

2485

MARSHWOOD RD

Ottawa, ON



FOR SALE

RESIDENTIAL DEVELOPMENT LOT

161 acres (approx.)

2485 MARSHWOOD RD

PROPERTY INFORMATION

**Municipal Address:**

2485 Marshwood Rd., Ottawa, ON, K0A 1L0



Zoning: RU



Site Services at/near Property Line: Hydro



Land Size: 161 Acres (7,013,160 Sq. Ft.) (Approx.)



Lot Frontage/Depth: 1,981 Ft x 4,399 Ft

2485 MARSHWOOD RD

PROPERTY DESCRIPTION



Located just 3 minutes from Highway 417 and 14 minutes from Kanata, this expansive 161-acre parcel on Marshwood Rd in Carp offers a rare blend of seclusion, natural character, and long-term potential. The property features mature forest, established trails, marshland, and open clearings, making it well-suited for the development of a private country residence, recreational use, and hunting. An old log home on site now gutted presents an opportunity to rebuild as a hunt camp or off-grid retreat. Zoned RU (Rural Countryside), the land supports a variety of rural uses and is surrounded by the rugged terrain and ecological richness of the Carp Hills, just minutes from trails, local amenities, and the charm of Carp Village. This is a rare opportunity to secure large-scale rural land with excellent access, privacy, and flexibility in one of Ottawa's most naturally beautiful corridors.

2485 MARSHWOOD RD

PERMITTED USES - RU

Permitted uses

- agricultural use
- agriculture-related use
- animal care establishment
- animal hospital
- artist studio
- bed and breakfast
- Cannabis Production Facility, limited to outdoor and greenhouse cultivation.
- cemetery
- detached dwelling
- equestrian establishment
- environmental preserve and educational area
- forestry operation
- group home
- home-based business
- home-based day care
- kennel
- on-farm diversified use
- retirement home, converted
- additional dwelling unit

The property is identified for future RU zoning in the City of Ottawa's proposed Zoning By-law update, reflecting its inclusion in ongoing city-wide planning initiatives.

