ROYAL LEPAGE® COMMERCIAL™

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FOR SALE

2180 River Road, Kemptville
Municipality of North Grenville, Ontario

A 72.9-acre equestrian farm with an indoor arena, barn range and oval training track — and a kennel zone already approved.

LAND	KENNEL-ZONED	TO OTTAWA	TO HWY 401	ASKING
72.9 ac	42.8 ac	45 min	30 min	$2,700,000



THE OVAL TRAINING TRACK

THE OPPORTUNITY

Two permitted uses, one property, no rezoning required

2180 River Road was built as an equestrian property on the Rideau River corridor, ten minutes from Kemptville and forty-five from downtown Ottawa. It was held for eighteen years by a sport-horse operation, and the indoor arena, barn range and oval training track remain from that period. It is not operating today — the large building is in temporary storage use — and in 2024 the current owner took 42.8 acres through a zoning amendment to Special Agricultural Kennel.

The result is a property that two different industries can buy for two different reasons. An equestrian operator gets a facility that is already built — a clear-span indoor arena, a barn range, a groomed training oval and sixty-odd acres of workable land — inside the Ottawa catchment. A dog-industry operator gets the thing that is hardest to obtain and slowest to secure: land where a kennel, animal shelter, animal care facility and an associated veterinary clinic are permitted as of right. Those are boarding and care uses. Training, agility and competition uses are *not* covered by the kennel zoning and would need a further application — set out under Zoning. Neither use excludes the other, and neither has to wait for the other. The buildings are separate, each with its own access off the yard, and the acreage is ample. An equestrian use in one building and a boarding or care operation in the other is a permitted configuration on day one.

TOTAL AREA	ZONED FOR A KENNEL	EQUESTRIAN PERMITTED	NO MAPPED HAZARD
72.9 ac	**42.8 ac**	**62.7 ac**	**61.9 ac**
29.5 ha, single parcel	By-law 29-24, April 2024	A1, RU and SAK zones	85% of the parcel



The building group from the air

Arena, barn range and shop sit together at the centre of the farm, well back from the road and from the nearest neighbour — the separation that made the kennel rezoning straightforward.

AT A GLANCE

Property information

ADDRESS	2180 River Road, Kemptville, ON K0G 1J0
MUNICIPALITY	North Grenville, Leeds & Grenville
PIN	68115-0502
LEGAL	Pt Lt 21, Con 1, Oxford-on-Rideau
LOT AREA	72.9 ac / 29.5 ha
FRONTAGE	164 m on River Road
DEPTH	approx. 900 m
ZONING	SAK, A1, FEP, RU — By-law 50-12
TAXES	$12,245.63 — 2026 final, residential class

TENURE	Freehold, single parcel
SERVICES	Drilled well, septic, hydro
RESIDENCES	Two — 1990 bungalow at the road (3 bed / 3 bath, 2-car garage) and a second bungalow at the stable
BUILDINGS	Arena approx. 19 × 65 m, barn range approx. 10 × 65 m, plus shop and outbuildings — approximate, scaled from aerial imagery
TRAINING TRACK	Oval, approx. 800 m centreline — scaled from aerial imagery
HAZARD LAND	2.34 ac floodplain, 5.84 ac regulation limit



Land and buildings on one title

Sixty-odd workable acres behind the building group, with the oval in its own clearing and the Rideau beyond.

THE TRAINING OVAL

A groomed earth oval that keeps the conditioning work on site

South of the buildings, in its own clearing, sits a full earth training oval — open and in its original form rather than grown over, with both straights and both turns intact. Scaled from current aerial imagery it runs roughly 305 m by 150 m on the outside, about 800 m on the centreline. The land take, the clearing, the grading and the drainage are each a project in their own right, and this one is done and has held. It sits wholly within the Special Agricultural Kennel land, clear of every mapped flood and erosion constraint on the site. A band of young bush has grown in between the running surface and the open centre; clearing it back is a brush job, not a build.

What it is worth to an equestrian buyer is that it keeps the conditioning work at home. Bringing a horse to fitness takes regular distance work, and the alternative to having it on site is shipping out for it. The loop also encloses its own ground: roughly twelve acres, about eight of them open, with a pond at the north end. An equestrian centre is a permitted use on the A1, RU and SAK land; what else may be run on the site is set by the zoning, which is set out under Zoning.

