

Historical Background

Application Details	
Owners:	Losani Homes (1998) Ltd. (c/o Dianne Ramos), Margaret and Eric Sundin, and Imre and Eva Sarkozi.
Applicant/Agent:	MHBC Planning Ltd. (c/o Stephanie Mirtitsch).
File Number:	25T-202405.
Type of Application:	Draft Plan of Subdivision.
Proposal:	The proposed Draft Plan of Subdivision consists of four residential blocks to facilitate the development of five lots for single detached dwellings and two lots for one semi detached dwelling fronting onto Carlson Street (Block 1), and to retain the existing single detached dwellings along Highland Road West (Blocks 2 to 4), as shown on the Draft Plan of Subdivision in Appendix B attached to Report PED25097.
Property Details	
Municipal Address:	238, 240 and 242 Highland Road West, Stoney Creek.
Lot Area:	± 0.45 ha (irregular).
Property Details	
Servicing:	Existing municipal services.
Existing Use:	Single Detached Dwellings.
Documents	
Provincial Planning Statement:	The proposal is consistent with the Provincial Planning Statement (2024).
Official Plan Existing:	"Neighbourhoods" on Schedule E-1 – Urban Land Use Designations.
Secondary Plan Existing:	"Low Density Residential 2b" on Map B.7.6-1 in the West Mountain Area (Heritage Green) Secondary Plan.
Zoning Existing:	Low Density Residential (R1) Zone.
Processing Details	
Received:	September 18, 2024.
Deemed Complete:	September 24, 2024.
Notice of Complete Application:	Sent to 85 property owners within 120 metres of the subject property on October 7, 2024.

Public Notice Sign:	Posted on October 10, 2024, and updated on March 19, 2025, with the Public Meeting date.
Notice of Public Meeting:	Sent to 85 property owners within 120 metres of the subject property on March 28, 2025.
Staff and Agency Comments:	Staff and agency comments have been summarized in Appendix F attached to Report PED25097.
Public Consultation:	<p>The applicant sent letters dated September 13, 2024, to residents within 120 metres of the subject lands with information of the proposed additional blocks (as shown in Appendix G to Report PED25097). No comments were received by the applicant at the time of this report being written.</p> <p>As the application implements the Low Density Residential (R1) Zone approved by City Council on April 10, 2024, further public consultation beyond the letter provided by the applicant and giving notice of complete application of the Draft Plan of Subdivision application was not deemed necessary.</p>
Public Comments:	No comments were received from the public at the time of this report being written.
Processing Time:	203 days.