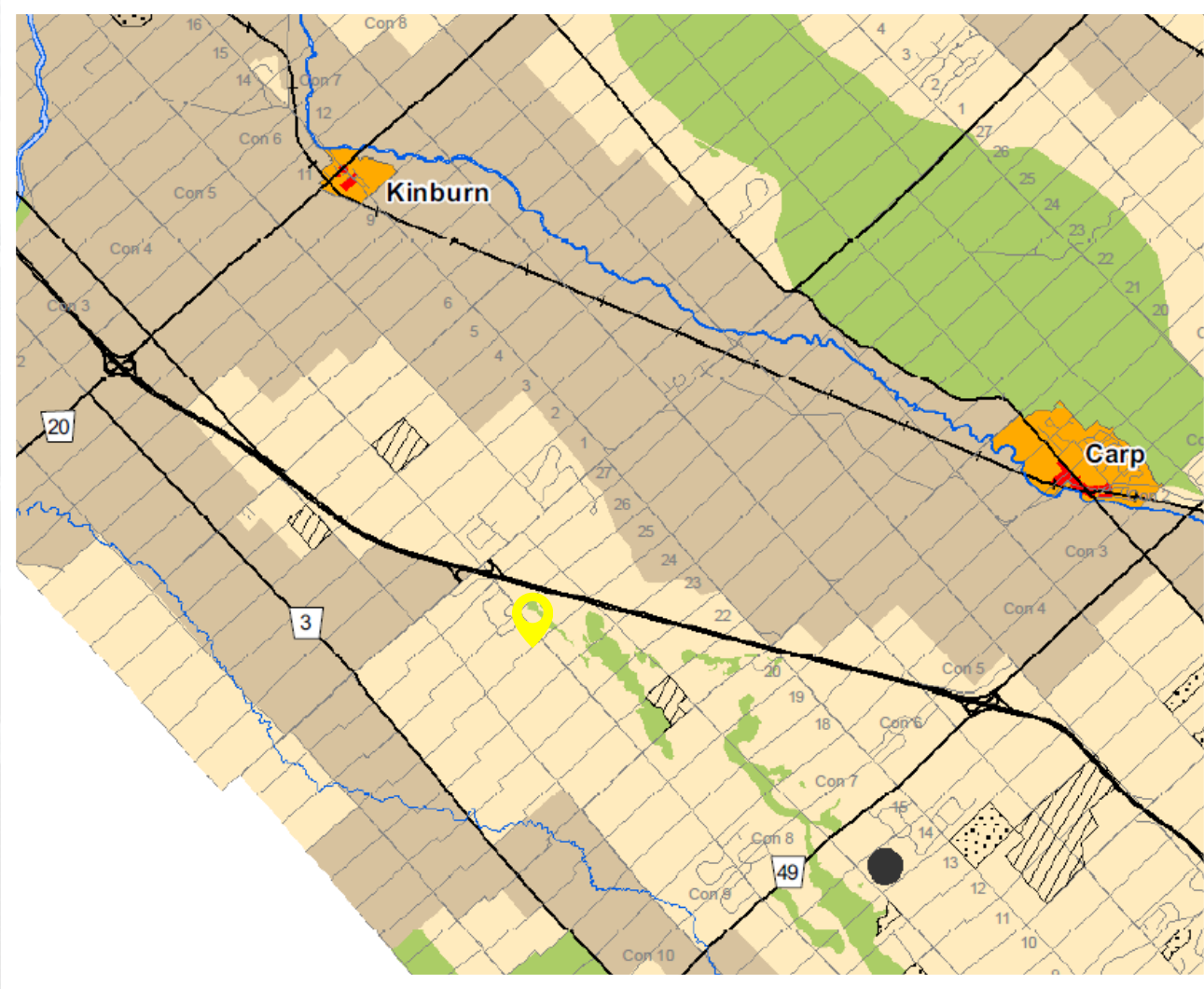
FUTURE PERMITTED USES

- agricultural use
- agriculture-related use
- animal care establishment
- artist studio
- cannabis production facility, outdoor
- cemetery
- dwelling unit
- equestrian establishment
- environmental preserve and educational area
- forestry operation
- kennel

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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OFFICIAL PLAN - TRANSECT OVERVIEW





