



Andy Oswald

# For Sale 1120 & 1126 March Road

Kanata



WestOttawaRealEstate.ca



## List Price \$5,500,000

- Commercial plaza with 4844 sq ft on main level and 4000 sq ft useable space in the walkout basement plus a 2 storey detached home
- Rural Commercial Zoning permits many, many more uses
- 4.7 acre site with corner location at proposed traffic lights
- Fantastic frontage on March Road
- 4.7 acre site for development adjacent to Kanata North expansion



WestOttawaRealEstate.ca

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Office 613.755.2278



**INNOVATION**  
REALTY LTD  
BROKERAGE

# 1120 & 1126 March Road

Kanata



**WestOttawaRealEstate.ca**



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Kanata



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### PHOTOGRAPHS



Front View



Rear View

# 1120 & 1126 March Road

Kanata



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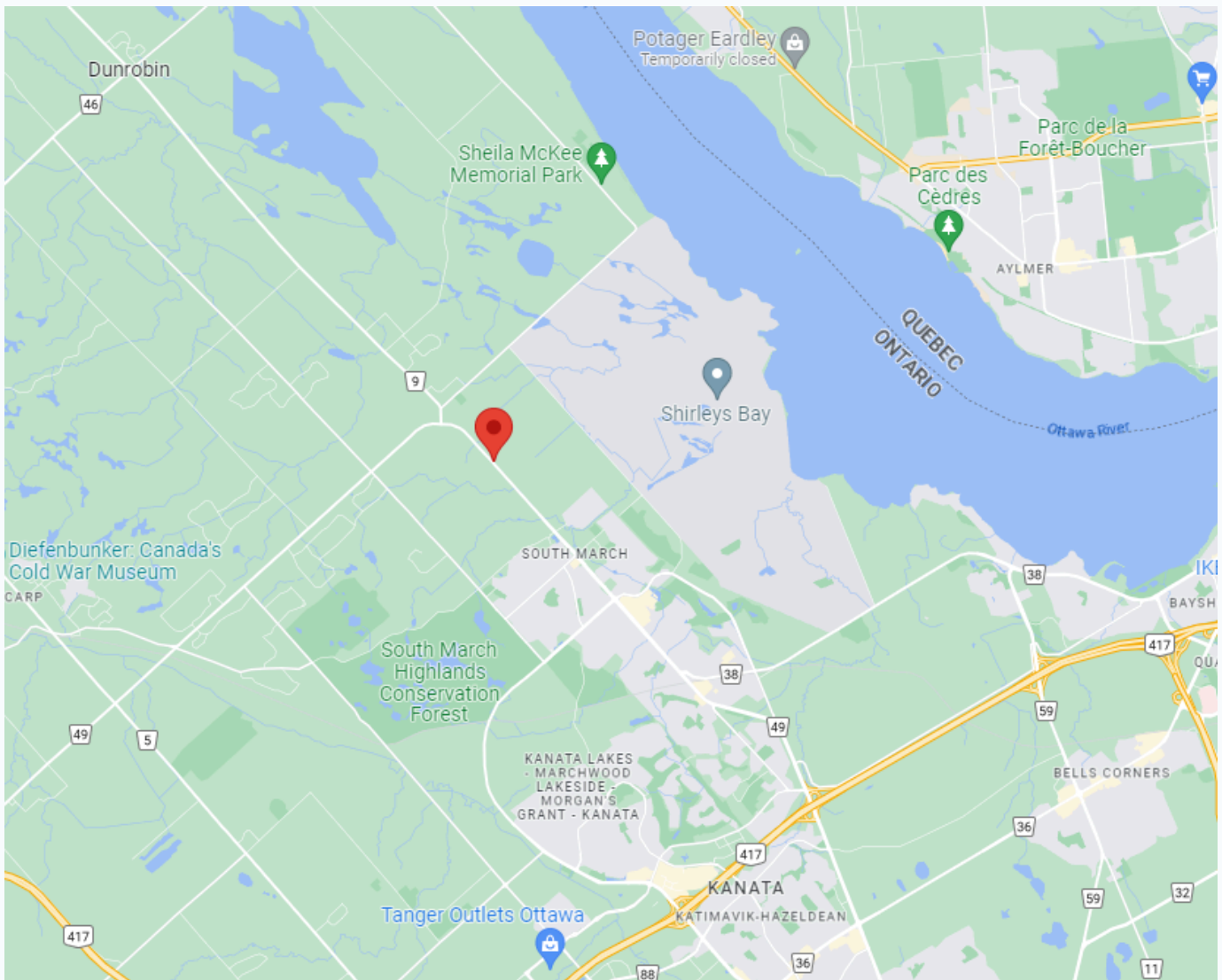


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## LOCATION MAP

### 1120 & 1126 MARCH ROAD, KANATA ADJACENT TO KANATA NORTH EXPANSION

1120 & 1126 March Road is located on the North Side of March Road, less than 1km from Klondike Road near Kanata's Hi-Tech District. This location offers excellent exposure due to the high traffic counts recorded along this major traffic route.