The arena and the barn range are separate buildings with their own access off a single hard-surfaced yard. On the SAK land an equestrian use and a kennel, animal shelter, animal care facility or associated veterinary clinic are each permitted, so the two can run side by side without one displacing the other.

CENTRELINE	OUTSIDE DIMENSION	INFIELD
~800 m	**305×150 m**	**~8 ac**
scaled from aerial imagery	long axis by short axis	open ground with a pond, inside the loop



The full oval

Both straights and both turns, screened by mature bush on three sides.

THE FACILITY

A clear-span arena, ready to go back to work

The main building is a full clear-span steel arena with no interior posts: sand footing, high eave, clerestory glazing down both sides and a plywood kick-wall at footing level, with a large sliding door at the end. Overhead lighting is installed. It is in temporary use for equipment and vehicle storage; the stored material is movable and the sand floor runs continuously beneath it, the full width and length of the building.

That span is what makes the property flexible. A riding arena of this size suits an indoor exercise area, equipment storage or a working hall without structural work — the floor, the clear height and the door are the whole requirement. Any change of use still has to sit inside the zoning and carry its own permits.

ARENA, OUTSIDE	ARENA ROOFED AREA	BARN RANGE
19×65 m	**~13,300 sf**	**10×65 m**
approx. 62 × 213 ft	approx. 1,235 m²	approx. 33 × 213 ft

Building dimensions are approximate, scaled from current aerial imagery, and are to be confirmed. Eave height, interior clear span and stall counts have not been measured; they are available on request and should be verified independently.



Indoor arena

Full clear span with no interior posts, sand footing, natural light from both sides and a plywood kick-wall — the standard build for a riding arena.



Barn range

A second long building alongside the arena, with window bays down its length and its own access off the yard.

THE REST OF THE YARD

Three buildings, a hard-surfaced yard and two houses

Buildings and yard

- **Indoor arena** — clear span, sand footing, sliding end door
- **Barn range** — window bays down its length, separate access
- **Shop** — large overhead door, serving the yard and equipment
- Roughly 23,000 sq ft of roofed building area in total — approximate, scaled from aerial imagery
- Hard-surfaced circulation sized for trailers and farm equipment
- Drilled well, septic and hydro to the building group

Two residences and the land

- 1990 bungalow at the road — 3 bedrooms, 3 bathrooms, attached two-car garage
- Both houses currently have rental accommodation in them — occupancy and any tenancies to be confirmed
- **A second house in the building group**, beside the stable — a manager's or staff residence, or an additional residential unit. Any non-residential use of it is a zoning question to settle first
- Flat to gently rolling land in pasture and hay, with a wooded band at the back
- A stream crosses the middle of the site; the Rideau River is directly across the road
- Roughly 400 m of separation to the nearest neighbouring residence

Two operations, one yard

The arena and the barn range are separate structures with separate access, which is what makes a split use practical rather than theoretical — an equestrian use in one and a permitted animal-care use in the other, the shop and the yard serving both. No business is operating on the site and none is included in the sale. Operating costs and the information package are available on request.

ZONING

The approval that is hard to get is already in place

Under North Grenville Comprehensive Zoning By-law 50-12, section 6.23, a kennel is permitted **only** in the Special Agricultural Kennel (SAK) or Special Rural Kennel (SRK) zones. Everywhere else in the municipality a kennel operator faces a zoning by-law amendment: a planning application, a public meeting, agency circulation, a council decision and an appeal period, with no guaranteed outcome.

On 10 April 2024 Council passed By-law 29-24 and rezoned 42.8 acres of this property from Agriculture (A1) to SAK. The SAK zone carries every A1 permitted use and adds a kennel, animal shelter, veterinary clinic or animal care facility. Separately, an **equestrian centre** is a permitted use in the A1, RU and SAK zones, which together cover 62.7 acres.

