

Historical Background

Application Details	
Owner:	Jaswinder Khaira
Applicant:	Arcadis (c/o Ritee Haider)
File Number:	ZAC-25-003.
Type of Applications:	Zoning By-law Amendment.
Proposal:	To permit the development of a two-storey single detached dwelling with an attached two-car and three-car garage, with frontage and access onto Powerline Road.
Property Details	
Municipal Address:	475 Powerline Road. (See Location Map in Appendix A attached to Report PED25048.)
Lot Area:	16.18 ha.
Servicing:	There is no municipal infrastructure fronting the property. It will be serviced by on-site private water and sewage systems.
Existing Use:	Agriculture.
Documents	
Provincial Planning Statement:	The proposal is consistent with the Provincial Planning Statement (2024).
Official Plan Existing:	“Speciality Crop” on Schedule A and D – Provincial Plans and Urban Land Use Designations.
Zoning Existing:	Conservation/Hazard Land Rural (P6) Zone.
Zoning Proposed:	Conservation/Hazard Land Rural (P6, 924, H192) Zone.
Modifications Proposed:	<ul style="list-style-type: none"> • Allow a new single detached dwelling in a (P6) Zone; • Increase the maximum building height from 10.5 metres to 12 metres; and, • Extend yard encroachments from a maximum of 1.5 metres to 1.6 metres for porches, 3.0 metres for decks, and 3.0 metres for balconies.
Processing Details	
Received:	December 11, 2024.
Deemed Complete:	December 11, 2024.
Notice of Complete Application:	Sent to 11 property owners within 120 metres of the subject property on January 9, 2025.
Public Notice Sign:	Posted December 19, 2024.
Notice of Public Meeting:	Sent to 11 property owners within 120 metres of the subject property on February 14, 2025.

Staff and Agency Comments:	Staff and agency comments have been summarized in Appendix F attached to Report PED25048.
Public Consultation:	In June 2024, the Ward Councillor was notified by email, and 31 residences within 400 metres received a mailout detailing the proposal, including a site plan and an invitation for feedback. No responses from the public were received as part of the consultation.
Public Comments:	No comments were received at the time of this report being written.
Processing Time:	77 days.