

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

Location of Minor Re-zoning: 1280 Trim Road
File No.: D02-02-25-0044
Date of Application: June 25, 2025

This MINOR ZONING BY-LAW AMENDMENT application, for the land zoned IL[2988] H21, Light Industrial Zone, in Zoning By-law 2008-250, as shown on the attached Location Map, and submitted by Christine McCuaig, Q9 Planning + Design Inc, on behalf of Trim Works Development Limited, is to permit an additional “retail use” within an already approved commercial development, 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. That an exception be amended to Zoning By-law No. 2008-250 for this property with provisions similar in effect to the following:

Amend Exception [2988] of Section 239 Urban Exceptions of By-law 2008-250 with provisions similar in effect to the following:

- a) In Column III, Additional Permitted Uses, add the text “Retail store”
- b) In Column V, Exception Provisions, remove (i) and replace it in its entirety with the following text:
 - “(i) The provisions of Clause 203(2)(c) does not apply to personal service business, restaurant, and retail store”.
- c) In Column V, Exception Provisions, add the text:
 - “(vii) Retail store is subject to the provisions of subsection 203(3) to (6).



September 11, 2025

Date

John Sevigny,
(A) Manager, Development Review East
Planning, Development and Building Services
Department

Enclosures: Minor Re-zoning By-law Amendment Supporting Information
Document 1 - Location Map

MINOR ZONING BY-LAW AMENDMENT APPLICATION SUPPORTING INFORMATION

File Number: D02-02-25-0044

SITE LOCATION

1280 Trim Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject property is a 5,620 square metre parcel of land located on the west side of Trim Road, north of Saint Joseph Boulevard and south of Regional Road 174 in the Taylor Creek Business Park. The applicant is currently developing the site with three one-storey buildings containing a fast-food restaurant, restaurant/office/personal service businesses, and an automobile service centre.

A Zoning By-law Amendment was enacted by Council on November 13, 2024 as By-law 2024-488 to permit the proposed uses. A Site Plan Control application was subsequently approved by staff on January 9, 2025 for the building and site layout.

The purpose of this Minor Zoning By-law Amendment application is to add an additional permitted use of “retail store” to the permitted uses on site in order to permit for greater flexibility for the owner in leasing the available units on-site and provide a greater range of services to the community.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is consistent with the Provincial Planning Statement.
- The subject lands are designated Minor Corridor and Evolving Neighbourhood in the Official Plan. The subject lands are designated Trim Minor Corridor in the Orléans Corridor Secondary Plan. The proposal is consistent with both these documents, in that it will broaden the range of services available to the community, consistent with applicable planning policies.
- The Minor Zoning By-law Amendment will not only contribute to a wider range of services and amenities on these lands, but it will assist the owner with a greater flexibility in finding prospective tenants for the units on-site.

RELATED APPLICATIONS

- Zoning By-law Amendment D02-02-24-0024, which was enacted by Council on November 13, 2024 as By-law 2024-488. No appeals were received.
- Site Plan Control Application D07-12-24-0089, which was approved by staff on January 9, 2025.

CONSULTATION DETAILS

Councillor Matthew Luloff 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 from the public were received.

Technical Agency/Public Body Comments

Summary of Comments –Technical

No technical agency comments that required response or modification to the proposal were received.

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: Kelly Livingstone, e-mail: kelly.livingstone@ottawa.ca

Document 1 - Location Map