# 1120 & 1126 March Road

Kanata



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## **SPECIAL FEATURES**

1. Custom quality built commercial building
2. Fantastic exposure with the HIGH traffic volume along March Road
3. 5000 sq ft main level plus 4800 sq ft useable space in the walkout-high and dry basement level
4. The Basement level is professionally finished and has direct access from the rear of the building
5. 4.7 acre site offers additional future potential
6. 40 paved parking spaces with room to increase. New pavement on rear lot (2022)
7. New roof 2016
8. Fully leased with excellent tenants
9. Rural Commercial Zoning permits many, many uses
10. A great income property that also a super investment for both the current income stream and the future potential
11. Urban boundary across street at St. Isodore Church along March Road
12. Municipal services along March Road across street
13. Future 4 lane expansion proposal
14. 3500 residential home development adjacent to lot
15. NOKIA major expansion of \$350 Million nearby
16. NOKIA 500 employee expansion

# 1120 & 1126 March Road

Kanata



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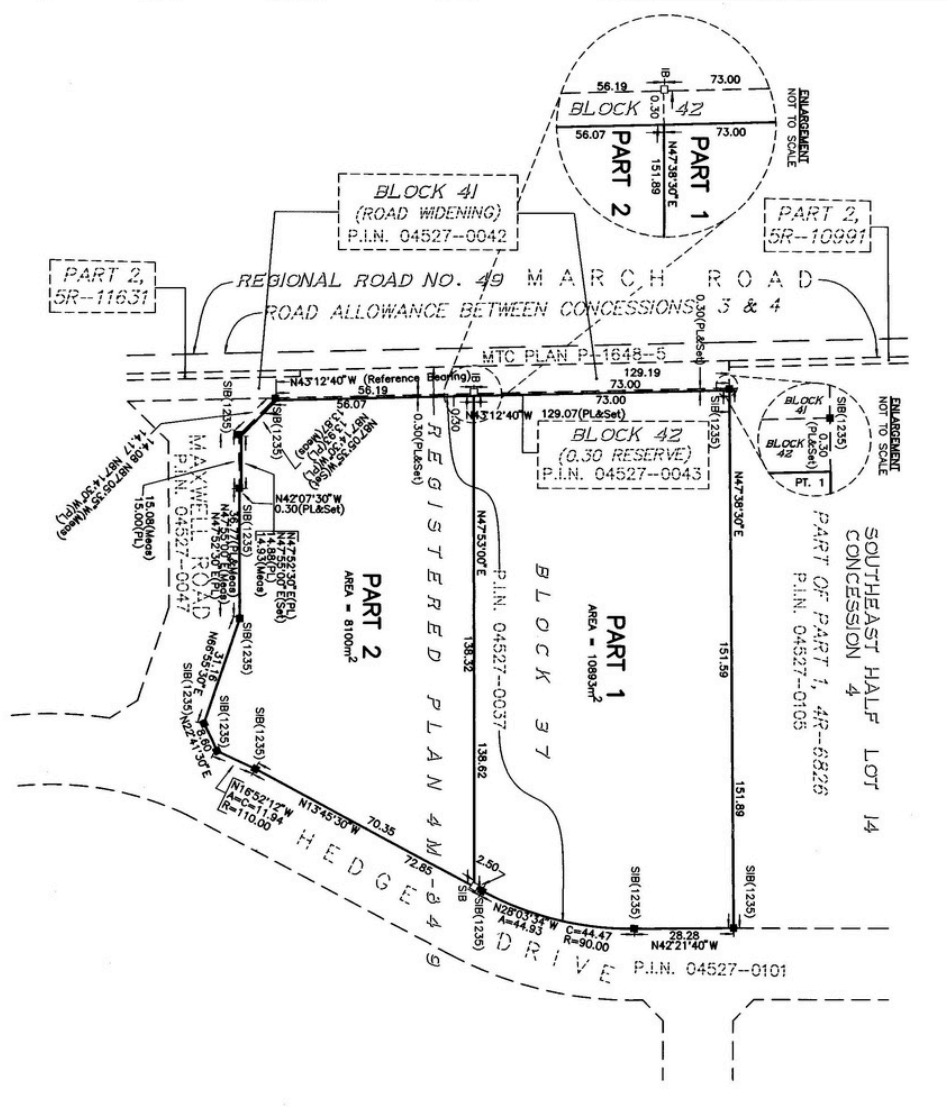
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## **LEASE INFORMATION 1120 MARCH ROAD**

<b>Unit #</b>	<b>Rentable Area</b>
<b>A</b>	<b>1163 (+1000 s.f basement area)</b>
<b>B</b>	<b>1163 (+1000 s.f basement area)</b>
<b>C</b>	<b>1163 (+1000 s.f basement area)</b>
<b>D</b>	<b>1163 (+1000 s.f basement area)</b>
<b>TOTALS</b>	<b>4652 (+4000 s.f basement area)</b>

Rear View

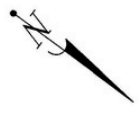




ENLARGEMENT  
NOT TO SCALE

ENLARGEMENT  
NOT TO SCALE

SOUTHEAST HALF LOT 14  
CONCESSION 4  
PART OF PART 1, 4R-6826  
P.L.N. 04527-0103

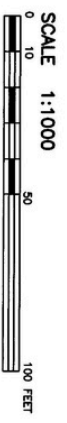


SCHEDULE			
PART	BLOCK	REG. PLAN	P.L.N.
1,2	42	4M-849	04527-0037

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
DATE: AUGUST 20TH, 1998.  
*Peter G. Smith*  
ONTIARIO LAND SURVEYOR

PLAN 4R-14124  
RECEIVED AND DEPOSITED  
DATE: Sept 11 1998.  
*M. M. M.*  
LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON No. 4

PLAN OF SURVEY OF  
BLOCK 37  
REGISTERED PLAN 4M-849  
GEOGRAPHIC TOWNSHIP OF MARCH  
NOW IN THE CITY OF KANATA  
Regional Municipality of Ottawa-Carleton  
FARLEY SMITH & MURRAY SURVEYING LTD  
1998



BEARING NOTE:  
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTH-EASTERLY LIMIT OF BLOCK 41 (ROAD WIDENING), AS SHOWN ON REGISTERED PLAN 4M-849, HAVING A BEARING OF N45°12'40"W.