LEGEND



DESIGNATIONS

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

OTHER

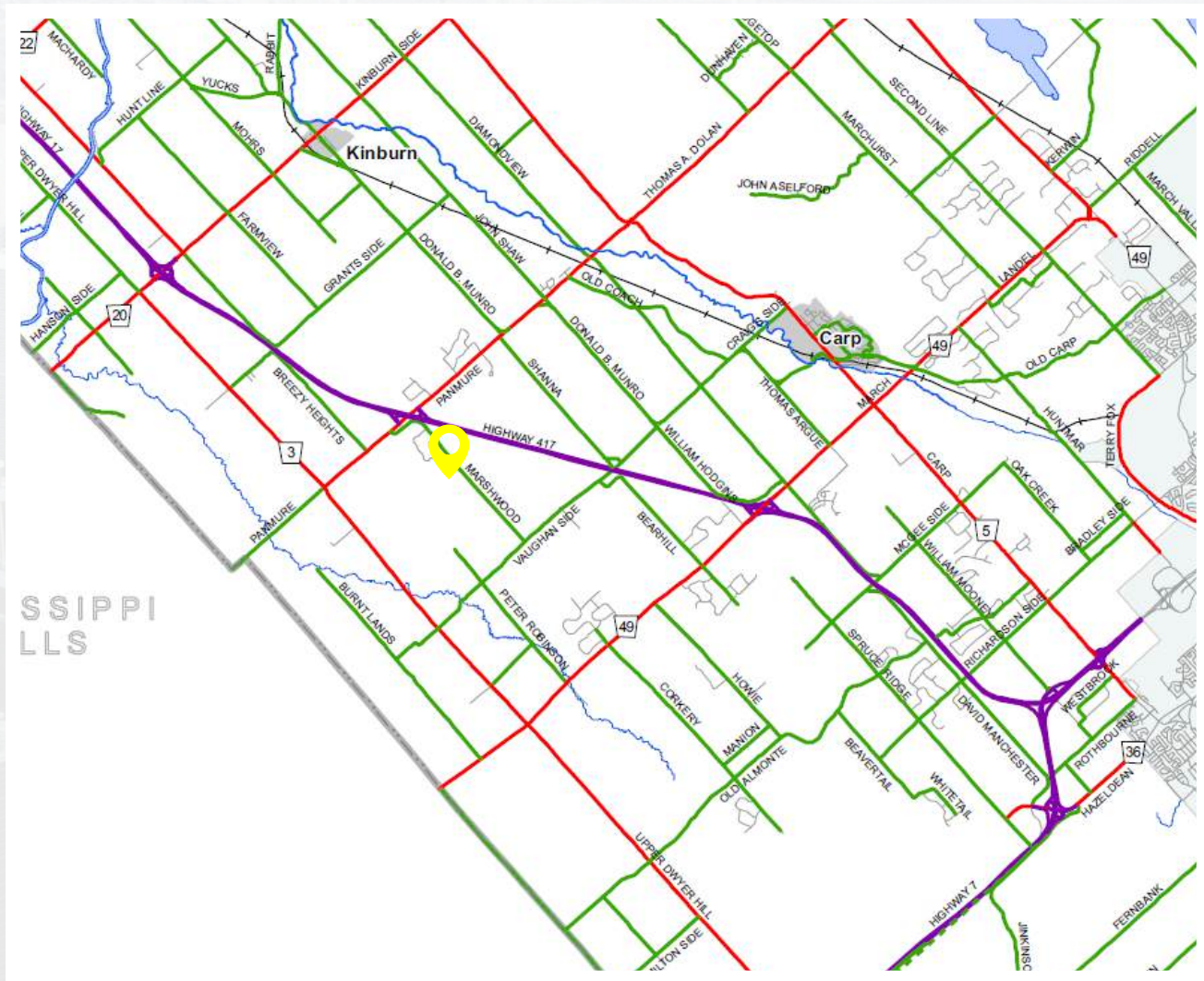
-  Solid Waste Disposal Site
-  Urban Boundary

