

# 00 CARP RD.

Ottawa, ON



Boundary lines and dimensions are approximate and for illustrative purposes only.

**FOR SALE**

**COMMERCIAL/INDUSTRIAL LOT**

20.02 acres (approx)

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# CARP ROAD

## PROPERTY INFORMATION



**Municipal Address:** 00 Carp Rd, Stittsville, ON K0A 3G0



**Zoning:** RC9, RG3, & RG3[774r]



**Site Services at/near Property Line:** Hydro, Gas, Water  
Engineered study currently underway for bringing sewer services to the property.



**Land Size:** 20.02 Acres (87,2071.2 Sq. Ft.)



**Lot Frontage/Depth:** 1,082.52 Ft. x 617.76 Ft.

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# CARP ROAD

## PROPERTY DESCRIPTION



Prime 20-acre parcel strategically situated in the rapidly growing Stittsville-Ottawa area, offering direct access to Highway 417. Recently incorporated into the urban boundaries and designated for logistics and industrial use, this property presents diverse opportunities for logistics and light industrial applications. Services at the property line include hydro, gas, and water. The City of Ottawa is currently in the planning and engineering phase of expanding Carp Road to four lanes and bringing in sewer services. Position your investment strategically in this dynamic landscape.

**(Seller is open to a VTB pending terms).**

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# CARP ROAD

## ZONING - PERMITTED USES - RC9, RG3, & RG3[774R]

### Permitted uses

- 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
- retail store
- storefront industry
- warehouse

### Conditional Permitted Uses

- bank machine
- convenience store
- drive-through facility
- personal service business
- light industrial
- printing plant
- service and repair shop
- research and development centre
- office (By-law 2014-166)

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## FUTURE ZONING - IL / IL-2

With Ottawa's proposed Zoning By-law update set for Council approval by the end of 2025, the land will be zoned IL / IL- 2, unlocking further development potential.

### FUTURE PERMITTED USES

- automobile body shop
- automobile dealership
- automobile rental establishment
- broadcasting and production studio
- catering establishment
- crematorium
- day care
- emergency services
- garden centre
- heavy equipment and vehicle sales, rental, and servicing
- hotel
- kennel
- light industrial use
- office
- park
- parking garage
- parking lot
- research and development centre
- storage yard

- truck transport terminal
- warehouse
- waste processing and transfer facility

The following conditional uses are also permitted in the Industrial and Logistics Zone, subject to each use not exceeding 300 square metres of gross floor area:

- animal care establishment
- automobile service station
- bank
- car wash
- gas bar
- instructional facility
- micro-distribution facility
- office
- personal service business
- place of assembly
- restaurant
- retail store, limited to a convenience store

the following uses are also permitted in the IL-2 Subzone:

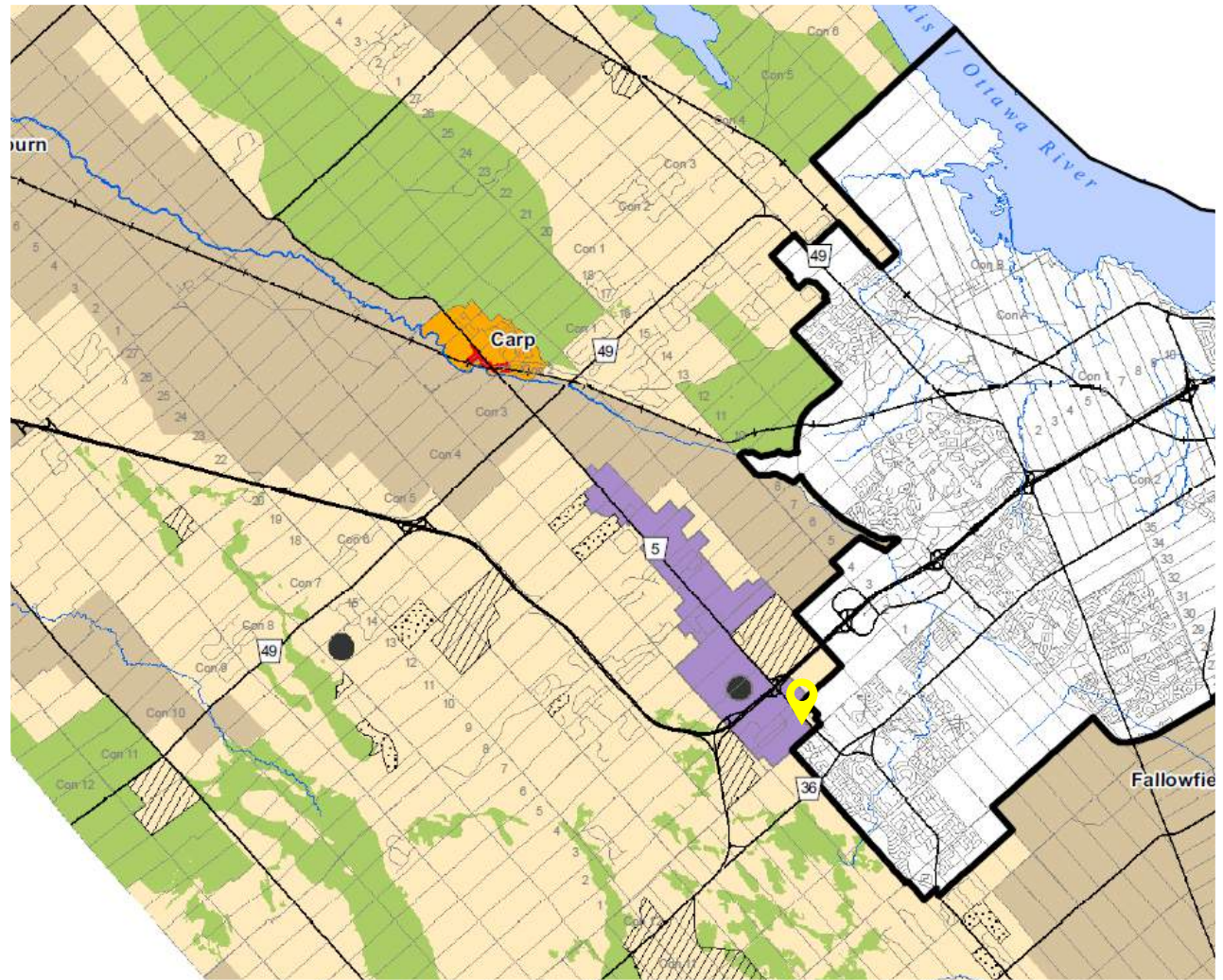
- truck transport terminal
- warehouse
- waste processing and transfer facility

Disclaimer: Please note that the information regarding the Zoning By-Law update is subject to change; visit the provided link for the latest details. <https://engage.ottawa.ca/zoning>

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# CARP ROAD

## OFFICIAL PLAN - TRANSECT OVERVIEW





## LEGEND



### DESIGNATIONS

-  Agricultural Resource Area
-  Rural Countryside
-  Greenspace
-  Rural Industrial and Logistics
-  Village
-  Village Core

