

Zoning Confirmation Report

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801 Eagleson Road

July 30, 2025

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	2025-07-30	Official Plan Designation	Mainstreet Corridor
Municipal Address(es)	801 Eagleson Rd	Legal Description	Part of Blocks AX & BX, Part of Bridgestone Dr, R-Plan M-183 Part of Lot 28, Concession 6, Rideau Front
Scope of Work	Official Plan Amendment / Zoning By-law Amendment / Site Plan Control		
Existing Zoning Code	LC7[226]	By-law Number	2008-250
Schedule 1 / 1A Area	Area C	Overlays Applicable	

B. Zoning Review			
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant
Proposed Zone/Subzone (Zoning By-law Amendments only):	n/a		
Principal Land Use(s) S. 190(7)	Drive through facility, medical facility, personal service business, restaurant full-service, restaurant take out, retail food store, retail store	Drive through facility, medical facility, personal service business, restaurant full service, restaurant take out, retail food store, retail store	Y
Lot Width S.189	No minimum	97m	Y
Lot Area S.189	No minimum	17,172m ²	Y
Front Yard Set Back Exception [226]	4.5m	4.9m	Y
Corner Side Yard Setback Exception [226]	4.5m	6.4m	Y
Minimum Interior Side Yard Setback S.189	/ For a non-residential use building or a mixed residential / non-residential use building, from that portion of a lot line abutting a residential zone – 5m	3.4m	Y

B. Zoning Review

For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.

Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant
	/ Other cases – no minimum		
Minimum Rear Yard Setback S.189	/ For a non-residential use building or a mixed residential / non-residential use building, from that portion of a rear lot line abutting a residential zone – 7.5m / Other cases – no minimum	15.3m	Y
Maximum Floor Space Index (F.S.I.) S.189	No Maximum	0.25	N/A
Maximum Building Height S.189	12.5m	5.2m to underside of roof deck 6.35m to top of high parapet	Y
Projections into Required Yards S. 65	Canopies + Awnings (non-residential buildings) / a distance equal to ½ the depth of a front, rear or corner side yard but not closer than 0.6 m to a lot line, and / 1.8 m into an interior side yard, but not closer than 0.6 m to a side lot line	n/a	N/A
Required Parking Spaces S. 101 and 103 Area C on Schedule 1A	Shopping Centre - 3.6 per 100m ² of gross leasable floor area = 143 spaces / Per S.101(6a) when restaurant(s) or bar(s) on the site comprise over 30% of the gross leasable area the minimum parking rate will be that use and not the shopping centre rate / Per S.101(6b) – parking may be reduced by 20% when combined with drive-through facility	210 spaces provided Restaurants comprise less than 30% GLA of the site	Y
Table 101	/ Restaurant (fast food, full service) 10 per 100m ² of gross floor area / Restaurant (take-out) 5 per 100m ² of gross floor area	/ 1068m ² GFA leased as restaurant (11,500 ft ²) / Approximately 27%	Y
Parking Space Dimensions S. 106	Regular – 2.6m x 5.2m Reduced – 2.4m x 4.6m (50%)	Regular - 2.6m x 5.2m Reduced - 2.4m x 5.2m (34%)	Y
Size of Space S. 105 & 106	Standard Size: 2.6m x 5.2 m 50% may be reduced: 2.4m x 4.6m	2.6m x 5.2m 2.4m x 5.2m	Y
Driveway Width S. 107	Double traffic lane – 6m	7m	Y

B. Zoning Review

For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.

Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant
Aisle Width S. 107	Minimum aisle width for parking space between 71 and 90 degrees (angle of parking) – 6.7m	6.9m	Y
Location of Parking S. 109	Parking cannot be located: / In a required front yard; / in a required corner side yard; or / in the extension of a required corner side yard into a rear yard.	Complies	Y
Refuse Collection S. 110(3)	Outdoor refuse collection areas located within or accessed via a parking lot must be: / located at least 9.0 metres from a lot line abutting a public street / located at least 3.0 metres from any other lot line / screened from view by an opaque screen with a minimum height of 2.0 metres / where an in-ground refuse container is provided, the 2m screening requirement may be achieved with soft landscaping	/ 14.2m from public street / In-ground “Earth Bins” between A series buildings are 4.7m from interior side lot line and screened with soft landscaping / Screening provided around all refuse collection areas	Y
Bicycle Parking Rates Table 111A(f)	Shopping Centre: 1 per 500 m ² of gross floor area 3900m ² GFA = 7.8 spaces	20 spaces	Y
Other applicable relevant Provision(s)			
Loading Space Rates and Provisions S.113	Per Section 113(1) Except in the case of uses in an LC Zone and on lots abutting Rideau Street, Sparks Street and Bank Street in Area A (Central Area) of Schedule 1, off-street motor vehicle loading spaces must be provided for the specified land uses at the rate set out in Table 113A.	Not applicable	N/A
Gross Leasable Area Exception [226] S. 189(1)	/ Per exception [226]: no single retail store or retail food store may exceed 4,650m ² of gross floor area / Per exception [226]: Maximum Gross Floor Area and Maximum Gross Leasable Floor Area: 4,650 m ²	/ Total GFA - 3,936m ² / All buildings to have multiple occupancies and a single use will not exceed 4650m ² / Maximum proposed building GFA - 950m	Y
Minimum Width of Landscaped Area	/ Abutting a residential or institutional zone – 3m	Front: 4.5m Corner Side: 4.5m	Y

B. Zoning Review For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant
S.189	/ Abutting a street – 3m / All other cases – no minimum	Interior: 3.4m Rear: 3m	
Landscaping Provisions for Parking Lots S. 110(1)	/ Abutting a street – 3m / Not abutting a street – 3m / 15% of area of any parking lot provided as perimeter or interior landscaped area	/ 3m abutting 17 Bridgestone Drive / 4.5m on Eagleson Road / 21.37% landscaped area / 2,049m ² landscaped area of the 9,588.52m ² parking lot	Y
Drive Through Facilities Exception [226] S. 112	Exception 226: / Must not be located in the front or corner exterior side yard / Must be located a minimum of 30 m from any R1 subzone Restaurant with Order Board: / 7 queuing spaces before/ at order board / Minimum total 11 Queuing Spaces: / 3m x 5.7m	/ 14 queuing space total / 3.7m x ~6.5m / Not within front or corner side yard / 60m from R1 zone / 7 queuing space before /at order board	Y
Outdoor Commercial Patios S. 85(3b)	Where an outdoor commercial patio abuts a residential zone, is within 30 m of that zone and is not physically separated by a building, it must be screened from that zone by a structure, screen or wall that is at least 2 m in height	Patio is setback 15.5m from the residential zone starting at the centreline of Bridgestone Dr. Proposed to be screened with ornamental shrubs.	Y

Annex 2 – Draft List of Requested Relief from Zoning

Section	By-law Requirement	Requirement	Proposed
None requested			

Conclusion

We trust that this information is satisfactory.

Sincerely,



Lisa Dalla Rosa, RPP MCIP
Associate



Genessa Bates, M.Pl.
Planner

