



September 9, 2025

Planning and Development Services

Public Meeting

Applications for Zoning By-law Amendment, Consent and Easement

357069 Blue Mountains-Meaford Townline Road (Botden Orchards Ltd.)

Town File No.: P3501, P3502, P3503

Agent: Zelinka Priamo Ltd. (c/o Danieli Sikelero Elsenbruch)

Planning Process

- ☒ Pre-Consultation
- ☒ Application Received
- ☒ Application Deemed Complete
- ☒ Notice of Public Meeting Circulated, Public Meeting Held
- ☐ Staff Review of Application and Public Comments
- ☐ Staff Recommendation to Committee of the Whole
- ☐ Council Decision
- ☐ Appeal Period

Application and Site Location

Applicant	Botden Orchards Ltd.
Agent	Zelinka Priamo Ltd. (c/o Danieli Sikelero Elsenbruch)
Location	357069 Blue Mountains – Meaford Townline Road
Applications	Zoning By-law Amendment, Consent and Easement
Lot Area	± 388,000 m ² (38.8 ha)



Proposal Overview

- A request for consent to create one new farm parcel;
- A request for consent to establish a new access easement in favour of the new farm parcel;
- A zoning by-law amendment to permit a reduced lot frontage.



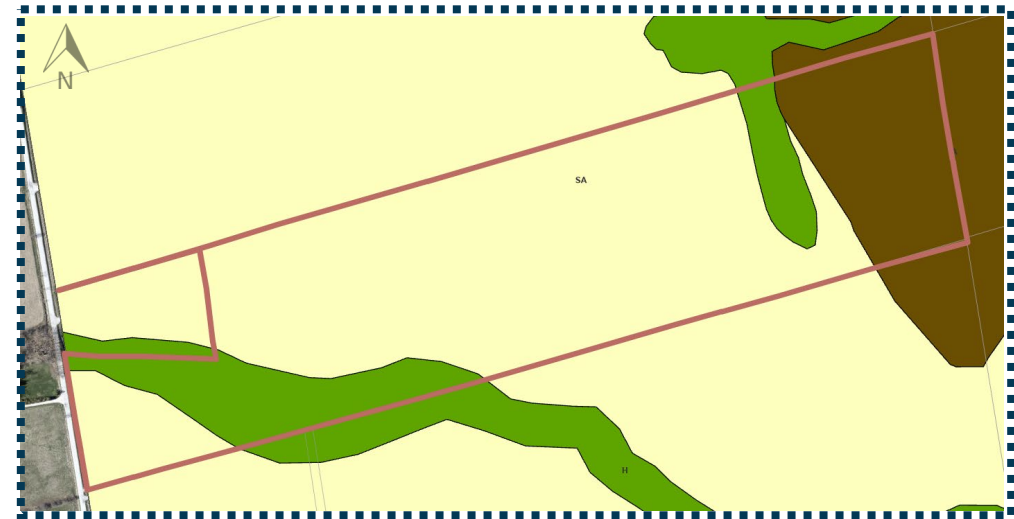
Existing Land Use and Zoning

Official Plan



Special Agriculture 'SA', Hazard 'H',
Agricultural 'A'

Zoning By-law



Special Agriculture 'SA', Hazard 'H',
Agricultural 'A'

Overview of Applications and Effects

Document	Effect	Existing	Proposed
Zoning By-law 2018-65	Amendment	Existing Frontage: 218 m	To permit a lot frontage of 20.1 m whereas the minimum requirement is 150 m. This for the retained proposed retained lands.
Consent	Severance	Existing lands: ±38.8 ha	Two Lots: Retained lands: ± 26.6 ha Severed lands: ± 11.3 ha
Consent	Easement	None	Severed land: ± 11.3 ha Easement: 9175.5 m ² easement in favour for the severed lands.

Application Supporting Material

- Zoning By-law Amendment application
- Consent Application for a severance
- Consent Application for an easement
- Planning Justification Report

Thank you for your time



Project Website:

www.thebluemountains.ca/Botden



Staff Contact:

Manuel Rivera, Planner I

mrivera@thebluemountains.ca | 519-599-3131 ext. 308