### OTHER

-  Solid Waste Disposal Site
-  Urban Boundary

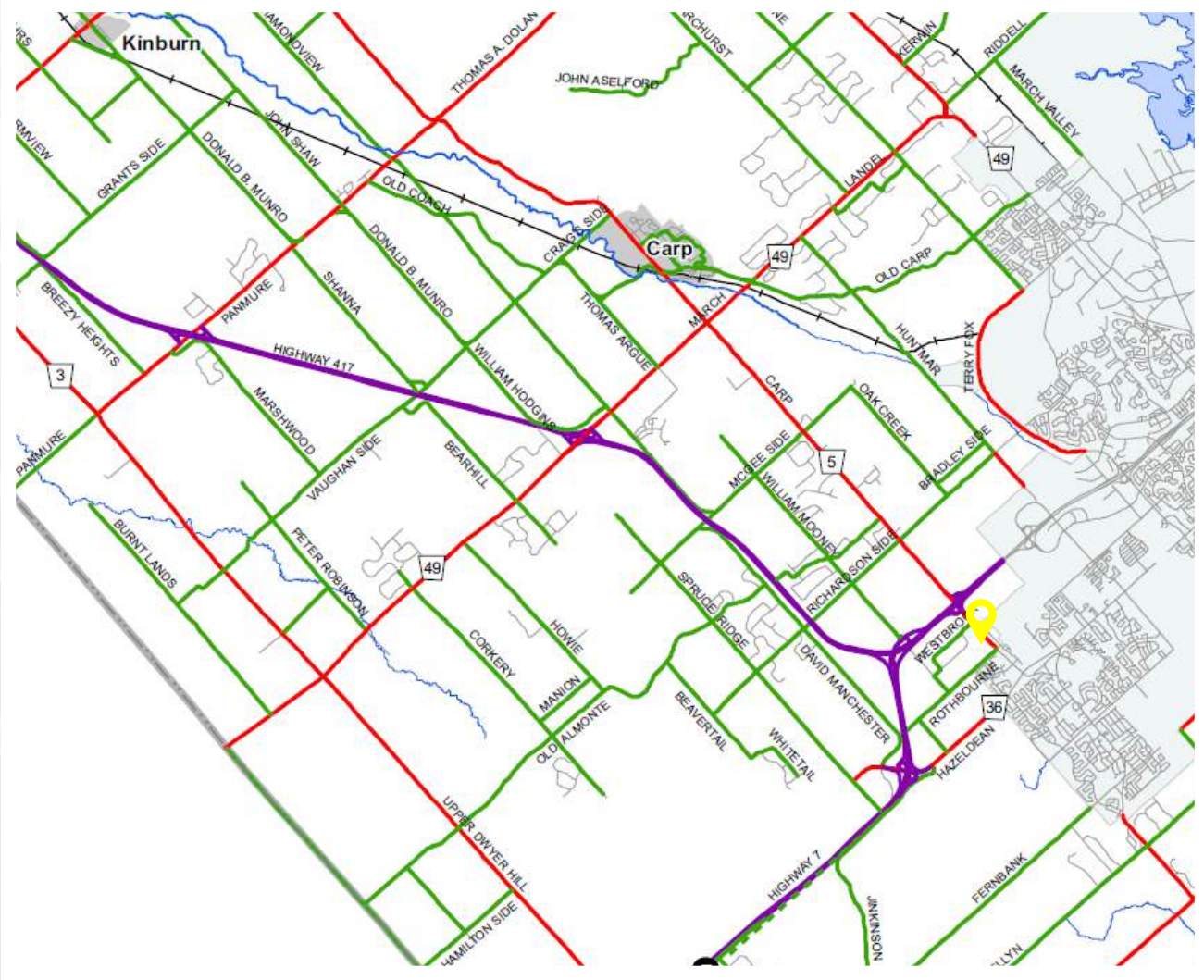
### OVERLAYS

-  Bedrock Resource Area Overlay
-  Sand and Gravel Resource Area Overlay

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# CARP ROAD

## OFFICIAL PLAN - ROAD NETWORK



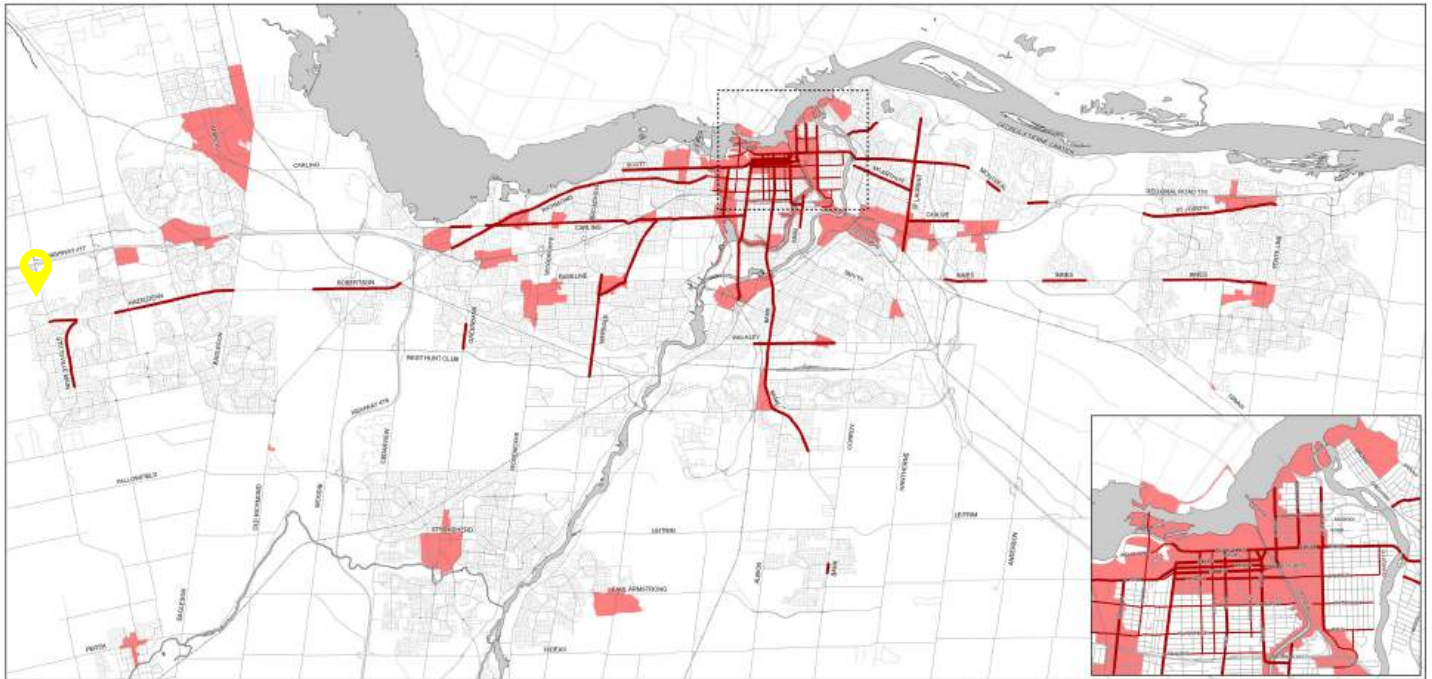
### LEGEND

- Existing Highway ————
- Arterial - Existing ————
- Arterial - Proposed (alignment defined) - - - - -
- Collector - Existing ————
- Collector - Proposed - - - - -
- New Interchange ●

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# CARP ROAD

## OFFICIAL PLAN - URBAN DESIGN PRIORITY AREAS



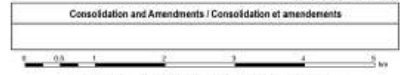
### DESIGN PRIORITY AREAS / SECTEURS PRIORITAIRES DE CONCEPTION

- Design Priority Areas / Secteurs prioritaires de conception
- Corridor - Mainstreet within Design Priority Area / Couloir - Rue principale dans un secteur prioritaire de conception
- Corridor - Minor within Design Priority Area / Couloir - Rue principale mineure dans un secteur prioritaire de conception



### Official Plan / Plan officiel Schedule C7-A - Design Priority Areas - Urban Annexe C7-A - Secteurs prioritaires de conception - Urbain

