



Site Plan Control Application Summary Complex

File Number: D07-12-25-0176	Date: February 26, 2026
Applicant: Linnea Chamberlain	Comments due date: March 30, 2026
Email: chamberlain@chamberlainipd.com	Planner: Jocelyn Cadieux
Phone: (905) 631-7777	Ward: 8 - College
Owner: Manga Hotels (Nepean) LP	Councillor: Laine Johnson

Site Location

2055 Robertson Road.

Applicant's Proposal

A Site Plan Control application to construct a six-storey addition to an existing hotel, adding 30 new guestrooms and 1,319.53 square metres of gross floor area (GFA), and proposing a total of 108 parking spaces.

Proposal Details

The subject site is zoned Arterial Mainstreet (AM), with frontage along Robertson Road, located to the northeast of the Robertson Road and Moodie Drive intersection in Bells Corners.

The subject site has an area of 10,081.61 square metres. The site is occupied by the Nepean Holiday Inn Express hotel, a six-storey hotel with 115 rooms, a GFA of 6,979.45 square metres, and 115 surface parking spaces.

This application seeks to expand the existing hotel with an addition of 30 guestrooms, for a total of 145 guestrooms, and a total of 108 parking spots. The proposed expanded hotel will have a GFA of 8,298.98 square metres.

Submission Requirements

Pursuant to subsection 41 (12.0.1) of the Planning Act, as amended:

If the owner of the land is not satisfied with any requirement made by the municipality under subsection (7) or by the upper-tier municipality under subsection (8) or with any part thereof, including the terms of any agreement required, the owner may appeal the unsatisfactory requirements, or parts thereof, including the terms of any agreement required, to the Tribunal by filing with the clerk of the local municipality a notice of appeal accompanied by the fee charged by the Tribunal. 2017, c. 23, Sched. 3, s. 13 (1); 2021, c. 4, Sched. 6, s. 80 (1).

Related Planning Applications

A Minor Variance application will be required for the number of required parking spaces and the landscape buffer for parking lots.

Roadway Modifications

N/A

How to Provide Comments

For additional information or to provide your comments go through [Ottawa.ca/devapps](https://ottawa.ca/devapps) or contact:*

Jocelyn Cadieux, MCIP RPP
Planner
Development Review, West
110 Laurier Avenue West, 4th floor
Ottawa, ON K1P 1J1
613-580-2424, ext. 62930
jocelyn.cadieux@ottawa.ca

*Please provide comments by **March 30, 2026**. Comments received after this date will be accepted and considered, however, may not be reflected in the staff report.

ii) For your reference, subsection 1(1) of the *Planning Act* states:

“specified person” means

- o. a corporation operating an electric utility in the local municipality or planning area to which the relevant planning matter would apply,
- p. Ontario Power Generation Inc.,
- q. Hydro One Inc.,
- r. a company operating a natural gas utility in the local municipality or planning area to which the relevant planning matter would apply,
- s. a company operating an oil or natural gas pipeline in the local municipality or planning area to which the relevant planning matter would apply,
- t. a person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the Technical Standards and Safety Act, 2000, if any part of the distance established as the hazard distance applicable to the operation and referenced in the risk and safety management plan is within the area to which the relevant planning matter would apply,
- u. a company operating a railway line any part of which is located within 300 metres of any part of the area to which the relevant planning matter would apply,
- v. a company operating as a telecommunication infrastructure provider in the area to which the relevant planning matter would apply,
- w. NAV Canada,
- x. the owner or operator of an airport as defined in subsection 3 (1) of the Aeronautics Act (Canada) if a zoning regulation under section 5.4 of that Act has been made with respect to lands adjacent to or in the vicinity of the airport and if any part of those lands is within the area to which the relevant planning matter would apply,
- y. a licensee or permittee in respect of a site, as those terms are defined in subsection 1 (1) of the Aggregate Resources Act, if any part of the site is within 300 metres of any part of the area to which the relevant planning matter would apply,