OVERLAYS

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

2485 MARSHWOOD RD

OFFICIAL PLAN - ROAD NETWORK

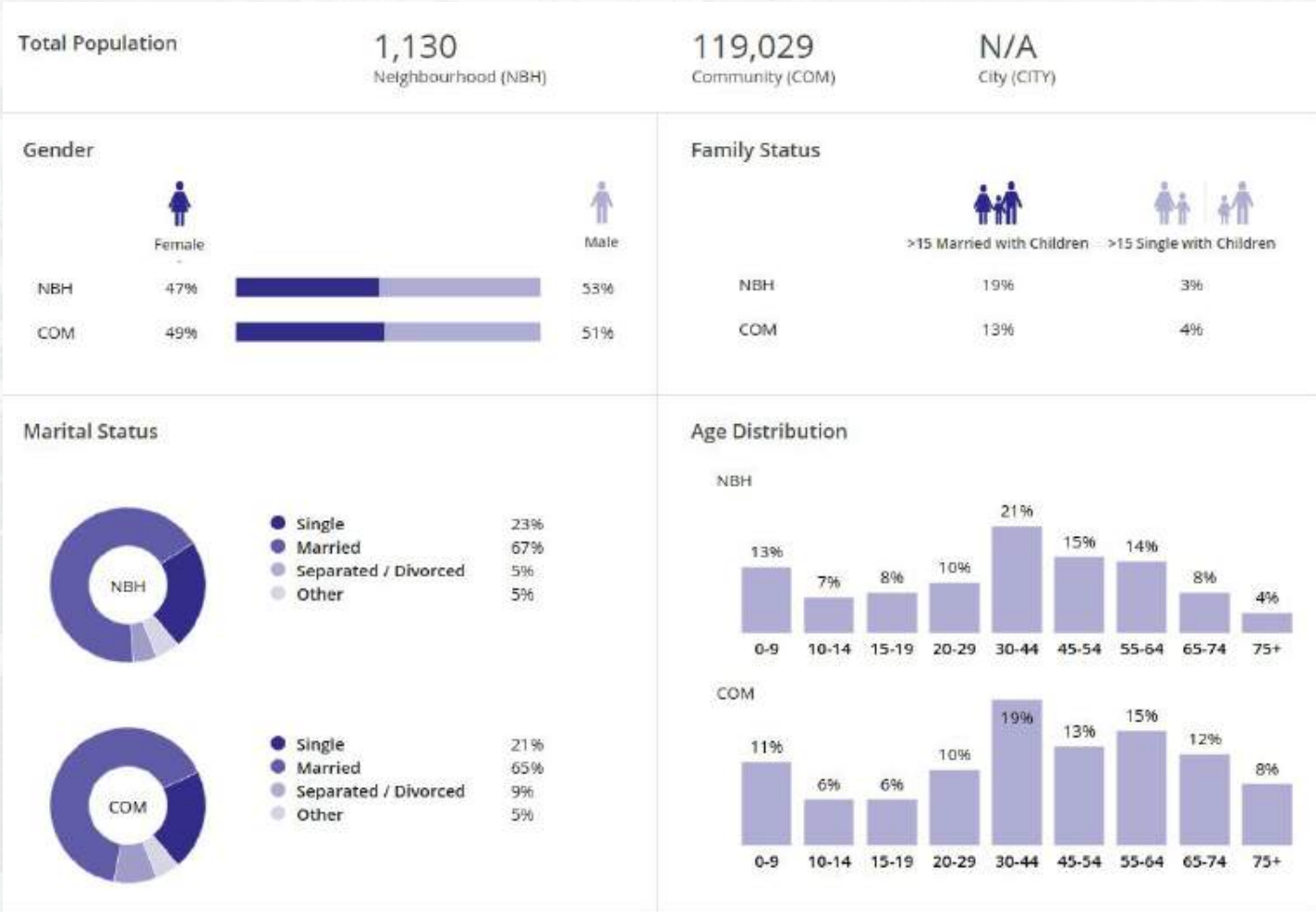


LEGEND

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

2485 MARSHWOOD RD

DEMOGRAPHICS - POPULATION



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DEMOGRAPHICS - SOCIO-ECONOMICS

Avg. Household
Income

\$196,715
Neighbourhood (NBH)

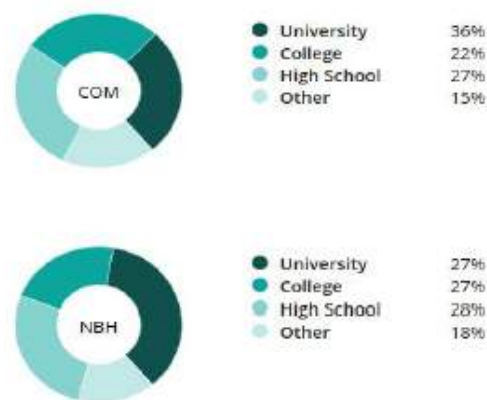
\$160,116
Community (COM)

N/A
City (CITY)



Employment



Highest Level of Education



Structure Details

	 Total # of Occupied Private Dwellings	 Dominant Year Built
NBH	361	2006-2010
COM	43,857	1961-1980

