

Historical Background

Application Details	
Owner:	Lux 387 M.D. Holdings Inc, Lux 397 M.D. Holdings Inc, Lux 405 M.D. Holdings Inc, Lux 409 M.D. Holdings Inc, c/o Hamid Hakimi
Applicant:	Weston Consulting (c/o Martin Quarcoopome).
File Number:	ZAC-18-048 and 25T-201809.
Type of Applications:	Zoning By-law Amendment and Draft Plan of Subdivision.
Proposal:	<p>The purpose of the Zoning By-law Amendment and Draft Plan of Subdivision applications are to facilitate the development of a subdivision containing 17 lots for single detached dwellings, one stormwater management facility and the extension of an existing municipal road, Braithwaite Avenue.</p> <p>The applicant is proposing a change in zoning from Agricultural “A-216” Zone, Modified, to a site specific Low Density Residential (R1) Zone, Open Space (P4) Zone and Conservation/Hazard Land (P5) Zone.</p>
Property Details	
Municipal Address:	387, 397, 405 and 409 Hamilton Drive (see Location Map on Appendix A attached to Report PED25036).
Lot Area:	2.2 ha.
Servicing:	Municipal services.
Existing Use:	Vacant residential.
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 1” on Shaver Neighbourhood Land Use Plan Map B.2.2-1.
Zoning Existing:	Agricultural “A-216” Zone, Modified.

Zoning Proposed:	A site specific Low Density Residential (R1, 930) Zone, Open Space (P4, 931) Zone and Conservation/Hazard Land (P5, 932) Zone.
Modifications Proposed:	<p>The following modifications are proposed to the Low Density Residential (R1) Zone in Zoning By-law No. 05-200:</p> <ul style="list-style-type: none"> • To reduce the minimum lot width from 12.0 metres to 10.5 metres; • To reduce the minimum setback from a flankage lot line from 3.0 metres to 1.2 metres; and, • To reduce the minimum setback from a rear lot line from 7.5 metres to 7.0 metres. <p>The following modifications are proposed to the Open Space (P4) Zone in Zoning By-law No. 05-200:</p> <ul style="list-style-type: none"> • To restrict the permitted uses to a stormwater management facility. <p>The following modifications are proposed to the Conservation/Hazard Land (P5) Zone in Zoning By-law No. 05-200:</p> <ul style="list-style-type: none"> • To restrict the permitted uses to a retaining wall.
Processing Details	
Received:	September 7, 2018.
Deemed Complete:	September 28, 2018.
Notice of Complete Application:	Sent to 85 property owners within 120 metres of the subject property on October 12, 2018.
Public Notice Sign:	Posted October 20, 2018, updated on February 27, 2025, and April 17, 2025.
Notice of Public Meeting:	Sent to 85 property owners within 120 metres of the subject property on March 28, 2025, and April 18, 2025.
Staff and Agency Comments:	Staff and agency comments have been summarized in Appendix H attached to Report PED25036.

Public Consultation:	A public open house was held on June 27, 2018, at Bishop Tonnos Catholic Secondary School between 5:00 pm and 7:30 pm and 78 notices were circulated. Comments received included members of the public supporting the development in principle, however, expressing concerns with the loss of trees on the subject lands, increased traffic, the inability to monitor the neighbourhood through programs such as Neighbourhood Watch, increased noise, increased congestion, loss of parking for visitors and safety concerns for children with the increased traffic flow. Additionally, some residents noted concerns with the extension of Braithwaite Avenue as they had anticipated that the street would always terminate in a cul-de-sac.
Public Comments:	To date, staff received nine pieces of correspondence from the public and the comments have been summarized in Appendix I attached to Report PED25036. Additional public comments received as a result of the Notice of Public Meeting circulated on March 28, 2025 have been attached to the Planning Committee agenda.
Processing Time:	2,069 days, 285 days from last submission.