LEGEND (if applicable)

—	SURVEY MONUMENT FOUND
---	STRIPPED SURVEY MONUMENT FOUND
- - -	STRIPPED SURVEY MONUMENT FOUND FROM BAR
- - -	STRIPPED SURVEY MONUMENT FOUND FROM ROAD
- - -	CONCRETE PIN
- - -	WIRE
- - -	IRON MONUMENT
- - -	IRON MONUMENT FOUND
- - -	IRON MONUMENT FOUND FROM BAR
- - -	IRON MONUMENT FOUND FROM ROAD
- - -	IRON MONUMENT FOUND FROM WIRE
- - -	IRON MONUMENT FOUND FROM CONCRETE PIN
- - -	IRON MONUMENT FOUND FROM WIRE
- - -	IRON MONUMENT FOUND FROM CONCRETE PIN
- - -	IRON MONUMENT FOUND FROM WIRE
- - -	IRON MONUMENT FOUND FROM CONCRETE PIN

REGISTERED PLAN 4M-849  
P.L.N. 04527-0037  
SURV. ROWE & MURPHY LTD.  
MORNING

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 13TH DAY OF AUGUST, 1998.  
DATE: AUGUST 20TH, 1998.

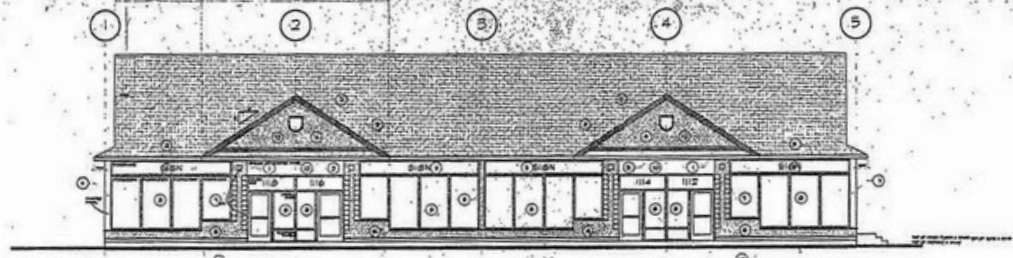
*Peter G. Smith*  
PETER G. SMITH  
ONTARIO LAND SURVEYOR

**FARLEY SMITH & MURRAY SURVEYING LTD.**  
ONTARIO LAND SURVEYORS  
CANADA LAND SURVEYORS  
190 COLONNARD ROAD, VERBEN, ONTARIO K2E 7J5  
(613) 721-6226 FAX (613) 721-1923

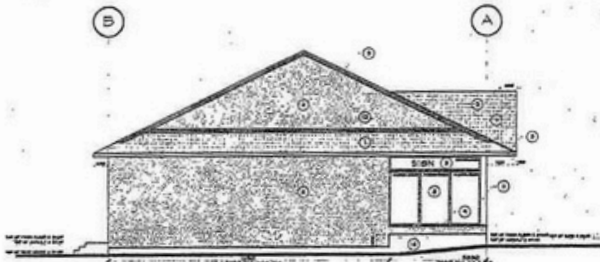
**METRIC NOTE:**  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.  
FILE No.: 277-48 INDEX:



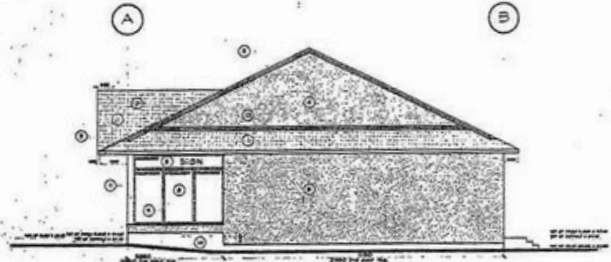
# BUILDING PLANS



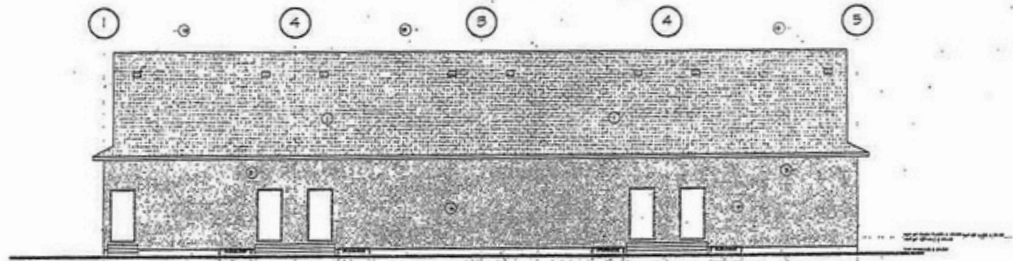
FRONT ELEVATION



LEFT (N.W.) END ELEVATION



RIGHT (S.E.) END ELEVATION



REAR ELEVATION

\* SUBJECT HAS WALKOUT BASEMENT DESIGN \*

# BUILDING PLANS

## GENERAL NOTES

1. FOUNDATION DESIGN SHALL BE THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER. THE FOUNDATION SHALL BE DESIGNED TO SUPPORT THE BUILDING AND TO RESIST THE EFFECTS OF WIND AND SEISMIC FORCES AS APPLICABLE TO THE PROJECT. THE FOUNDATION SHALL BE DESIGNED TO SUPPORT THE BUILDING AND TO RESIST THE EFFECTS OF WIND AND SEISMIC FORCES AS APPLICABLE TO THE PROJECT.

