**MINOR ZONING BY-LAW AMENDMENT APPLICATION**
**DELEGATED AUTHORITY REPORT**
**MANAGER, DEVELOPMENT REVIEW**

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Location of Minor Re-zoning: 6240 Hazeldean Road and 1179 Carp Road
File No.: D02-02-26-0033

Date of Application: May 7, 2026

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This MINOR ZONING BY-LAW AMENDMENT application, for the land zoned Arterial Mainstreet, Subzone 9 (AM9), in Zoning By-law Amendment 2008-250, and Mainstreet Zone 2 (MS2) in Zoning By-law 2026-50 as shown on the two attached Zoning Key Maps (Documents 1 and 2), and submitted by Dayna Edwards, Q9 Planning + Design, on behalf of Patrick Brunelle, Suncor Energy Products Partnership, is to permit a reduction to the minimum building height, maximum front and corner yard setbacks, and minimum drive-through stacking provisions, as detailed in the attached Supporting Documentation.

This application was processed as a minor re-zoning under the minor re-zoning category of modifications to performance regulations only.

This MINOR ZONING BY-LAW AMENDMENT IS RECOMMENDED TO BE APPROVED and the following action is required:

1. Rezone the lands as shown in “Document 1 – Zoning Key Map, 2008-250”:

    a. That the Zoning Map of Zoning By-law 2008-250 be amended to amend the zoning over 6250 Hazeldean Road so that it reads AM9[XXXX]

2. Add an exception XXXX to Section 239 – Urban Exceptions of Zoning By-law 2008-250 with provisions similar in effect to the following:

    a. In Column I, Exception Number, add the text “[XXXX]”

    b. In Column II, Applicable Zones add the text “AM9[XXXX]”

    c. In Column V, Provisions, add the text:

        i. Subsection 186(9)(c) (d) and (e) do not apply.

        ii. Minimum rear yard setback: 4 metres

iii. Minimum required width of landscaped area along rear lot line: 4 metres

iv. Minimum required number of queuing spaces for drive-through facility for a Restaurant with order board: 6 before or at order board for a total of 10 spaces.

3. Rezone the lands as shown in "Document 2 – Zoning Key Map 2026-50":

    a. That the Zoning Map of Zoning By-law 2026-050 be amended to amend the zoning over Area A so that it reads MS2[XXXX]

4. Add a new exception XXXX to Part 15 – Exceptions of Zoning By-law 2026-50 with provisions similar in effect to the following:

    a. In Column I, Exception Number, add the text "[XXXX]"

    b. In Column II, Applicable Zones add the text "MS2[XXXX]"

    c. In Column V, Provisions, add the text:

        i. Minimum rear yard setback: 4 metres

        ii. Minimum building height: 4.0 metres

        iii. Minimum required number of queuing spaces for drive-through facility for a Restaurant with order board: 6 for each order board.

**October 27, 2026**

Date

Sean Moore,
Manager, Development Review West
Planning, Development and Building Services Department

Enclosures: Minor Re-zoning By-law Amendment Supporting Information
Document 1 – Zoning Key Map, 2008-250
Document 2 – Zoning Key Map, 2026-50

**MINOR ZONING BY-LAW AMENDMENT APPLICATION**
**SUPPORTING INFORMATION**

**File Number:** D02-02-26-0033

## SITE LOCATION

6240 Hazeldean Road and 1179 Carp Road, and as shown on Documents 1 and 2.

## SYNOPSIS OF APPLICATION

The subject site is located on the south side of Hazeldean Road and east of Carp Road in Stittsville. The site is currently occupied by a gas station and car wash and is served by two existing vehicular accesses on Carp Road and one vehicular access on Hazeldean Road.

The Minor Zoning By-law Amendment application will amend the performance standards for the subject site, with the lands to be rezoned from: Arterial Mainstreet, Subzone 9 (AM9) in the City of Ottawa's Zoning By-law 2008-250, to: Arterial Mainstreet, Subzone 9, Exception XXXX (AM9[XXXX]), and from: Mainstreet Zone 2 (MS2) in Zoning By-law 2026-50 to: Mainstreet Zone 2, Exception XXXX (MS2[XXXX]).

The proposed zoning amendment will have the effect of permitting a reduction to several zoning provisions including the minimum required building height, the maximum front and corner yard setbacks, and the minimum drive-through stacking provisions. These proposed changes would facilitate the addition of a single-storey restaurant and associated drive-through, totaling 336 square metres, which are captured through a companion Site Plan Control application (City File No. D07-12-26-0044).

This recirculation is being issued to correct an omission in the previous circulation, where certain addresses were not identified on the Location Map.

## DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is consistent with the 2024 Provincial Planning Statement.
- The proposal conforms to the applicable provisions of the Official Plan, including policies specific to the Suburban Transect and Mainstreet Corridor designation (Sections 5.4 and 6.2).
- The request to reduce the minimum required front and corner side yard setbacks recognizes the existing site conditions.

- The proposed minimum rear yard setback of 4 metres recognizes the condition of the existing building and setbacks.

- The proposed reduction in drive-through stacking spaces from 7 to 6 per order board is appropriate given the expected restaurant demand and the site's circulation constraints.

