

Planning & Development Services Department

372 Grey Road 21

Application for Zoning By-law Amendment



June 13, 2022



Application Information

Owner: Rhemm Properties Ltd.

Agent: Kristine Loft, Loft Planning Inc.

Location: 372 Grey Road 21

Application: P3165 (ZBA)

Lot Area: 20.59ha



Planning Application Process

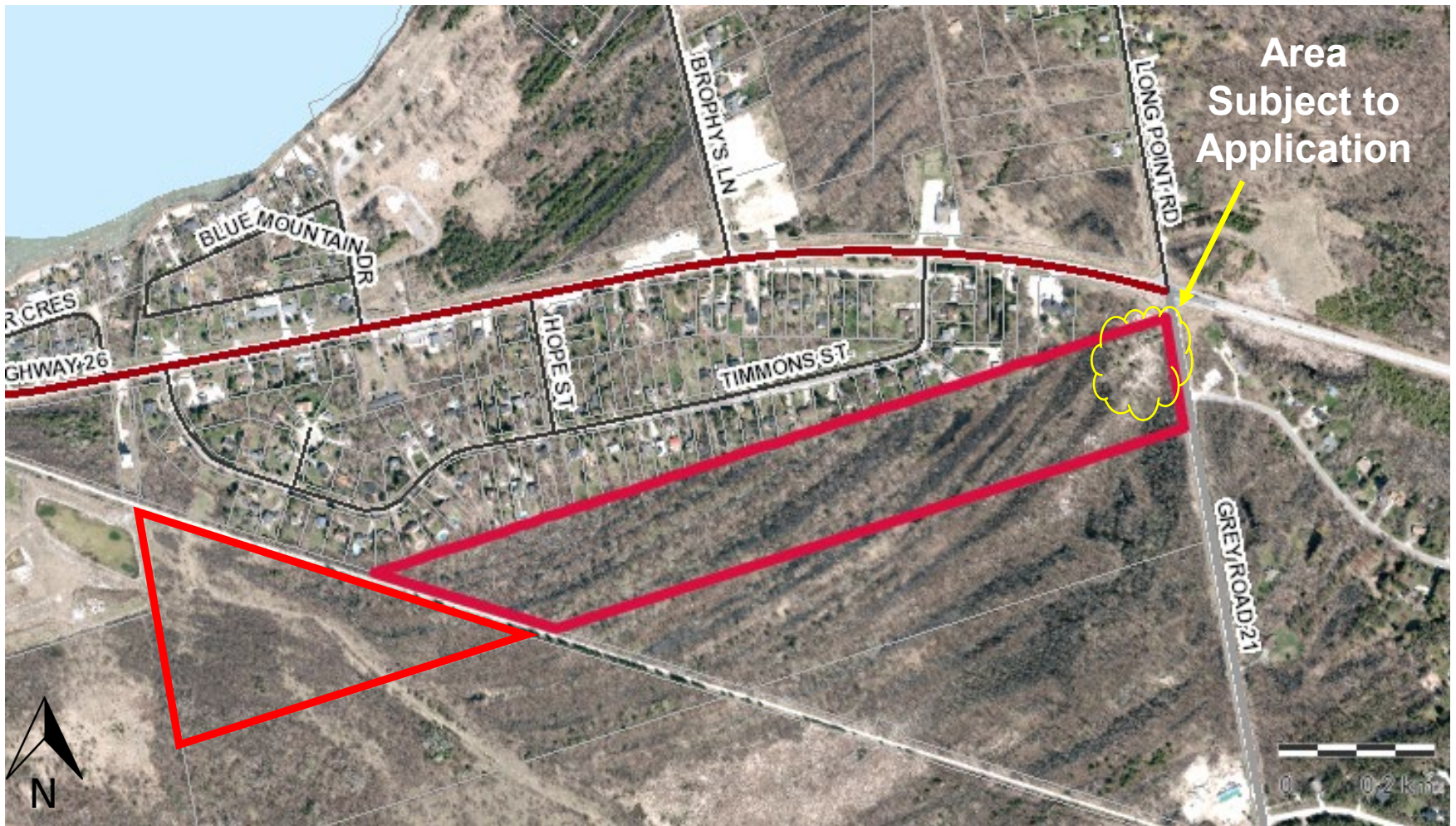
- Application received
- Public Meeting held
- Staff review of application – including public comments and conformity to Planning Documents (Provincial Policy, Official Plan, Zoning By-law, etc.)
- Staff Report to Council – upcoming date