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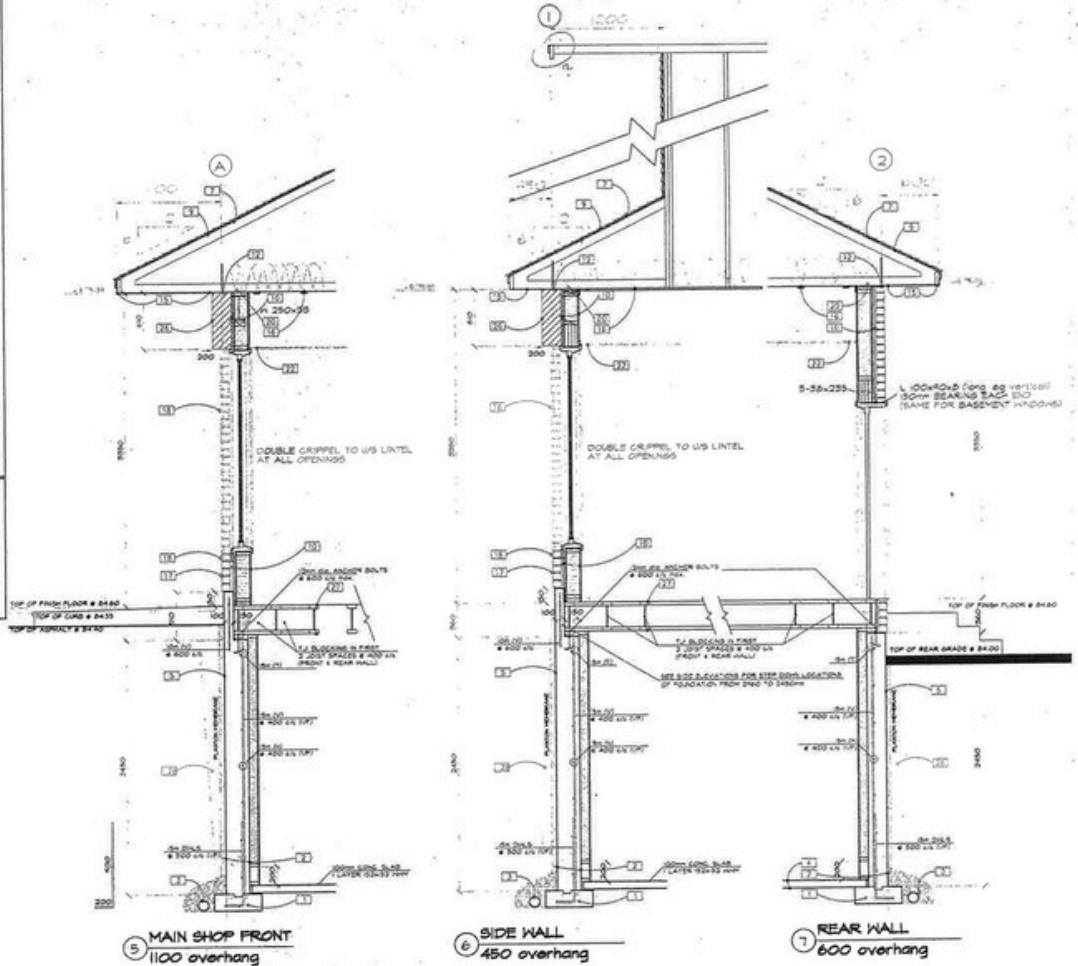
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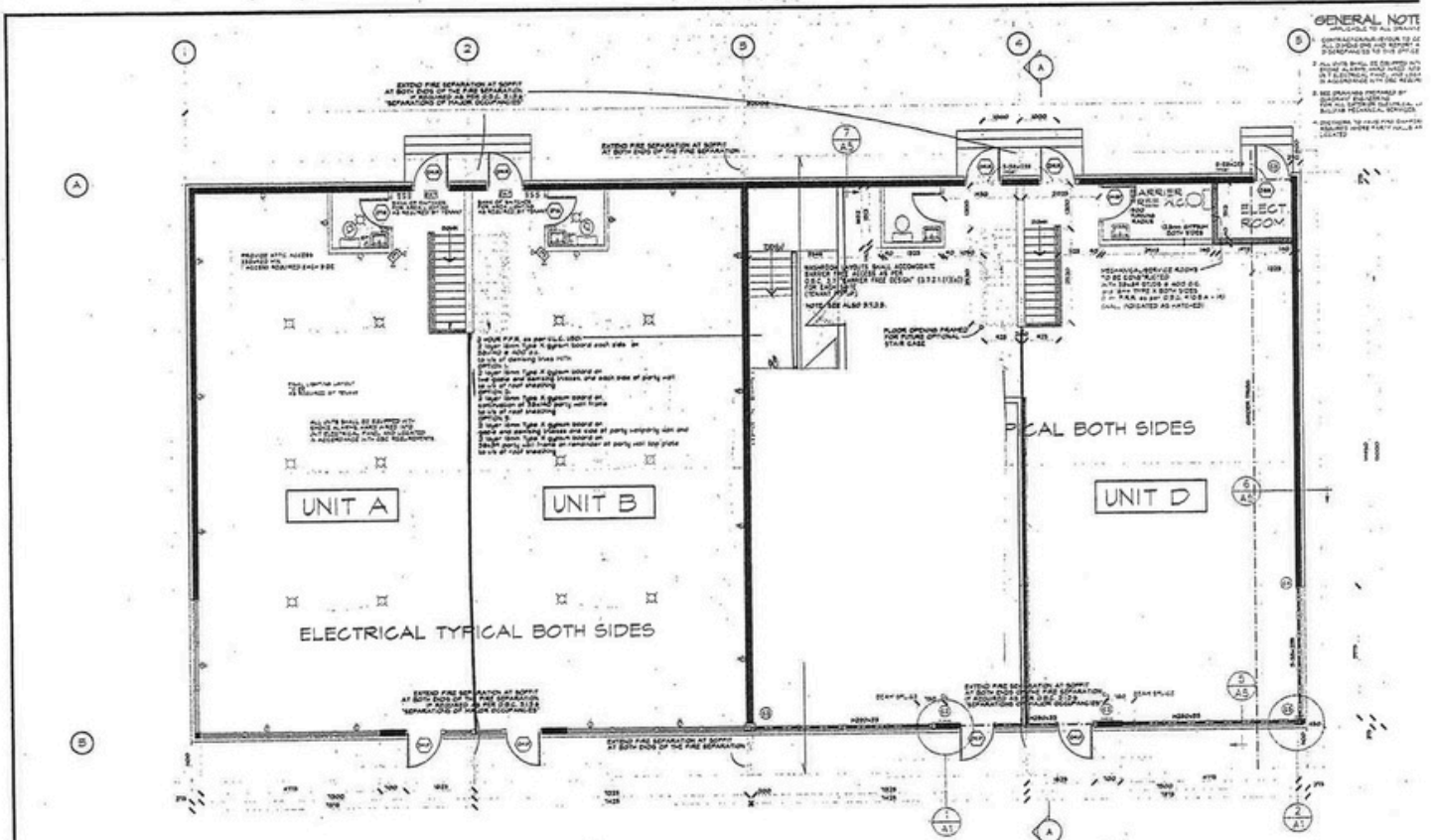
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## INTERIOR FINISHES SCHEDULE

