



July 15, 2025

Mr. Michel Bellemare  
Secretary-Treasurer  
Committee of Adjustment  
City of Ottawa  
101 Centrepointhe Drive  
Ottawa, Ontario  
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Committee of Adjustment  
Received | Reçu le

Revised | Modifié le : 2025-07-16

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

**RE: Application for a Lot Line Adjustment, 3112 Carp Road  
T & L Carroll Holdings Inc.**

We respectfully submit this application for consent for lands known municipally as 3112 Carp Road and described legally as Part of Lot 11 and Part of Lot 12, Concession 2, Geographic Township of Huntley, former Township of West Carleton, now in the City of Ottawa (the “subject land”). The subject land has been assigned PIN 04537-0870. This application is submitted on behalf of the property owner, T & L Carroll Holdings Inc. It is noted that adjacent land known municipally as 3146 Carp Road, is also owned by T & L Carroll Holdings Inc. The purpose of the application is to convey a portion of 3112 Carp Road to 3146 Carp Road to enlarge the latter.

The subject land is located on the east side of Carp Road, north of McGee Side Road and south of Russ Bradley Road. The subject land is located approximately 3.5 kilometers south of the Village of Carp and approximately 5.5 kilometers north of Highway No. 417. The subject land has an area of +/- 21.5 hectares (+/-53.1 acres) with cumulative frontage of +/-62 metres on Carp Road. The subject land is currently vacant. The subject land is subject to the following:

<i><b>Instrument No.</b></i>	<i><b>Lands</b></i>	<i><b>General Description</b></i>
N661110	Part 1, Plan 5R-7272	Drainage easement. For the conveyance of drainage of water.
N358106	Part 2, Plan 5R-7483	Right of Way in favour of Part 1, Plan 5R-7483 (also described as Part 1Part 1, Plan 4R-28438).
n/a	Part 3, Plan 4R-36359	Access easement in favour of Parts 4 & 5 on Plan 4R-36359.

The proposed lot addition has an area of +/-2,523 square metres, with no frontage on a public road. The parcel to be enlarged currently has an area of +/-3,962 square metres with frontage of +/- 55.2 metres on Carp Road. The enlarged parcel will have a total area of +/- 6,485 square metres (+/-1.6 acres) and will continue to have frontage of +/-55.2 metres on Carp Road. The proposed retained land will have an area of +/- 21.249 hectares with cumulative frontage of +/-62 metres on Carp Road. The retained land is proposed to be developed in the future for a rural commercial and industrial subdivision and is the subject of a current application for a Plan of Subdivision (D07-16-25-0003).

Please see the enclosed 01 Consent Sketch and 02 Consent Sketch-Enlarged Detail for further details.

### **Ontario Planning Act, Subdivision Control**

Section 50(3)(f) of the Planning Act, 1990 provides that “No person shall convey land by way of a deed or transfer, or grant, assign or exercise a power of appointment with respect to land, or mortgage or charge land, or enter into an agreement of sale and purchase of land or enter into any agreement that has the effect of granting the use of or right in land directly or by entitlement to renewal for a period of twenty-one years or more unless...a consent is given to convey, mortgage or charge the land, or grant, assign or exercise a power of appointment in respect of the land or enter into an agreement in respect of the land.”

The Planning Act, 1990 further requires that when considering whether to grant a provisional consent, regard must be had to certain matters outlined in Section 51(24) of the Planning Act, 1990. Outlined below are the applicable matters noted in Section 51(24) with a note to illustrate how the proposed consent has regard for such matters.

<b>Planning Act, 1990 Section No.</b>	<b>Criteria – Regard shall be had to:</b>	<b>Response</b>
51(24)(a)	The effect of development of the proposed subdivision on matters of provincial interest.	The proposed consent is consistent with the Provincial Policy Statement, 2024 as it will result in an enlarged lot that is better suited for rural commercial/industrial development.
51(24)(b)	Whether the proposed subdivision is premature or in the public interest.	The application is not premature and is in the public interest given it will allow for the development of commercial/industrial uses in an area designated for such. The application will not prevent the future development of the retained lands.
51(24)(c)	Whether the plan conforms to the official plan and adjacent plans of subdivision.	The proposed consent conforms to the City of Ottawa’s Official Plan, 2021 which designates the subject land as Rural Industrial and Logistics. The subject land will abut a future Plan of Subdivision and the enlarged lot will be similar to the future lot size in the proposed subdivision.
51(24)(d)	The suitability of the land for the purposes for which it is to be subdivided.	The subject land is currently designated and zoned for rural commercial/industrial uses.
51(24)(d.1)	If any affordable housing units are being proposed, the suitability of the proposed units for affordable housing.	n/a
51(24)(e)	The number, width, location and proposed grades and elevations of	n/a

	highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them.	
51(24)(f)	The dimensions and shapes of the proposed lots.	The dimension and shape of the proposed enlarged lot is appropriate as it meets the requirements of the applicable zoning provisions, whereas the lot to be enlarged does not currently meet the minimum lot area of the RC9 zoning.
51(24)(g)	The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land.	n/a
51(24)(h)	Conservation of natural resources and flood control.	n/a
51(24)(i)	The adequacy of utilities and municipal services.	Utilities and services are available in the area. The proposed enlarged lot will be serviced in the future by private well and septic system.
51(24)(j)	The adequacy of school sites.	n/a
51(24)(k)	The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes.	n/a
51(24)(l)	The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy.	n/a
51(24)(m)	The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area.	Future development of the enlarged lot will likely require Site Plan Control approval.

The proposed consent application has regard for the above noted criteria as set out in Section 51(24) of the Planning Act, 1990.

### **City of Ottawa Official Plan, 2021**

The subject land is designated Rural Industrial and Logistics pursuant to Schedule B9 of the City of Ottawa Official Plan, 2021 (the “Official Plan”). The purpose of the Rural Industrial and Logistics designation is to accommodate a full range of industrial and commercial activities that are not better suited to urban areas or rural countryside due to the requirements for large areas of land or separation from their noxious activity. The proposed enlarged lot will be better suited for the development of the permitted uses as it will provide a larger area for private servicing purposes. The proposed consent will not prohibit the development of an industrial subdivision on the retained land.

### **Carp Road Corridor Community Design Plan, June 2004**

The subject land is designated Highway Commercial Area pursuant to Schedule 1 of the Carp Road Corridor Community Design Plan, June 2004 (the “CRCCDP”). The purpose of this designation is to provide for uses that generally serve passing traffic and require direct access to arterial roads, and more specifically, uses that “require large parking areas, extensive displays, and buildings designed to capture the attention of the passing public.” The designations established in the CRCCDP are implemented through the City’s Zoning By-law, discussed below.

### **City of Ottawa Comprehensive Zoning By-law No. 2008-250**

The subject land is zoned Rural Commercial Subzone 9 (RC9) pursuant to City of Ottawa Comprehensive Zoning By-law No. 2008-250 (the “zoning by-law”). The purpose of the RC9 zone is to permit a variety of commercial uses in a manner that respects the surrounding rural area. The zoning by-law requires a minimum lot area of 4,000 square metres and a minimum lot width of 30 metres. The proposed enlarged lot will not meet the minimum lot area requirement and will continue to meet the minimum lot width requirement. The retained land will comply with the minimum lot area and lot width requirements, having a proposed area of +/- 21.249 hectares and +/-62 metres respectively.

### **Complete Application Material**

In support of this application, please find enclosed the following:

1. One (1) City of Ottawa Committee of Adjustment Consent/Severance Application form, duly executed,
2. One (1) Completed Schedule A: Rural Consent Additional Application Information,
3. One (1) copy of the parcel abstract for the subject land (PIN 04537-0870),
4. One (1) full size and one (1) reduced copy of 01 Consent Sketch, Revision No. 2, prepared by Keeper Co. dated July 14, 2025,

5. One (1) full size and one (1) reduced copy of 02 Consent Sketch – Enlarged Detail, Revision No. 2, prepared by Keeper Co. dated July 14, 2025,
6. One (1) full size and one (1) reduced copy of Plan of Survey prepared by McIntosh Perry Surveying Inc. dated March 1, 2023,
7. One (1) copy of Plan 4R-36359 prepared by Egis Surveying Inc. dated August 29, 2024,
8. One (1) copy of Plan 5R-7272, and
9. One (1) copy of Plan 5R-7483.

A cheque in the amount of \$ \$4301.00 payable to the City of Ottawa representing the applicable application fee was previously provided directly by the property owner.

Should you have any questions regarding this application, or require any further information, please do not hesitate to contact the undersigned at [bridgette@keeperco.ca](mailto:bridgette@keeperco.ca) or 613.807.5000.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'B. Alchawa', with a stylized flourish at the end.

Bridgette Alchawa, MCIP, RPP  
Land Use Planner