ZONE	ACRES	SHARE	WHAT IT PERMITS
SAK — Special Agricultural Kennel	42.84	58.7%	Kennel, animal shelter, veterinary clinic, animal care facility, plus all A1 uses including equestrian centre
A1 — Agriculture	18.22	25.0%	Equestrian centre, agriculture, dwelling, additional residential unit, home occupations, forestry
FEP — Flooding & Erosion Protection	10.20	14.0%	Agriculture without buildings, conservation, passive recreation
RU — Rural	1.68	2.3%	Dwelling, agriculture, equestrian centre
Total	**72.94**	**100%**	

What the kennel zoning does not cover

The SAK permissions are boarding and care uses: a kennel, an animal shelter, an animal care facility, and a veterinary clinic in association with them. The Municipality advised in June 2024 that a **training facility or dog-agility space would require a separate zoning application**. Dog training, agility, classes, trials and competitions run as a business are therefore **not** permitted on the Property today, and nothing in this document should be read as saying they are.

What it would take to add those uses

- Pre-consultation with North Grenville planning staff to confirm the current position and the scope of what is being proposed
- A site-specific zoning by-law amendment application, with whatever supporting material the Municipality requires
- Public notice and a statutory public meeting under the *Planning Act*, with agency circulation including the RVCA
- A Council decision, followed by the appeal period to the Ontario Land Tribunal
- Site plan approval and building permits for any new structures, and an RVCA permit for work inside the regulated area

What a buyer should assume

- Months rather than weeks, and **no guaranteed outcome** — that is true of any amendment
- The groundwork is better than most: the kennel use is already approved on the land, the separation from neighbours is roughly 400 m, and the oval and its infield already exist
- A buyer whose plan is boarding, daycare, shelter, animal care or a veterinary clinic needs none of this and can start under the current zoning
- Confirm the current position directly with the Municipality before relying on any of it



Shop and yard

A third building serving the yard, with a large overhead door and hard-surfaced circulation for trailers and equipment.

PERMITTED USES

What each zone allows

USE	SAK 42.84 AC	A1 18.22 AC	RU 1.68 AC	FEP 10.20 AC
Equestrian centre	✓	✓	✓	—
Kennel	✓	—	—	—
Animal shelter	✓	—	—	—
Veterinary clinic	✓	—	—	—
Animal care facility	✓	—	—	—
Agriculture	✓	✓	✓	✓*
Single detached dwelling	✓	✓	✓	—
Conservation, passive recreation	✓	✓	✓	✓
Buildings and structures	✓	✓	✓	—

*Agriculture is permitted in the FEP zone without buildings or structures. Summary only — refer to By-law 50-12, sections 6.23, 7.1, 7.4.1 and 9.1 for the complete lists, and satisfy yourself through the Municipality of North Grenville.

What the SAK approval covers, and what it does not

The rezoning follows the enacted Schedule A map to By-law 29-24: it covers the barn structures and the land south of them, not the whole property. It does not of itself establish that a kennel licence or building permits are in place.

Zone standards.

Minimum lot area 2.0 ha (site 29.5 ha) · minimum frontage 120 m (site 164 m) · front and rear yards 15 m · side yards 30 m, applying to buildings, runs and fenced animal areas.

NATURAL HAZARD

The flood constraint sits at the road, away from everything that matters

The Rideau River runs directly across River Road from the property, and the Flooding & Erosion Protection (FEP) zone follows the frontage and the creek that crosses the site. Against the Rideau Valley Conservation Authority's regulatory mapping, 2.34 acres of the parcel fall inside the 100-year floodplain and 5.84 acres inside the broader regulation limit, where an RVCA permit is required before site alteration or construction.

Neither constraint reaches the building group, the yard or the oval training track, all of which sit in the A1 and SAK land well back from the road. Sixty-one point nine acres — 85% of the farm — carry no mapped hazard constraint of any kind.

100-YEAR FLOODPLAIN	RVCA REGULATION LIMIT	NO MAPPED CONSTRAINT
2.34 ac	**5.84 ac**	**61.9 ac**
3.2% of the parcel	permit required within	85% of the parcel



The Rideau across the road

The property faces the Rideau River — a UNESCO World Heritage corridor — on an established rural road of farms and country properties. The hazard mapping follows this frontage and the creek behind it.