Approved on November 4, 2022  
Approuvé le 4 novembre 2022

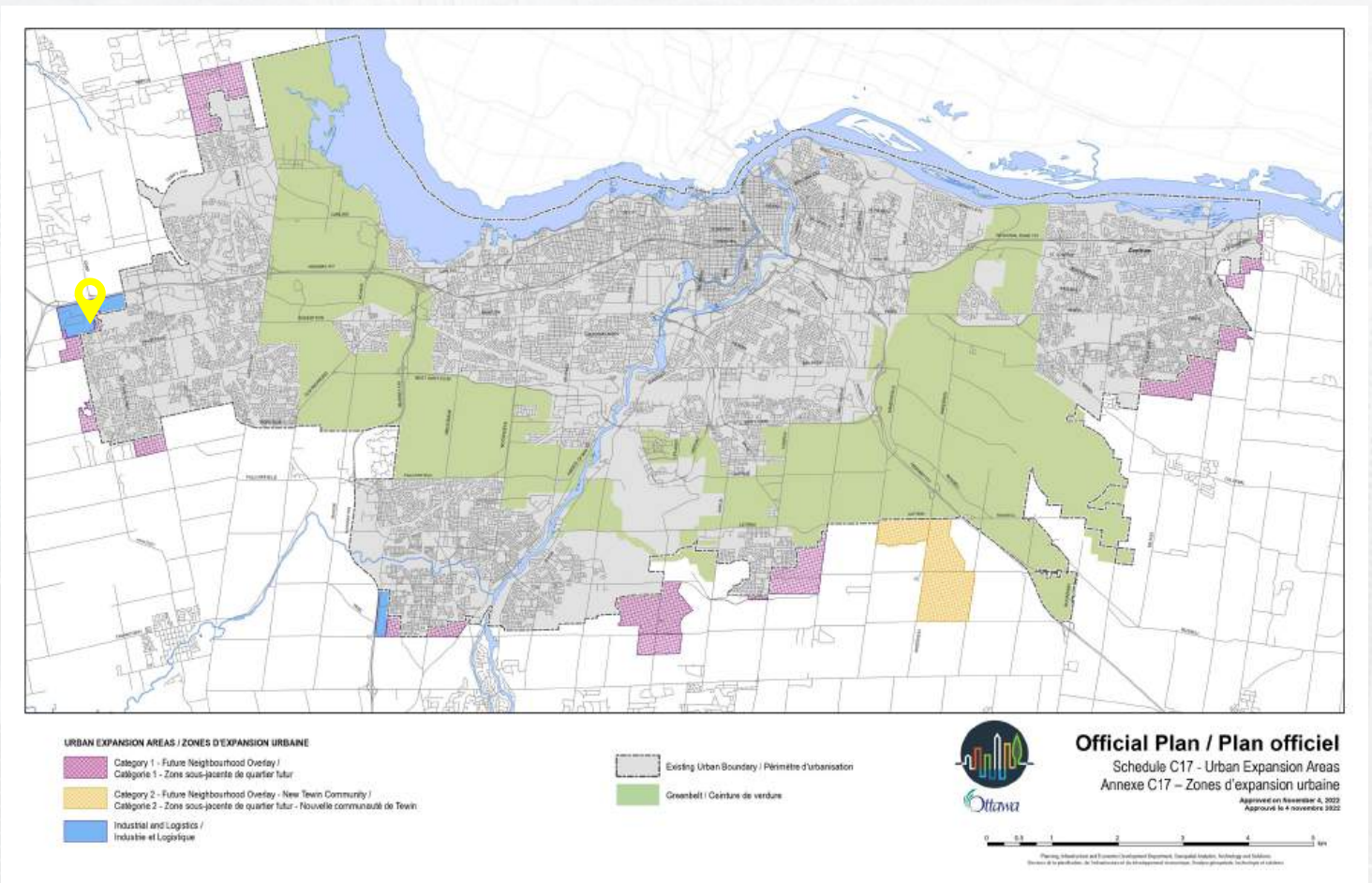


The city's official plan designates Urban Design Priority Areas to promote sustainable development with advanced urban standards. These areas feature pedestrian-friendly streets, diverse community amenities, and well-integrated green spaces. The objective is to cultivate vibrant urban communities with carefully planned infrastructure, ensuring a high quality of life for residents.