- z. the holder of an environmental compliance approval to engage in an activity mentioned in subsection 9 (1) of the Environmental Protection Act if any of the lands on which the activity is undertaken are within an area of employment and are within 300 metres of any part of the area to which the relevant planning matter would apply, but only if the holder of the approval intends to appeal the relevant decision or conditions, as the case may be, on the basis of inconsistency with land use compatibility policies in any policy statements issued under section 3 of this Act,
- aa. a person who has registered an activity on the Environmental Activity and Sector Registry that would, but for being prescribed for the purposes of subsection 20.21 (1) of the Environmental Protection Act, require an environmental compliance approval in accordance with subsection 9 (1) of that Act if any of the lands on which the activity is undertaken are within an area of employment and are within 300 metres of any part of the area to which the relevant planning matter would apply, but only if the person intends to appeal the relevant decision or conditions, as the case may be, on the basis of inconsistency with land use compatibility policies in any policy statements issued under section 3 of this Act, or
- bb. the owner of any land described in clause (k), (l) or (m).

Résumé de la proposition de réglementation du plan d'implantation Complexe

N° de dossier : D07-12-25-0176

Date: 26 février 2026

Requérant : Linnea Chamberlain

Date limite des commentaires : 30
mars 2026

Courriel :
chamberlain@chamberlainipd.com

Urbaniste : Jocelyn Cadieux

Téléphone : (905) 631-7777

Quartier: 8 - Collège

Propriétaire : Manga Hotels (Nepean) LP

Conseillère : Laine Johnson

Emplacement

2055, chemin Robertson

Proposition du requérant

Demande de réglementation du plan d'implantation devant permettre la construction d'un rajout de six étages à un hôtel, afin d'ajouter 30 chambres et 1 319,53 mètres carrés de surface de plancher hors œuvre brute (SHOB), ainsi que la présence au total de 108 places de stationnement.

Détails de la proposition

Le bien-fonds visé est désigné Zone d'artère principale (AM). Présentant une façade sur le chemin Robertson, il se trouve au nord-est de l'intersection du chemin Robertson et de la promenade Moodie, à Bells Corners.

D'une superficie de 10 081,61 mètres carrés, l'emplacement est occupé par l'hôtel Nepean Holiday Inn Express, un établissement hôtelier de six étages abritant 115 chambres et d'une SHOB de 6 979,45 mètres carrés, proposant en outre 115 places de stationnement de surface.

La demande a pour objet de permettre l'agrandissement de l'hôtel grâce à un rajout de 30 chambres, pour un total de 145 chambres et un total de 108 places de stationnement. Une fois agrandi, l'hôtel aura une SHOB de 8 298,98 mètres carrés.

Exigences de soumission

Conformément au paragraphe 41 (12.0.1) de la *Loi sur l'aménagement du territoire*, dans sa version modifiée :

Si le propriétaire du terrain n'est pas satisfait de tout ou partie des exigences imposées par la municipalité en vertu du paragraphe (7) ou par la municipalité de palier supérieur

en vertu du paragraphe (8), y compris les conditions de toute convention exigée, il peut interjeter appel devant le Tribunal de tout ou partie des exigences qu'il estime non satisfaisantes, y compris les conditions de toute convention exigée, en déposant un avis d'appel auprès du secrétaire de la municipalité locale accompagné des droits exigés en vertu de la *Loi de 2017 sur le Tribunal d'appel de l'aménagement local*, ch. 23, annexe 3, s. 13 (1); 2021, ch. 4, annexe 6, s. 80 (1).

Demandes connexes de planification

Une demande de dérogation mineure devra être présentée en raison du nombre de places de stationnement requises et de la zone tampon paysagée devant dissimuler les places de stationnement.

Modifications aux chaussées

S.O.

Soumission de commentaires

Pour obtenir des renseignements supplémentaires ou faire part de vos commentaires, veuillez consulter Ottawa.ca/demdam ou communiquer avec* :

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Urbaniste
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Jocelyn.Cadieux@ottawa.ca

*Veuillez faire part de vos commentaires d'ici le **30 mars 2026**. Les commentaires reçus après cette date seront acceptés et examinés, mais pas nécessairement pris en compte dans le rapport du personnel.

Location Map / Carte de l'emplacement



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-26-0176	26-0169-H	2055 ch. Robertson Rd.	 <small>807-533-6242</small>
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