LOCATION

Rideau River frontage road, forty-five minutes from Ottawa

Access

- About 10 minutes to Kemptville and Highway 416
- 56 km south of Ottawa; roughly 45 minutes to the city
- Ottawa International Airport about 30 minutes
- About 45 km — roughly 30 minutes — to Highway 401 at Johnstown, which is also the Ogdensburg–Prescott international bridge into New York State
- Direct four-lane running south to the 401 corridor and north to Highway 417 in Ottawa, with no town to pass through

The area

- North Grenville: 17,964 people in 2021, up 9.2% in five years, projected above 23,000 by 2031
- An established horse area — the municipality keeps its own equine directory, and several boarding, lesson and training barns operate within minutes
- The 630-acre Kemptville Campus, the former agricultural college, is the municipality's education and economic development hub



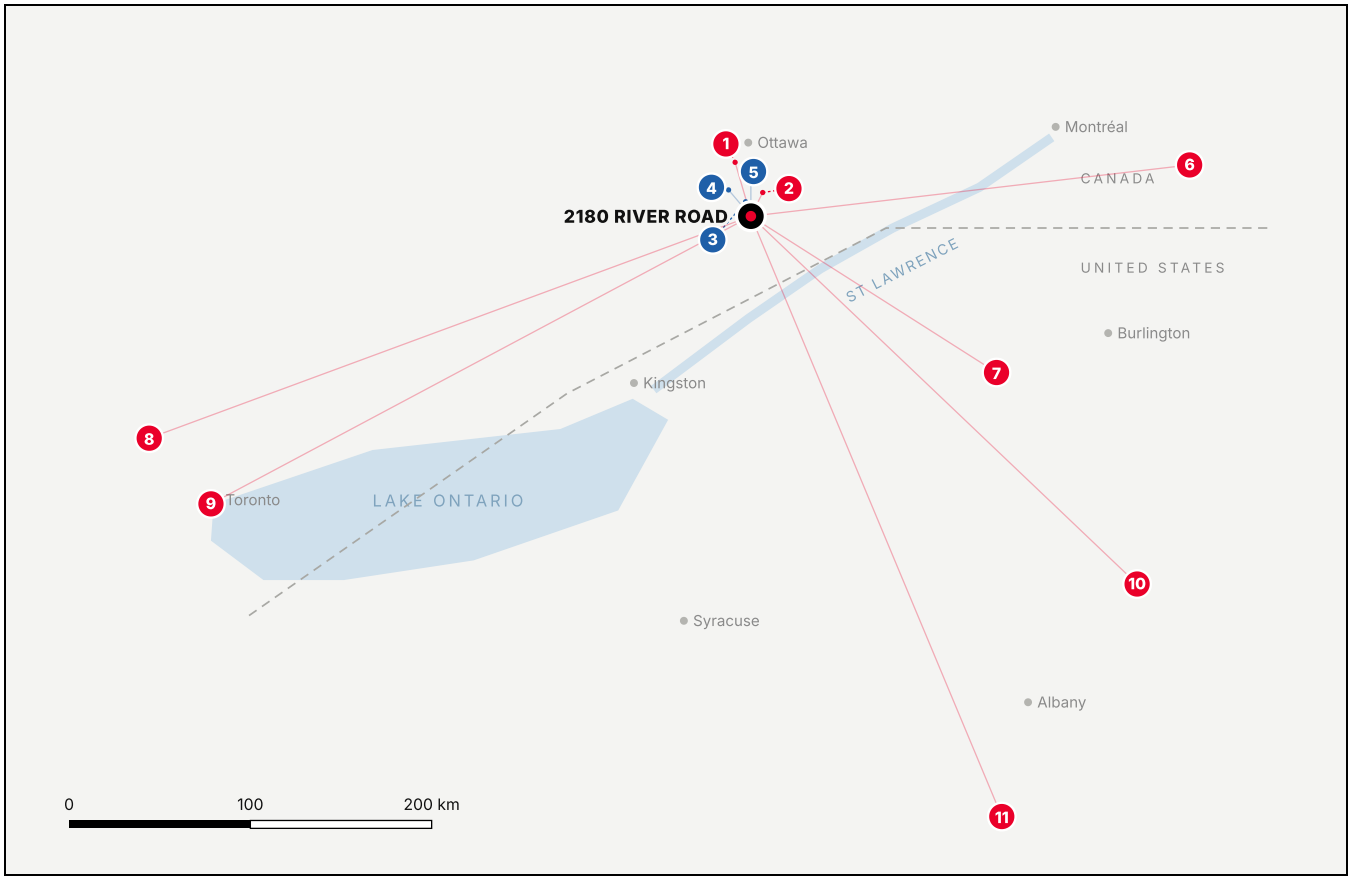
Residence at the frontage

A 1990 bungalow near the road with three bedrooms, three bathrooms and an attached two-car garage, on a drilled well and septic. A second bungalow sits at the stable in the building group.

