

# 2026 Carp Road Planning Rationale

---

Site Plan Control

**Date |**  
**April 2023**

**Client |**  
**417 Auto Sales**

JD | PLANNING

**Prepared for:**

2244434 Ontario Inc.  
417 Auto Sales  
22 Gray Crescent  
Kanata, ON K2K 3J6

**Prepared by:**

JD | PLANNING

Jessica D'Aoust, MCIP RPP

web: [www.jdplan.ca](http://www.jdplan.ca)

tel: 613-812-1726

File No. 2108

March 2023

## TABLE OF CONTENTS

<b>SECTION 1: INTRODUCTION</b>	<b>4</b>
1.1    OVERVIEW	4
1.2    SUBJECT SITE	4
1.2.1 <i>Site Statistics</i>	5
1.3    SURROUNDING CONTEXT	8
1.3.1 <i>Transit &amp; Transportation Network</i>	8
<b>SECTION 2: PROPOSED DEVELOPMENT</b>	<b>10</b>
2.1    PROJECT OVERVIEW	10
2.2    ACCESS & LAYOUT	10
2.3    LANDSCAPING	10
2.4    DEVELOPMENT STATISTICS	10
<b>SECTION 3: POLICY CONTEXT</b>	<b>13</b>
3.1    PROVINCIAL POLICY STATEMENT	13
3.2    OFFICIAL PLAN	14
3.3    ZONING BY-LAW	16
<b>SECTION 4: SUPPORTING PLANS &amp; STUDIES</b>	<b>18</b>
4.1    SITE SERVICING STUDY & STORMWATER MANAGEMENT REPORT	18
4.2    HYDROGEOLOGICAL BRIEF AND ASSESSMENT OF AN EXISTING SEWAGE SYSTEM	18
4.3    GEOTECHNICAL INVESTIGATION	19
4.4    NOISE / VIBRATION STUDY	19
4.5    PHASE I ENVIRONMENTAL SITE ASSESSMENT	20
4.6    TREE CONSERVATION REPORT	20
<b>SECTION 5: CONCLUSION</b>	<b>20</b>

## SECTION 1: INTRODUCTION

### 1.1 Overview

JD Planning has been retained by 2244434 Ontario Inc. or 417 Auto Sales (the 'Owner') to prepare a Planning Rationale Report for an application for Site Plan Control with respect to the development of a proposed automobile dealership located at 2026 Carp Road, in the City of Ottawa. The site is a modest, rectangular-shaped lot which presently contains a one-storey single-detached residential building (vacant) with frontage on the east side of Carp Road. The Owner is proposing to convert the existing one-storey single-detached building to a sales dealership and associated office space for the car dealership and introduce a parking and display area for used cars. An application for Minor Variance with the Committee of Adjustment will also be required for some non-complying zoning provisions. The following is a Planning Rationale in support of the proposed development and Site Plan Application.

### 1.2 Subject Site

The site is a roughly square-shaped lot located on the east side of Carp Road, municipally known as 2026 Carp Road. There is presently a small single-detached dwelling (formerly residential) located on the west side of the lot towards the Carp Road frontage, with a gravel driveway located on the south side towards the southern interior side lot line. The intent is to retain and renovate the existing single-detached dwelling to convert the building into a sales office for used vehicles. Figure 1 below shows the site and approximate property lines per 2021 GeoOttawa mapping.



Figure 1. Subject site showing property lines and surrounding context (GeoOttawa, 2021)

### 1.2.1 Site Statistics

The respective site statistics and legal description are set out below with the extract of the survey presented in Figure 2:

Area	1,808.09 m <sup>2</sup> (0.45 acres)
Frontage	39.62 m (Carp Road)
Depth	45.67 m
Legal Description	Part of Lot 1, Concession 2, Geographic Township of Huntley, City of Ottawa
PIN	04487-0301