Ownership



MARSHWOOD RD

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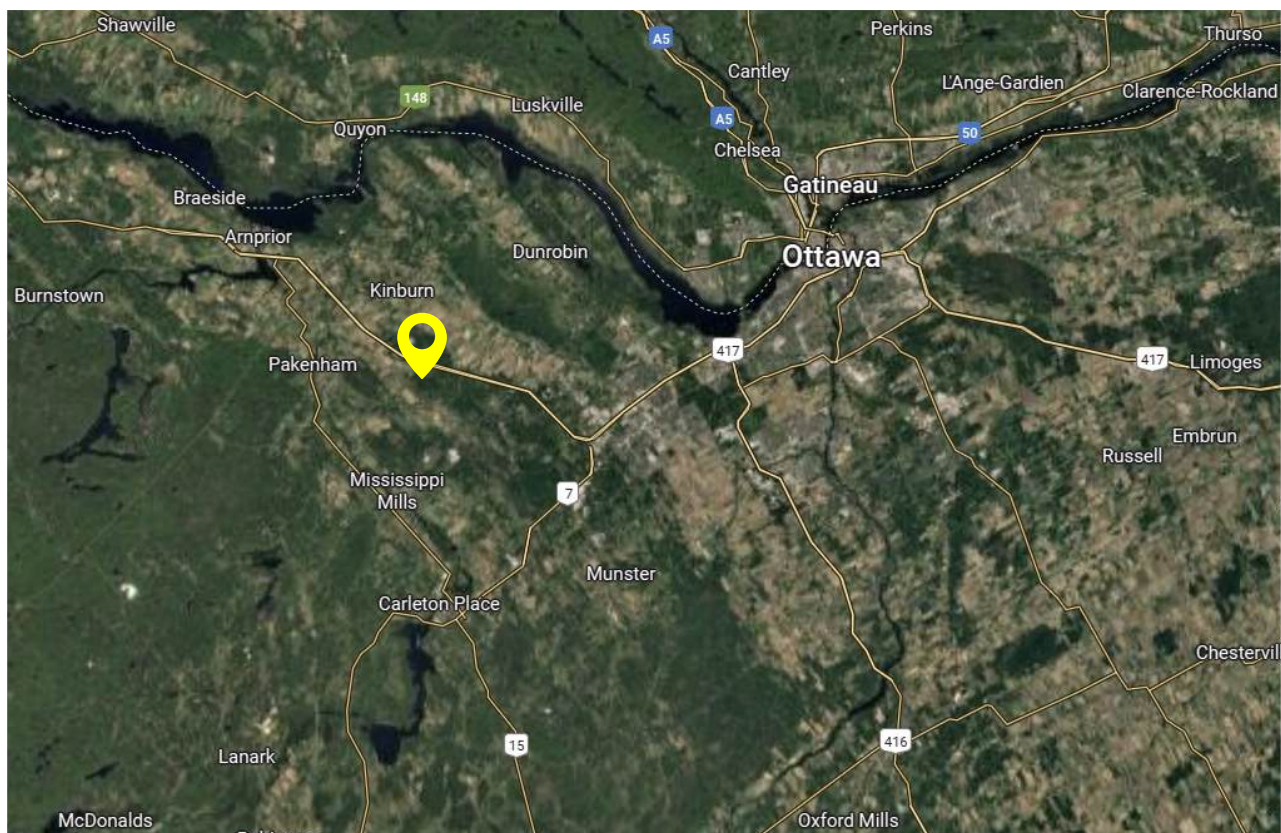
Environmental - <https://www.ontario.ca/page/make-natural-heritage-area-map>

We strive to provide the most accurate information available, but some details may be complex or subject to change without notice. The information is deemed reliable but is not guaranteed to be accurate or complete. No warranty or representation of any kind, express or implied, is made regarding the information contained within this document. All parties are recommended to independently verify all details, and all measurements provided are approximate and should be independently confirmed. This information is not intended to replace any type of professional advice.

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LOCATION

District/Neighbourhood - 9103/Huntley Ward (North West)



Contact Us

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