THE CIRCUIT

Where the competition is

An operator's year is set by where the shows are. The Ottawa ring is on the doorstep — the national capital's international show jumping venue is forty minutes away, and the Ottawa Kennel Club holds most of its weekends twenty minutes up the road at North Gower. The Montreal, Adirondack and Vermont circuits are a morning's haul, and the Ontario circuit at Caledon and Toronto is a day's drive on four-lane highway the whole way, straight down the 416 to the 401.

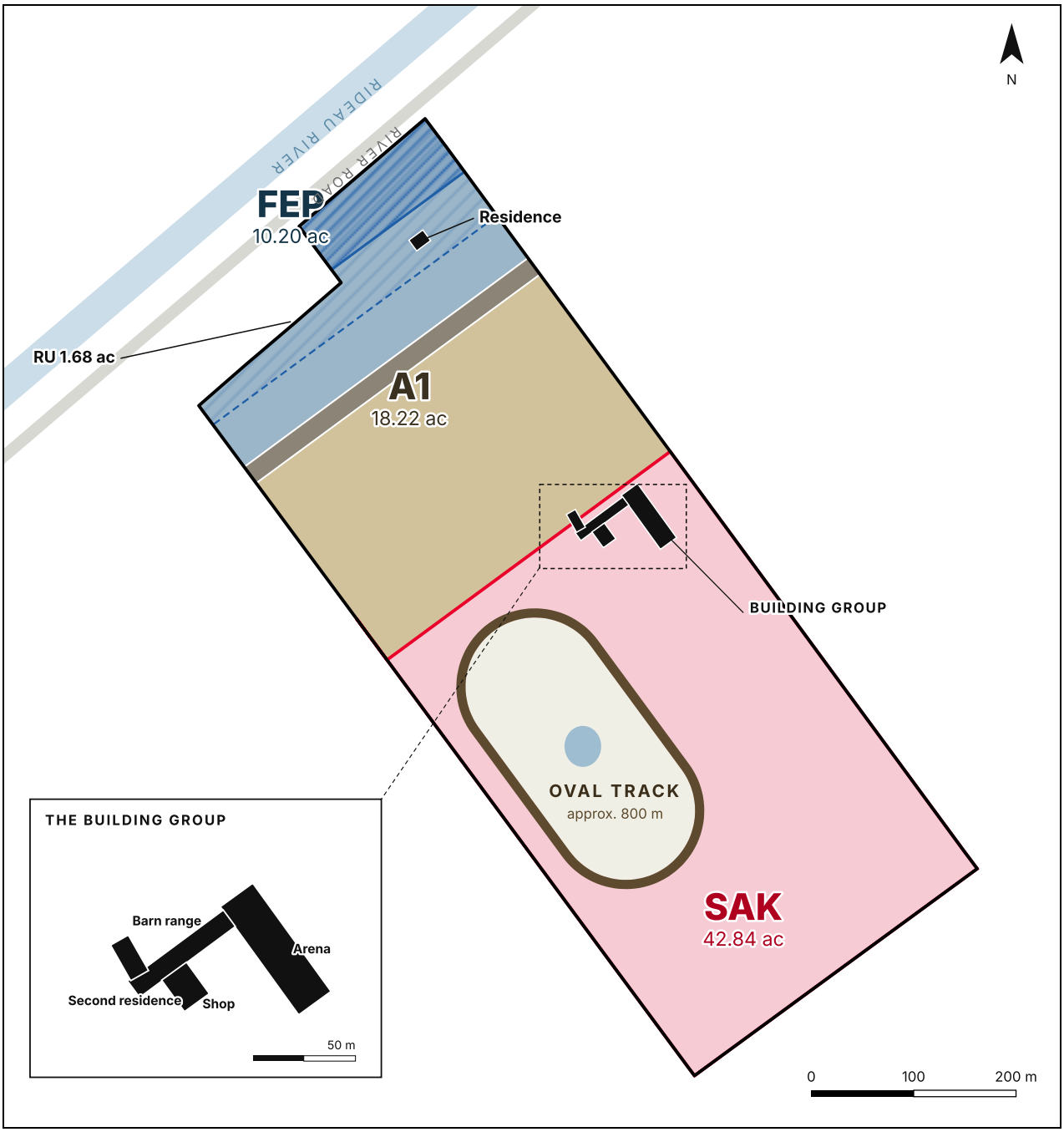


1	**Wesley Clover Parks, Ottawa** Ottawa Equestrian Tournaments — CSI international show jumping; 15 tournaments in the 2025 season	40 km
2	**Rideau Carleton, Ottawa** Harness racing ended with the 2026 season	20 km
3	**Ottawa Kennel Club, North Gower** Conformation, obedience, rally and performance weekends year-round at the Alfred Taylor Centre	20 km
4	**OKC May Shows, Richmond** The club's spring championship weekend	25 km
5	**Canadian Guide Dogs, Manotick** National training centre	25 km
6	**International Bromont, Quebec** 1976 Olympic equestrian park — CSI show jumping and hunter	300 km
7	**Lake Placid Horse Shows, NY** Adirondack summer circuit	250 km
8	**Caledon Equestrian Park, Palgrave** 2015 Pan Am venue — Major League Show Jumping	450 km
9	**Royal Agricultural Winter Fair, Toronto** The national indoor championship show	425 km
10	**Vermont Summer Festival, East Dorset** Six-week New England circuit	480 km
11	**HITS-on-the-Hudson, Saugerties NY** Hudson Valley hunter/jumper circuit	450 km

All venues shown are off-site, and are given as regional context only — they are not uses of the Property. Red markers are equestrian venues, blue are dog venues. Distances are approximate road distances from 2180 River Road, rounded. Venue programmes change season to season; confirm current schedules with each organiser.

SITE PLAN

Zoning and natural hazard across the farm



SAK — Special Agricultural Kennel	**42.84 ac**	A1 — Agriculture	**18.22 ac**	FEP — Flooding & Erosion Protection	**10.20 ac**
