 2.4 per 100 m² of gross floor area. = 5.11 spaces required

7 spaces are existing for the office structure

Component 2 – Zoning Confirmation Report Draft List of Requested Relief

Draft List of Requested Relief from Zoning		
By-law Requirement or Applicable Section	Requirement	Proposed
Permit land uses in RC7	amusement centre amusement park animal care establishment animal hospital artist studio automobile rental establishment automobile dealership automobile service station bar campground car wash click and collect facility (By-law 2016-289) detached dwelling dwelling unit gas bar heavy equipment and vehicle sales, rental and servicing hotel kennel, see Part 3, Section 84 parking lot restaurant retail food store, limited to a farmers' market (By-law 2016-134) retail store storefront industry, see Part 3, Section 99 (By-law 2018-171) warehouse	Instructional Facility

Signed by: *Angela Mariani*