

HISTORICAL BACKGROUND

Report Fact Sheet

Application Details	
Owner:	2787685 Ontario Ltd. c/o Salman Rehan.
Applicant:	Urban in Mind c/o Victoria Colantonio.
File Number:	ZAC-25-008 and 25T-202501.
Type of Applications:	Zoning By-law Amendment and Draft Plan of Subdivision.
Proposal:	<p>The purpose of the Zoning By-law Amendment application is for a change in zoning from the Low Density Residential – Large Lot (R2) Zone to the Low Density Residential (R1) Zone.</p> <p>The Redlined Draft Plan of Subdivision consists of five single detached dwelling lots (Lots 1-5), one block for a road right-of-way widening and daylight triangle (Block 1), and one future development block (Block 2), as shown in Appendix C attached to Report PED25118.</p> <p>The effect of these applications is to facilitate the relocation of the existing heritage building (Lot 1) and the development of four single detached dwellings (Lots 2-5).</p>
Property Details	
Municipal Address:	515 Jones Road, Stoney Creek
Lot Area:	0.29 ha.
Servicing:	Existing full municipal services.
Existing Use:	Single Detached Dwelling
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.
Zoning Existing:	Low Density Residential – Large Lot (R2) Zone
Zoning Proposed:	Low Density Residential (R1) Zone
Processing Details	
Received:	February 7, 2025.

Deemed Complete:	February 7, 2025.
Notice of Complete Application:	Sent to 80 property owners within 120 metres of the subject property on February 14, 2025.
Public Notice Sign:	Posted February 14, 2025, and updated with the Public Meeting date on March 26, 2025.
Notice of Public Meeting:	Sent to 80 property owners within 120 metres of the subject property on May 14, 2025.
Staff and Agency Comments:	Staff and agency comments have been summarized in Appendix G attached to Report PED25118.
Public Consultation:	The public consultation strategy included a public consultation meeting held on November 28, 2024. Public consultation meeting invitations were distributed door-to-door to 80 residences within 120 metres. Ward Councillor Beattie was invited via email on the same day the public notice was sent. The summary of the comments are attached in Appendix H to Report PED25118.
Public Comments:	No comments were received at the time of this report being written.
Processing Time:	105 days.