LOCATION	FLOOR	CILING	WALLS	EMBRACE	TRIMMS & SOLES
ALL	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
REAR WALL	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
MAIN SHOP FRONT	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
SIDE WALL	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
REAR WALL	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
MAIN SHOP FRONT	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
SIDE WALL	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
REAR WALL	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
MAIN SHOP FRONT	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
SIDE WALL	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
REAR WALL	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
MAIN SHOP FRONT	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
SIDE WALL	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
REAR WALL	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE



# BUILDING PLANS



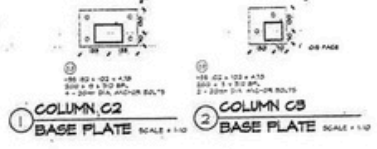
**GENERAL NOTE**  
 1. CONSULT DRAWING REVISIONS TO SEE ALL CHANGES AND REVISIONS. A REVISION IS NOT TO BE MADE UNLESS IT IS INDICATED BY A REVISION MARK.  
 2. ALL WORK SHALL BE DONE WITHIN THE SPECIFIED TIME FRAME AND SHALL BE COMPLETED BY THE SPECIFIED DATE.  
 3. SEE DRAWING FOR ALL DIMENSIONS AND LOCATIONS OF ALL WORK.  
 4. DIMENSIONS TO FACE UNLESS OTHERWISE INDICATED.

3 HOUR F.P.R. OR EQUIV. (SEE SPEC.)  
 2 Hour door, type 1, shall be used on the interior and exterior of each unit. On the exterior of each unit, the door shall be of the type specified in the contract documents.  
 2 Hour door, type 1, shall be used on the interior of each unit. On the exterior of each unit, the door shall be of the type specified in the contract documents.  
 2 Hour door, type 1, shall be used on the interior of each unit. On the exterior of each unit, the door shall be of the type specified in the contract documents.

**DOOR SCHEDULE**

SYM	SIZE	TYPE	FRAME	REMARKS
DHP	410x2050	LABELLED STEEL INSULATED EXTERIOR SELF CLOSING	ALUMINUM GLAZED	SHOP FRONT
DRK	410x2050	LABELLED STEEL INSULATED EXTERIOR SELF CLOSING	LABELLED STEEL INSULATED	REAR EXTERIOR
DRK	410x2050	LABELLED STEEL INSULATED EXTERIOR SELF CLOSING	LABELLED STEEL INSULATED	REAR EXTERIOR
DRK	410x2050	LABELLED STEEL INSULATED EXTERIOR SELF CLOSING	LABELLED STEEL INSULATED	REAR EXTERIOR
DH1P	410x2050	H.C. WAGNITE FOR PAINT, FLAT SLAB	HOOD FOR PAINT	KITCHEN
D16	760x2050	H.C. WAGNITE FOR PAINT, FLAT SLAB	HOOD FOR PAINT	KITCHEN
D56	860x2050	LABELLED STEEL INT. RATED SELF CLOSING	4 1/2 IN. F.P.R. W/ LATCH	BATHROOM

*\* (ACTUAL VARIES FROM PLAN) \**



# ZONING

## RC - Rural Commercial Zone (Sections 217 and 218)

### Purpose of the Zone

The purpose of the RC – Rural Commercial Zone is to:

- (1) permit the development of highway and recreational commercial uses which serve the rural community and visiting public in areas mainly designated as **General Rural Area, Village and Carp Road Corridor Rural Employment Area** in the Official Plan;
- (2) accommodate a range of commercial uses including services for the traveling public as well as agriculture-related, vehicle-oriented and construction products and services;
- (3) permit research facilities in areas designated **Greenbelt Employment and Institutional Area** in the Official Plan, and
- (4) regulate development in a manner that has a minimal impact on the surrounding rural area or villages.

