

Historical Background

Application Details	
Owner:	Fifty Road Inc. (c/o Peter DeSantis).
Applicant/Agent:	UrbanSolutions Planning and Land Development Consultants Inc. (c/o Matt Johnston).
File Number:	25CDM-202406
Type of Applications:	Draft Plan of Condominium (Vacant Land).
Proposal:	The proposed Draft Plan of Condominium (Vacant Land) Application is to establish 15 vacant land units for single detached dwellings on a private condominium road with associated sidewalks, 11 visitor parking spaces, two barrier free parking spaces, and centralized mailboxes with vehicular from Fifty Road.
Property Details	
Municipal Address:	541 and 545 Fifty Road, Stoney Creek.
Lot Area:	± 0.701 hectares (rectangular).
Property Details	
Servicing:	Existing municipal services.
Existing Use:	Vacant.
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 Land Use Plan Map B.7.3-1 – Urban Lakeshore Area Secondary Plan.
Zoning Existing:	Single Residential "R3-45" Zone, Modified.
Processing Details	
Received:	November 15, 2024.
Deemed Complete	November 27, 2024.
Notice of Complete Application:	Sent to 150 property owners within 120 metres of the subject property on December 3, 2024.
Public Notice Sign:	Posted on December 5, 2024, and updated on April 9, 2025.
Notice of Public Meeting:	Sent to 150 property owners within 120 metres of the subject property on April 10, 2025.
Staff and Agency Comments:	Staff and agency comments have been summarized in Appendix F attached to Report PED25114.

Public Consultation:	<p>In addition to the requirements of the <i>Planning Act</i>, the applicant held a virtual community meeting relating to a previous Zoning By-law Amendment application ZAC-21-045, on September 9, 2021. As the application implements the site specific zoning approved by City Council on June 22, 2022, as amended by Minor Variance application A-24:256, further public consultation beyond giving notice of complete application prior to the submission of the Draft Plan of Condominium application did not occur.</p> <p>Staff note that the site layout, setbacks, and orientation of the proposed single detached units has not changed.</p>
Public Comments:	No comments were received from the public at the time of this report being written.
Processing Time:	166 days.