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# CARP ROAD

## OFFICIAL PLAN - URBAN EXPANSION AREA

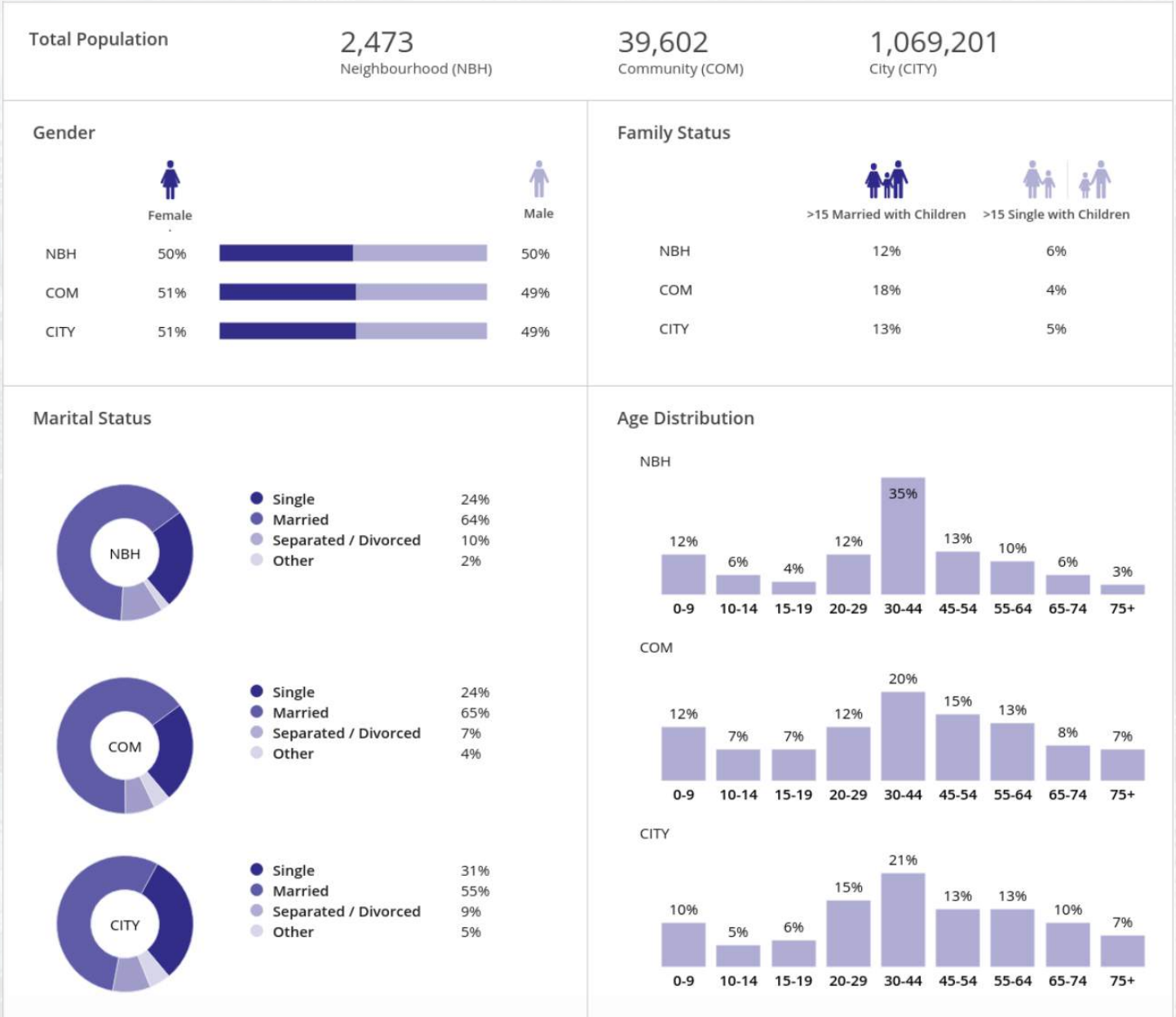


The Urban Expansion Area in the city's official plans represents a dynamic growth opportunity for investment. Strategically located to accommodate the city's projected population and economic growth, this area offers prime land for development, ensuring easy access to key infrastructure and transportation networks. With zoning designed to support a mix of residential and recreational spaces, the Urban Expansion Area promises to be a vibrant community that fosters growth and engagement. Investing here means being part of a forward-thinking, well-planned expansion that caters to modern needs while ensuring future scalability.