### Section 217

In the RC Zone:

### Permitted Uses

(1) The following uses are permitted subject to:

- (a) the provisions of subsection 217(3) to (5);
- (b) despite the definition amusement park, a go-cart track is not permitted in an RC zone which abuts in whole or in part any VM, V1, V2 or V3 zone;
- (c) retail store is limited to the sale of agricultural, construction, gardening or landscaping-related products, equipment or supplies;
- (d) the detached dwelling or dwelling unit is limited to one in total and must be accessory to a permitted use;
  - 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)

# ZONING

- (e) no single commercial use can occupy more than 2500 m<sup>2</sup> of gross leasable floor area on any lot in a RC zone in a village shown on Schedule 9. (By-law 2013-58) (By-law 2017-148)
- (f) Where an outdoor farmers' market is located on a lot with another use, the primary or subzone provisions do not apply and the farmers' market may only be located in a:
- (i) parking lot;
  - (ii) yard abutting a parking lot; and,
  - (iii) front of corner side yard; associated with the other use. (By-law 2016-134)

## Conditional Permitted Uses

(2) The following conditional uses are permitted subject to the following:

- (a) the provisions of subsection 217(3) to (5);
- (b) provided that they are located in the same building or on the same lot as a permitted use;
  - bank machine**
  - convenience store**
  - drive-through facility**
  - personal service business**

## Zone Provisions

(3) Zone provisions are set out in Table 217 below.

**Table 217 - RC Zone provisions (By-law 2021-215)**

I ZONING MECHANISMS		II PROVISIONS
(a) Minimum lot area (m <sup>2</sup> )		4000
(b) Minimum lot width (m)		30
(c) Minimum front yard setback (m)		10
(d) Minimum interior side yard setback (m)	Abutting residential zone	4.5
	All other zones	3
(e) Minimum corner side yard setback (m)		6
(f) Minimum rear yard setback (m)		10
(g) Maximum height (m)		11
(h) Maximum lot coverage (%)		25
(i) Landscaping of yards		-required front and corner side yards to be landscaped, except for driveways crossing the front or corner side yard leading to a parking area

# ZONING

I ZONING MECHANISMS	II PROVISIONS
(j) Outdoor storage	-outdoor storage permitted in interior side and rear yard only; must be screened and concealed from view from abutting streets and from abutting non-commercial or non-industrial zones

(4) For other applicable provisions, see Part 2 - General Provisions, Part 3 - Specific Use Provisions and Part 4 - Parking, Queuing and Loading Provisions.

(5) It should be noted that lots serviced by private services may require lot sizes larger than that necessary to meet zone provisions in order to accommodate the servicing systems capable of handling the increased levels of water consumption and sewage generation that may be associated with these uses.

## Section 218 - RC Subzones

In the RC Zone the following subzones apply:

(6) Zone provisions are set out in Table 218A below.

**Table 218A - RC1 to RC4 Subzone provisions (By-law 2019-41)**

I ZONING MECHANISMS		PROVISIONS			
		II RC1	III RC2	IV RC3	V RC4
(a) Minimum lot area (m <sup>2</sup> )		1350	2000	8000	20,000
(b) Minimum lot width (m)		20	30	60	90
(c) Minimum front yard setback (m)		7.5	10	10	10
(d) Minimum interior side yard setback (m)	(i) abutting a residential use or zone	4.5	4.5	6	6
	(ii) all other cases	3	3	6	6
(e) Minimum rear yard setback (m)		7.5	10	10	10
(f) Minimum corner side yard setback (m)		7.5	7.5	10	10
(g) Maximum principal building height		11	11	11	11
(h) Maximum lot coverage (%)		30	30	20	15
(i) Landscaping of yards		-required front and corner side yards to be landscaped, except for driveways crossing the front or corner side yard leading to a parking area			
(j) Outdoor storage		-outdoor storage permitted in interior side and rear yard only; must be screened and concealed from view from abutting streets and from abutting non-commercial or non-industrial zones			
(k) Further permitted uses (By-law 2014-166)		-light industrial -printing plant -service and repair shop -research and development centre -office			

# ZONING

## RC5 Subzone - campgrounds

(2) In the RC5 subzone:

- (a) despite Section 217(1) the following uses only are permitted;
- (b) despite the definition **marine facility** the storage, servicing, repair, or sale or rental of boats is also allowed, along with the sale of marine fuels;
- (c) despite the definition **campground** this may include cabins and chalets;
- (d) the **dwelling** unit is limited to one in total;
  - campground**
  - dwelling** unit
  - marine facility**
  - park**
  - retail food store, limited to a farmers' market** (By-law 2016-134)
- (e) Where an outdoor farmers' market is located on a lot with another use, the primary or subzone provisions do not apply and the farmers' market may only be located in a:
  - (i) parking lot;
  - (ii) yard abutting a parking lot; and,
  - (iii) front or corner side yard associated with the other use. (By-law 2016-134)

(3) The following conditional uses only are permitted subject to the following:

- (a) provided that they are located in the same building or on the same lot as a permitted use;
- (b) only one **dwelling** unit as permitted in subsection 218(2) or one detached **dwelling** is permitted, not both;
  - restaurant**
  - one detached **dwelling**

(4) The RC4 subzone provisions are set out in Table 218A shall apply for the RC5 subzone.

## RC6 and RC7 Subzones – Carp road corridor (convenience commercial nodes)

(5) In the RC6 and RC7 subzones:

- (a) the **retail store** is limited to a convenience store; and to the sale of goods, products, equipment, supplies or services manufactured, processed, assembled, packaged or delivered by a permitted use, or the sale of previously prepared materials used in the manufacturing, processing, assembly, packaging or delivery of finished parts, finished products or services; (By-law 2014-166)
- (b) the following uses are also permitted:
  - bank**
  - office**
  - retail store** (By-law 2019-338)

(6) The RC6 and RC7 subzone provisions apply as follows:

- (a) for the RC6 subzone the provisions of the RC2 subzone in Table 218A apply;
- (b) for the RC7 subzone the provisions of the RC zone in Table 217 apply.

