Planning & Development Services Department

Aquavil West Neighbourhood

Official Plan Amendment
Zoning By-law Amendment
Revised Draft Plan of Subdivision

September 30, 2020
Application Information

Applicant: Royalton Homes

Agent: Colin Travis, MCIP, RPP

Location: 111 Blue Mountain Drive, 209843 and 209811 Highway 26

Applications: Submitted in October 2019, Deemed Complete in December 2019

Lot Area: Approx. 15.5 ha (38.3 ac)
Aerial Photo (West Neighbourhood)
Current Official Plan Designations

1. Hamlet Area
2. Craigleith Village Commercial
3. Hazard
4. Wetlands
5. Craigleith Village Hazard Lands, Shoreline Floodplain and Provincially Significant Wetlands
Current Zonings

1. R1-1-59-h14 (includes a portion on the west side of Brophy’s Lane)
2. R2-59-h14
3. C6-59-h15
4. I-59-h16
5. Hazard (H)
6. Wetlands (WL)
7. Open Space (OS-59-h18)
Current Draft Plan of Subdivision

• Originally granted Draft Plan approval in 2014

• Draft Plan Approval is for both the East and West Neighbourhoods

• Granted subject to a number of conditions

• These conditions need to be satisfied before the Plan of Subdivision can be registered

• Current Draft Plan approval is valid until December 31st, 2020
Proposed Draft Plan of Subdivision

- Increase in number and types of dwelling units and deletion of the commercial block
- Addition of a block for a private recreational building
- Fewer “public” roads in exchange for private roads
- MTO road widening along Highway 26
- Adjusted buffer blocks