RU — Rural	**1.68 ac**	RVCA 100-year floodplain	**2.34 ac**	RVCA regulation limit	**5.84 ac**

Zone and hazard areas are measured from municipal and conservation authority GIS mapping and are accurate to the acre figures shown. Boundaries on the plan are drawn diagrammatically across the lot; refer to the zoning and floodplain analysis, and to RVCA mapping, for mapped boundaries.

Farm equipment available as an option

The sale is of the real estate. The farm equipment on site — a 2019 Kubota M5-091 tractor with loader, a power rake, a snow blower, a rotary cutter and pallet forks — is not included in the asking price. It is available as an option, by separate agreement, at a value established by appraisal and added to the purchase price.

Sources

- Parcel, zoning and Official Plan areas: United Counties of Leeds & Grenville GIS, North Grenville zoning consolidation (December 2024) and Official Plan Schedule A, intersected with the parcel polygon in NAD83 / UTM 18N.
- Natural hazard: Rideau Valley Conservation Authority public hazards mapping — 100-year floodline, regulation limit, regulated wetlands.
- Zoning provisions: North Grenville Comprehensive Zoning By-law 50-12, consolidated to 14 August 2024, sections 6.23, 6.25, 7.1, 7.4.1, 9.1 and 30. By-law 29-24, passed 10 April 2024, and staff report PD-2024-004.
- Property particulars: GeoWarehouse / Teranet property report, PIN 68115-0502.
- Equine market: Statistics Canada 2021 Census of Agriculture; Equestrian Canada, *The Canadian Equine Sector: Socio-Economic Insights 2023*; Ontario Equine Agricultural Economic Impact Study, 2026; Wesley Clover Parks 2025 season report; Ontario Racing and Standardbred Canada, 2026.
- Pet and kennel market: Canadian Animal Health Institute 2024 Canadian Pet Population Survey; IBISWorld, Pet Grooming & Boarding in Canada and in Ontario; Canadian Kennel Club 2025 Annual Report.
- Community: Municipality of North Grenville population projection, JLR, March 2025; Kemptville Campus.

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