## RC8 And RC9 Subzones – Carp road corridor (highway commercial restricted)

# ZONING

(7) In the RC8 and RC9 subzones:

(a) the **automobile service station** may not retail fuel;

(b) the following uses are prohibited:

**bar**

**gas bar**

**kennel**, see *Part 3, Section 84*

**restaurant**

(c) the following uses are also permitted:

**light industrial**

**printing plant**

**service and repair shop**

**research and development centre**

**office** (By-law 2014-166)

(d) retail store is limited to the sale of agricultural, construction, gardening or landscaping-related products, equipment or supplies; and to the sale of goods, products, equipment, supplies or services manufactured, processed, assembled, packaged or delivered by a permitted use, or the sale of previously prepared materials used in the manufacturing, processing, assembly, packaging or delivery of finished parts, finished products or services. (By-law 2014-166)

(8) The RC8 and RC9 subzone provisions apply as follows:

(a) for the RC8 subzone the provisions of the RC2 subzone in Table 218A apply;

(b) for the RC9 subzone the provisions of the RC zone in Table 217 apply.

## RC10 Subzone – Greenbelt employment areas

(9) In the RC10 subzone:

(a) despite Section 217(1) the following uses only are permitted:

(b) the uses **day care** and **technology industry** must be accessory to a **research and development centre**

**agricultural use**, see *Part 2, Section 62*

**agriculture-related use**, see *Part 3, Section 79B* (By-law 2021-222)

**day care**

**environmental preserve and education area**

**forestry use**

**on-farm diversified use**, see *Part 3, Section 79A* (By-law 2019-41) (By-law 2021-222)

**research and development centre**

**technology industry**

**retail food store, limited to a farmers' market** (By-law 2016-134)

(c) zone provisions are set out in Table 218B below.

(d) Where an outdoor farmers' market is located on a lot with another use, the primary or subzone provisions do not apply and the farmers' market may only be located in a:

(i) parking lot;

(ii) yard abutting a parking lot; and,

(iii) front or corner side yard;

associated with the other use. (By-law 2016-134)

Table 218B - RC10 Subzone provisions

I ZONING MECHANISMS	II PROVISIONS
---------------------	---------------



# ZONING

(a) Lot area (ha)	1.0
(b) Lot frontage (m)	75
(c) Front yard setback (m)	10
(d) Interior side yard setback (m)	10
(e) Corner side yard setback (m)	10
(f) Rear yard setback (m)	10
(g) Height (m)	20
(h) Lot coverage (%)	25
(i) Landscaping of yards	-required front and corner side yards to be landscaped, except for driveways crossing the front or corner side yard leading to a parking area
(j) Outdoor storage	-outdoor storage permitted in interior side and rear yard only; must be screened and concealed from view from abutting streets and from abutting non-commercial or non-industrial zones

## RC11 Subzone

(10) In the RC11 subzone:

(a) despite the permitted uses in subsections 217(1) and (2) the following uses are the primary permitted uses:

- amusement centre**
- artist studio**
- automobile rental establishment**
- automobile dealership**
- automobile service station**
- bank**
- bed and breakfast establishment**
- catering establishment**
- convenience store**
- drive-through facility**
- dwelling unit**
- funeral home**
- gas bar**
- heavy equipment and vehicle sales, rental and servicing**
- light industrial use, limited to bakery**
- medical facility**
- office**
- personal service business**
- place of assembly**
- printing plant**
- research and development centre**
- restaurant**
- retail store**

# ZONING

**retail food store**

**service and repair shop** (By-law 2014-166) (By-law 2019-338)

(b) zone provisions are set out in Table 218C below.

**Table 218C - RC11 Subzone provisions (By-law 2021-325)**

I ZONING MECHANISMS		II PROVISIONS
(a) Minimum lot area (m2)		1350
(b) Minimum lot width (m)		20
(c) Minimum front yard setback (m)		6
(d) Minimum Interior side yard setback (m)	(i) abutting a residential use or zone	6
	(ii) all other cases	3
(e) Minimum Corner side yard setback (m)		6 (By-law 2008-457)
(f) Minimum Rear yard setback (m)		6
(g) Maximum Height (m)		11
(h) Maximum Lot coverage (%)		40
(i) Landscaping of yards		-required front and corner side yards to be landscaped, except for driveways crossing the front or corner side yard leading to a parking area
(j) Outdoor storage		-outdoor storage permitted in interior side and rear yard only; must be screened and concealed from view from abutting streets and from abutting non-commercial or non-industrial zones

## RC12 Subzone – Villages of Cumberland, Metcalfe and Osgoode

(11) In the RC12 subzone:

(a) The following uses only are permitted:

- amusement centre**
- animal care establishment**
- animal hospital**
- artist studio**
- automobile rental establishment**
- automobile dealership**
- automobile service station**
- bank**
- bar**
- car wash**
- catering establishment**
- cinema**
- day care**
- detached dwelling**
- dwelling unit** (By-law 2015-190)

# ZONING

emergency service  
 funeral home  
 gas bar  
 heavy equipment and vehicle sales, rental and servicing  
 hotel  
 instructional facility  
 library  
 medical facility  
 municipal service centre  
 office  
 park  
 parking lot  
 personal brewing facility (By-law 2019-41)  
 place of assembly  
 place of worship (By-law 2014-94)  
 post office  
 recreational and athletic facility  
 restaurant  
 retail store  
 retail food store  
 service or repair shop  
 theatre  
 training centre  
 urban agriculture, see Part 3, Section 82 (By-law 2017-148)  
 warehouse (By-law 2019-338)

(b) The following conditional uses are also permitted provided that they are located in the same building or on the same lot as a permitted use:

**bank machine**  
**convenience store**  
**drive-through facility**  
**personal service business; and**

(c) clause 217 (1)(c) and subsection 217 (3) do not apply.