- The proposed building height of 4 metres is appropriate given the Official Plan's flexibility in the Suburban Transect, permitting low-rise buildings along Mainstreet Corridors (Policy 5.4.1(2)).

**RELATED APPLICATIONS**

- Site Plan Control – D07-12-26-0044

**CONSULTATION DETAILS**

Councillor Glen Gower provides concurrence for delegated authority for this report.

**Public Comments**

Summary of Comments - Public
This application was subject to the Public Notification and Consultation Policy requirements for minor re-zoning amendment applications. No comments were received.

**Technical Agency/Public Body Comments**

Summary of Comments –Technical
All technical agency correspondence was forwarded to the applicant, and the applicant was advised to contact technical agencies directly for additional information and requirements.

**Advisory Committee Comments**

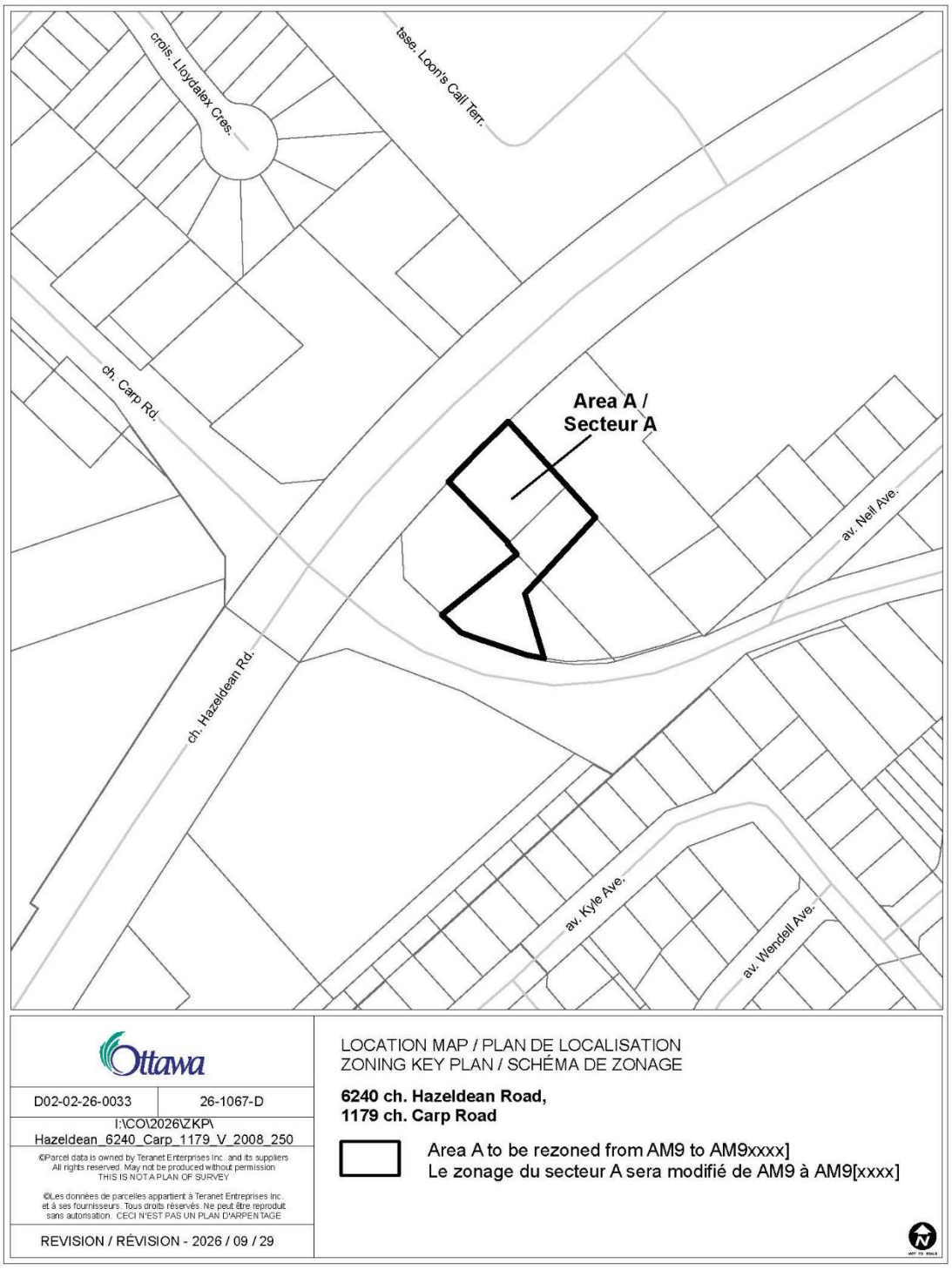
N/A

**APPLICATION PROCESS TIMELINE STATUS**

This Minor Zoning By-law amendment application was processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority

**Contact**: Jillian Simpson Tel: 613-580-2424, ext.12190 or e-mail: Jillian.Simpson@ottawa.ca

## Document 1 – Zoning Key Map, 2008-250



## Document 2 – Zoning Key Map, 2026-50