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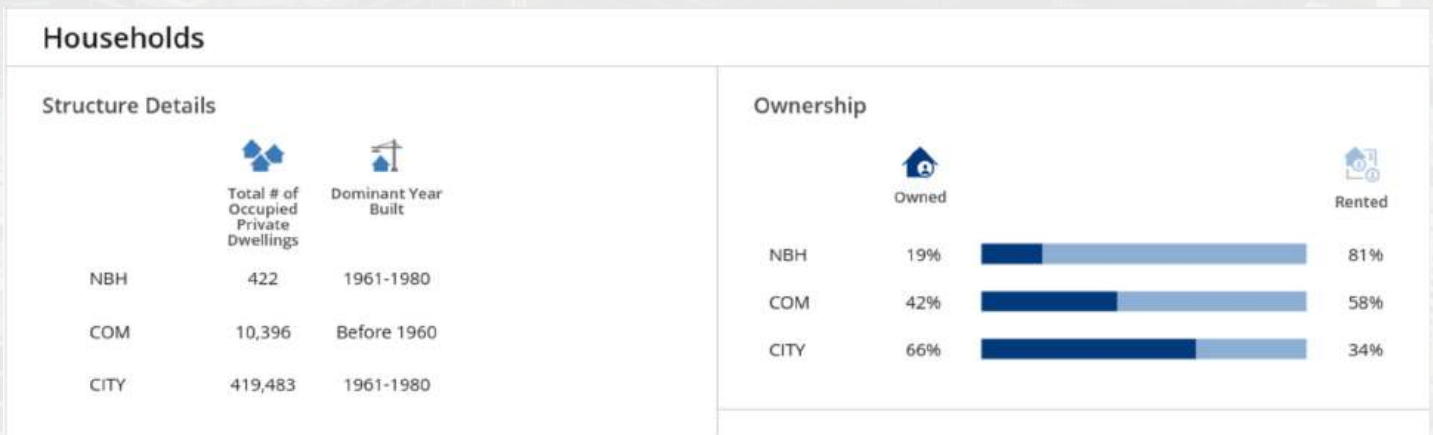
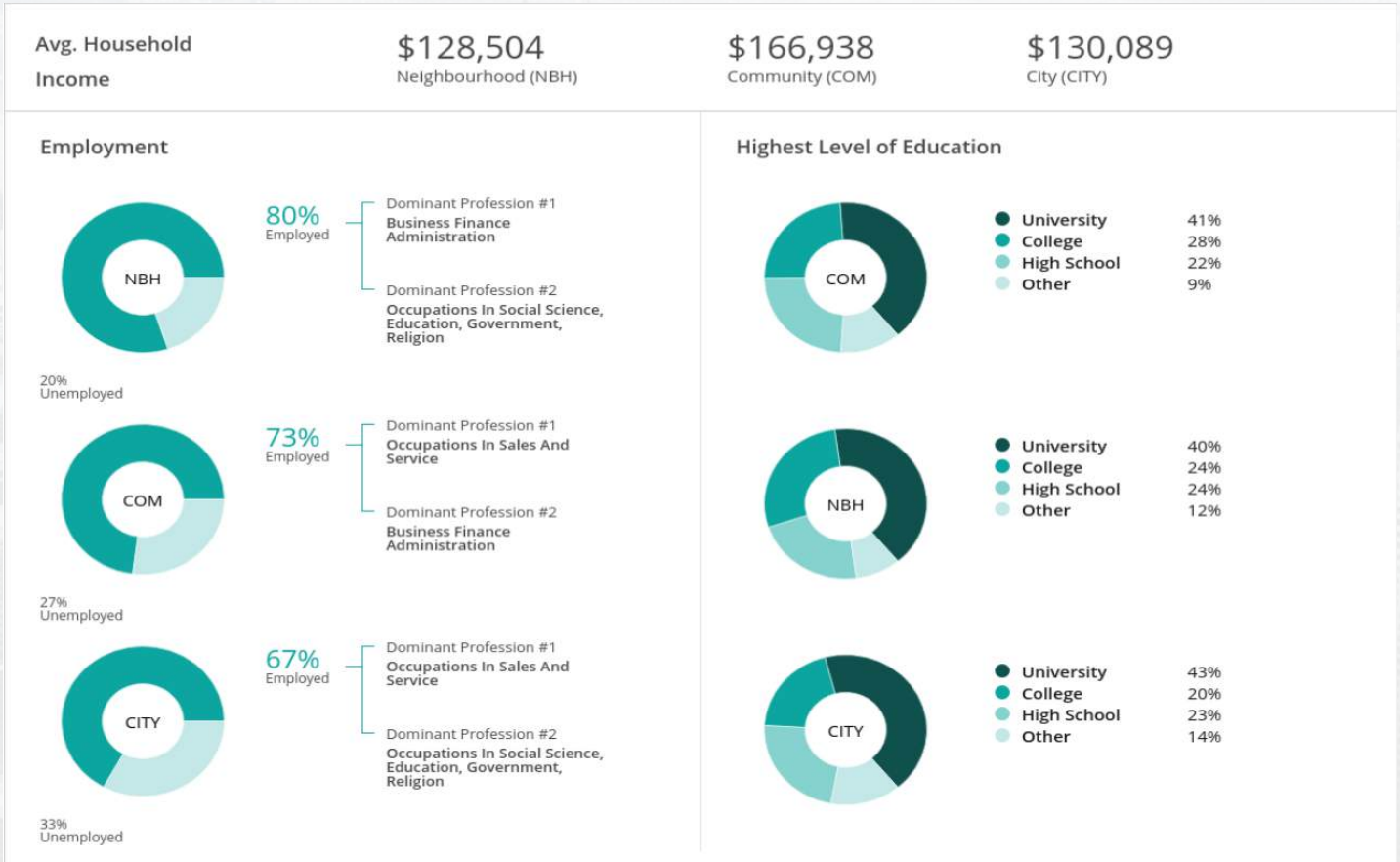
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## DEMOGRAPHICS - POPULATION