(d) retail sale of automobiles in association with an automobile service station must not exceed an amount equal to 10% of the lot area;

(e) zone provisions are set out in Table 218D below: (By-law 2013-58) (By-law 2014-94)

**Table 218D - RC12 Subzone provisions (By-law 2013-58)**

I ZONING MECHANISMS		II PROVISIONS
(a) Minimum lot area (m <sup>2</sup> )		1350
(b) Minimum lot width (m)		20
(c) Minimum front yard setback (m)		6
(d) Minimum Interior side yard setback (m)	(i) abutting a residential use or zone	6
	(ii) all other cases	3
(e) Minimum Corner side yard setback (m)		6

# ZONING

I ZONING MECHANISMS	II PROVISIONS
(f) Minimum Rear yard setback (m)	7.5
(g) Maximum Building Height (m)	11
(h) Landscaping of yards	-required front and corner side yards to be soft landscaped, except for driveways crossing the front or corner side yard leading to a parking space
(i) Outdoor storage	-outdoor storage permitted in interior side and rear yard only; must be screened and concealed from view from abutting streets and from abutting residential zones



Andy Oswald

# 1120 & 1126 March Road


Kanata



## WestOttawaRealEstate.ca


### COMPARABLE PROPERTIES

- 1090 March Rd/ MLS 1191125/ \$950,000 / Jan. 2021 1.99 acres with old house/ not a corner (adjacent to 1120 March Rd)
- 1145 March Rd/ Private Sale/ \$1,430,000/ Jan. 2021/ 1.99 acres with 2 storey home/ not a corner lot
- 1135 Klondike Rd/ MLS 914835/ \$1,000,000/ Nov. 2014/ 1.1 acre lot with municipal services

03-Mar-2023	1090 MARCH RD, Kanata, K2K 1X7			MLS® #1191125
	<b>Dist/Neigh:</b>	9009- Rural Kanata (Central)		<b>Status:</b> <b>Sold</b>
	<b>Sub Type:</b>	Residential	<b>Trans Type:</b>	<b>List Date:</b> 01-May-2020
	<b>Style:</b>	Detached	<b>Beds:</b> 3	<b>Bsmt Dev:</b> Unfinished
	<b>Type:</b>	2 Storey	<b>Year Built:</b> 1950	<b>Baths:</b> 2
	<b>Property Type:</b>	Residential	<b>DOM:</b> 140	<b>Ensuites:</b> 0
	<b>Ttl Parking:</b>	20	<b>Park Desc:</b> 2 Garage Detached	<b>CDOM:</b> 140
	<b>Heat:</b>	Forced Air/Oil		<b>A/C:</b> None
	<b>Lot Size:</b>	199.74 ' x 434.59 ' <b>Roof:</b> Asphalt Shingle		<b>Taxes:</b> \$2,400.00/2017
	<b>Exterior:</b>	Siding, Vinyl		<b>Flooring:</b> Hardwood
	<b>Sewer:</b>	Septic Installed		<b>Water:</b> Drilled Well
<b>Fronting On:</b>	Northwest			
<b>List Office #1:</b>	<a href="#">CENTURY 21 EXPLORER REALTY INC., Brokerage 613-564-0021</a>			
<b>List Rep #1:</b>	<a href="#">CENTURY 21 EXPLORER REALTY INC., Brokerage 613-564-0021</a>			

**Public Remarks:** Attention all developers - wonderful opportunity to acquire just under 2 acres of ideally suited residential land nestled only a few minutes drive between Kanata to the South and Dunrobin to the North. Property boasts a charming 3 bed/2bath 2-storey house with a detached double garage and a couple of outbuildings. The highest and best use would be a redevelopment into multiple town homes or a multi unit building. The current home and outbuildings have the potential to provide any developer with a great source of rental income during the planning and potential rezoning of subject property. For additional opportunity, there is the potential to purchase this lot along with adjacent lot (see MLS #1188334) as part of a land assembly to double the development scope/potential. Located 12 minutes from the Canadian Tire Center and only 23 minutes from downtown Ottawa. Don't miss the opportunity to get a head start in developing in a very desirable area of West End Ottawa.

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03-Mar-2023	1135 KLONDIKE RD, Kanata, K2K 1X7			MLS® #914835
	<b>Dist/Neigh:</b>	9008- Morgans Grant/South March		<b>Status:</b> <b>Sold</b>
	<b>Property Type:</b>	Lots/Acreage	<b>DOM:</b> 166	<b>List Date:</b> 06-Jun-2014
	<b>Lot Type:</b>	Lot	<b>Area Clear:</b>	<b>CDOM:</b> 166
	<b>Lot Size:</b>	210 ' x 210 '	<b>Roof:</b>	<b>Area Cult:</b>
	<b>Sewer:</b>	Sewer Connected		<b>Taxes:</b> \$3,367.00/2012
	<b>Fronting On:</b>	West		<b>Water:</b> Municipal
	<b>List Office #1:</b>	<a href="#">ROYAL LEPAGE GALE REAL ESTATE, Brokerage 613-270-8200</a>		
	<b>List Rep #1:</b>	<a href="#">ROYAL LEPAGE GALE REAL ESTATE, Brokerage 613-270-8200</a>		
	<b>List Price:</b>	<b>\$1,330,000</b>		

**Public Remarks:** One of the Last Prime Lots available in Kanata North. March Road area... 1.1 acres ( 44,000+ sqr ft) of development area. Adjacent to Klondike plaza and situated in the heart of thriving Morgan's Grant. Corner, pristine development lot, with existing rental bungalow on Site. Bungalow could be used for professional office, or construction office. A MUST see for savvy investor/builder, professional building site, or multi residential.

Presented By:



**WestOttawaRealEstate.ca**



**Andy Oswald**

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That's the bottom line...**



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