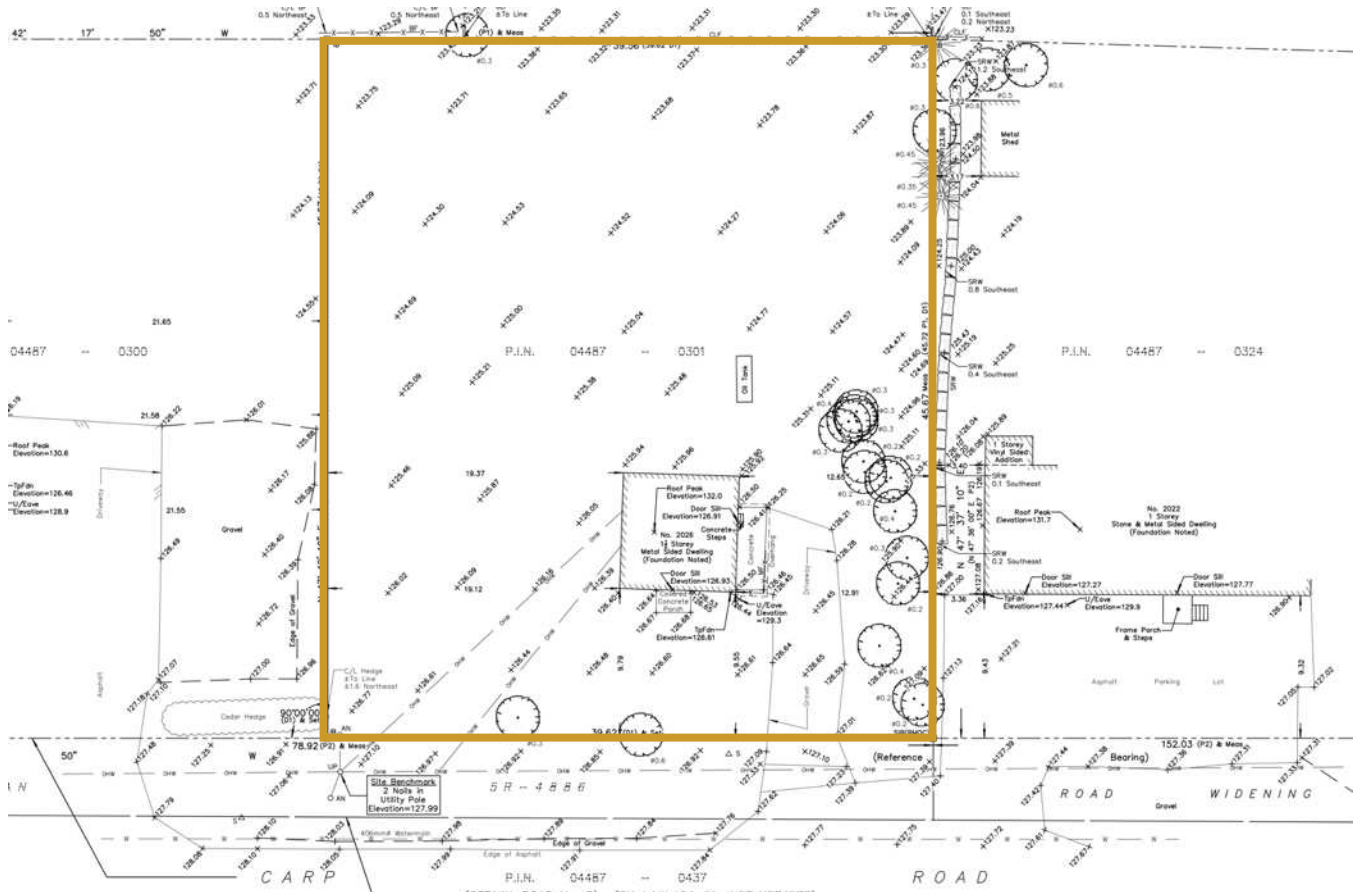


Figure 2. Extract of survey prepared by Farley Smith & Denis Surveying Ltd.

Images 1, 2 and 3 below represent the existing site conditions (Google Streetview, July 2022) from Carp Road. The existing building is to be retained and converted to a sales office for the automobile dealership use. Images 4 through 7 present the immediately surrounding context (Google Streetview, 2019).



Image 1. Subject site looking north from Carp Road (Google Streetview, July 2022)





*Image 2. Subject site looking east from Carp Road (Google Streetview, July 2022)*



*Image 3. Subject site and adjacent commercial use looking north from Carp Road (Google Streetview, July 2022)*



*Image 4. Car dealership across from subject site looking southwest from Carp Road (Google Streetview, July 2022)*



*Image 5. Property immediately to the north of site looking northeast from Carp Road (Google Streetview, July 2022)*





Image 6. Surrounding conditions looking southwest from Carp Road (Google Streetview, July 2022)



Image 7. Surrounding commercial uses north of site looking north from Carp Road (Google Streetview, July 2022)

An aerial image of the subject site and immediately surrounding properties is presented in Figure 3 below.



Figure 3. Aerial imagery of subject site and immediately surrounding land uses (GeoOttawa, 2021)

### 1.3 Surrounding Context

The site is situated in Ottawa's rural area within the Stittsville neighbourhood in Ward 6 – Stittsville which is generally located north of Richmond, west of Kanata Lakes – Arcadia and Katimavik – Hazeldean, south of Carp and east of Corkery and Munster-Ashton. The neighbourhood is bordered by Highway 417 to the north, west of Terry Fox Drive, north of Fernbank Road, and east of the rural areas of Richmond, bounded by low-rise residential subdivisions at the most westerly edge of Stittsville. Stittsville is largely characterized by low-rise, low-density residential subdivisions areas of low-rise commercial uses. More specifically, the site is located on the east side of Carp Road, south of the intersection of Westbrook Road and north of the intersection of Rothbourne Road. To the east, Lloydalex Crescent wraps behind the property, connecting Carp Road to the north, traveling south to a cul-de-sac past Echowoods Avenue. Existing uses along both the west and east sides of Carp Road immediately surrounding the site include predominantly low-rise rural commercial including offices, service, automobile dealership, and others on generally equally sized lots. Immediately east of the site behind the rear lot line is a pocket of residential uses which front onto both the east and west sides of Lloydalex Crescent.

More specifically, the site is located on the west side of Carp Road and the following building types and land uses surround the property:

- **North (Side Yard)**      Low-rise commercial uses
- **South (Side Yard)**      Low-rise commercial uses
- **East (Rear Yard)**      Low-rise residential development (single-detached dwellings)
- **West (Front Yard)**      Automotive dealership; low-rise single-detached residential

#### 1.3.1 Transit & Transportation Network

The site fronts onto the east side of Carp Road, which is a two-lane generally north-south Arterial which connects Stittsville to Fitzroy, travelling from Stittsville Main Street to the southeast, to Galetta Side Road to the northwest. Carp Road provides direct access to Highway 417 which travels east-west across the City of Ottawa and is easily navigable for trucking routes. Given the rural location of the site, there is limited transit accessible to the site, with the closest transit stations being located to the southeast at Tanger Outlets, located Palladium Drive and Campeau Drive.