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## DEMOGRAPHICS - SOCIO-ECONOMICS





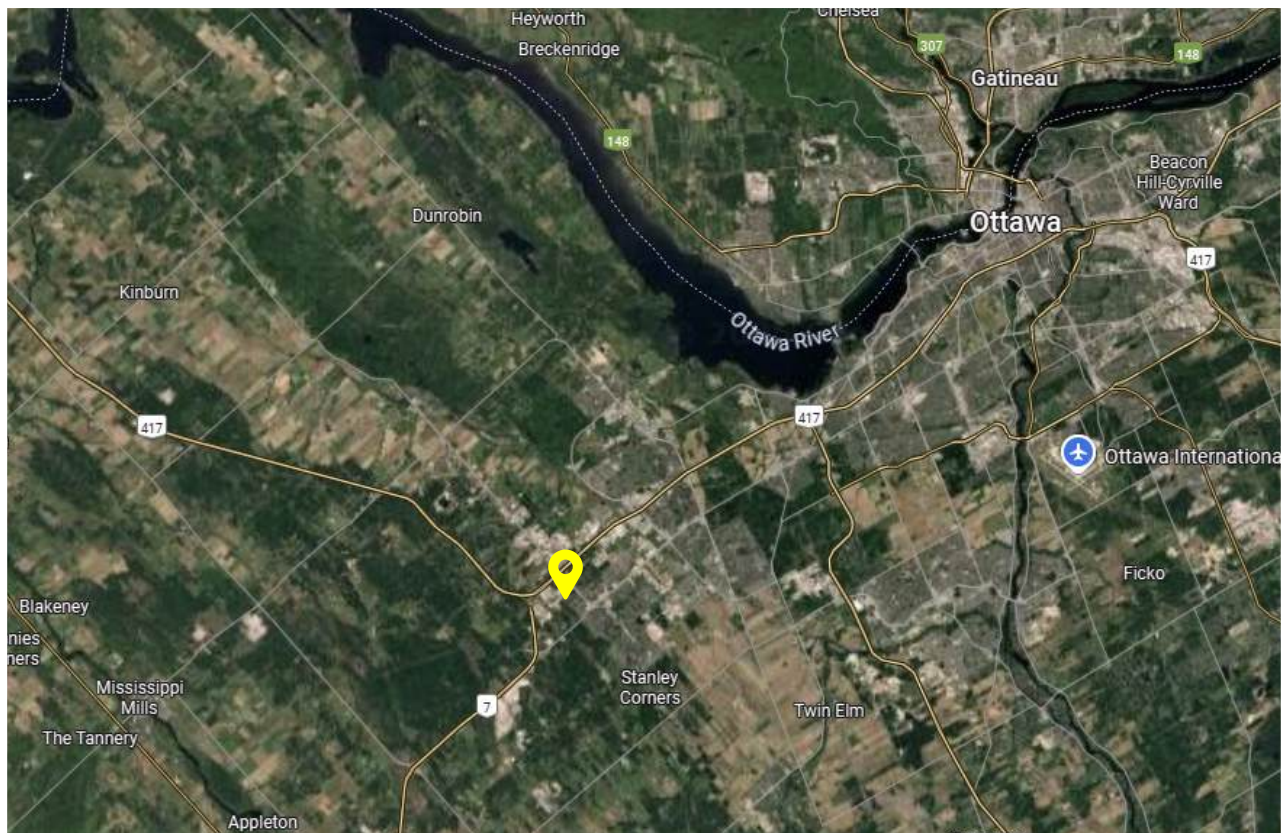


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## LOCATION

District/Neighbourhood - 8211 - Stittsville (North)



Contact Us

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