We are Here



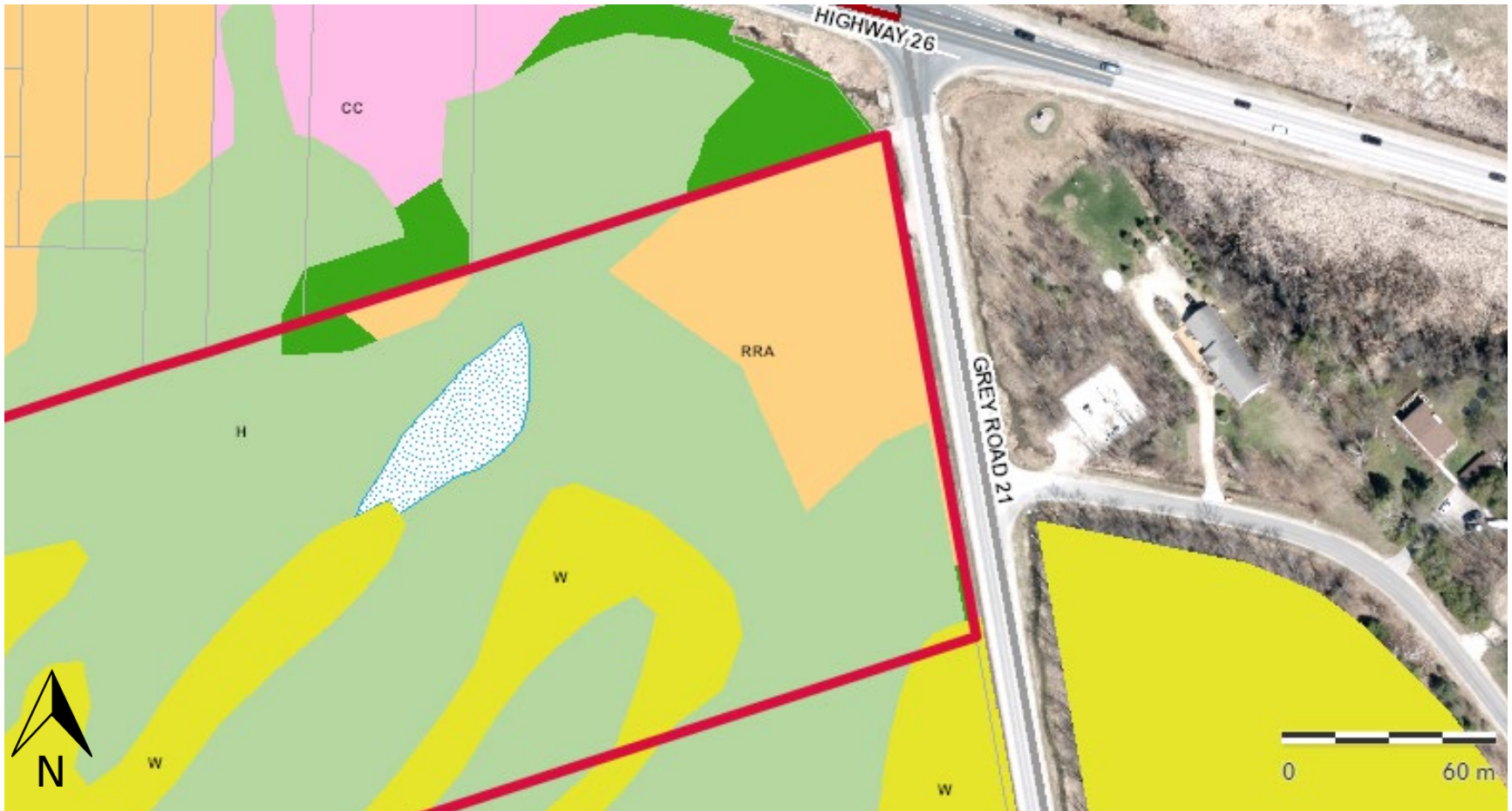
Aerial Photo – Subject Lands





Current Official Plan Designations

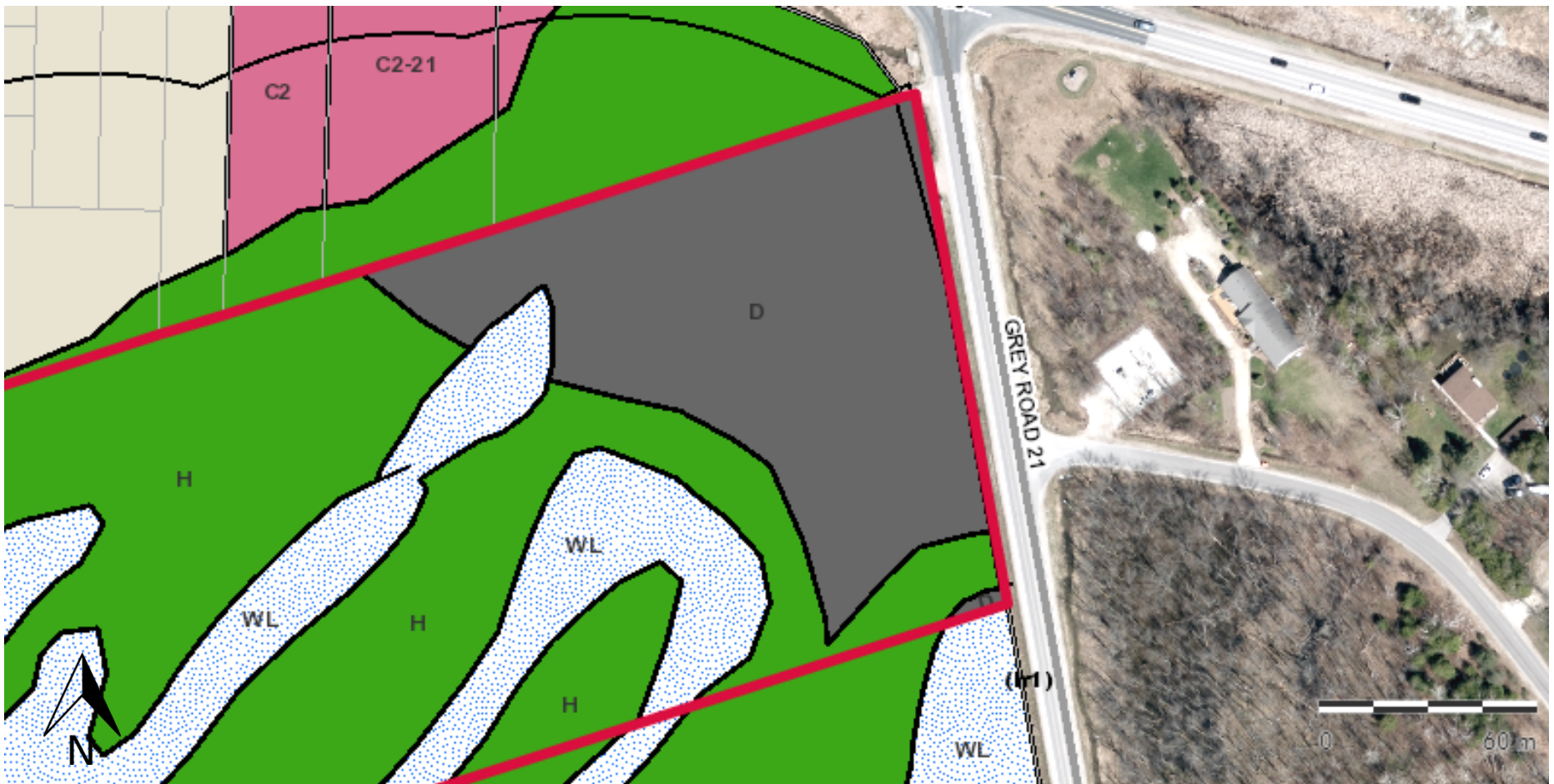
- Residential Recreational Area and Wetland
- Subject to Significant Woodland and Provincially Significant Wetland Constraint





Current Zoning

- *Development (D), Hazard, and Wetland*
- Subject to Holding “-h1” symbol (proximity to wetland)
- Proposed Zoning Amendment to Re-zone portion of *Development (D)* to Residential One (R1-1)





Proposed Zoning By-law Amendment

- Proposal includes re-zoning a portion of the *Development (D)* zone to the *Residential One (R1-1)* zone
- Does not include re-zoning of any portions of the existing *Wetland* or *Hazard* zones.
- Concurrent application(s) have been received for the creation of four (4) single detached residential lots. Consent applications include road widening and dedication of a 6.0m wide Town trail block at property frontage. A 5.2m road widening is also included.