## Historical Background

Applicant: Ashenhurst Nouwens & Associates Inc. (c/o Harry Kalantzakos).   File Number: ZAC-25-014.   Type of Applications: Zoning By-law Amendment.   Proposal: The purpose of the Zoning By-law Amendment is for a change in zoning from the Agricultural Specialty (AS) Zone to a site specific Low Density Residential (R1) Zone to permit the development of Block 1 for six street townhouse dwelling units at the southeast corner of the subject lands, with frontage and access onto Lewis Road.   Property Details 255 Lewis Road (See Location Map in Appendix A attached to Report PED25123).   Lot Area: 0.13 ha.   Servicing: Full municipal services.   Existing Use: Vacant.   Documents The proposal is not consistent with the Provincial Planning Statement: (2024).   Official Plan Existing: "Neighbourhoods" on Schedule E – Urban Structure and Schedule E-1 – Urban Land Use Designations.   Secondary Plan "Low Density Residential 3" on Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan.   Zoning Existing: Agricultural Specialty (AS) Zone.   Zoning Proposed: Site Specific Low Density Residential (R1) Zone.   Modifications • Increase the maximum building height from 10.5 metres to 11.75 metres; and,   Proposed: Each street townhouse dwelling unit may not need to be on a separate lot.   Processing De	Application Details		
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Public Notice Sign: Posted March 10, 2025	Notice of Complete Application:		
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Notice of Public Meeting:	Sent to 14 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 F attached to Report PED25123.
Public Consultation:	The public consultation strategy for 255 Lewis Road included a mailout and a Public Meeting organized by Ashenhurst Nouwens & Associates Inc. The mailout, sent to 14 residences within a 400 metre radius of the subject lands on January 6, 2025, which provided an overview of the proposal, included a site plan for reference, and invited feedback to address public concerns throughout the application process. The Public Meeting, held on January 20, 2025, featured a presentation covering the proposal, strategic plan, site location, proposed road alignment, concept plan, site plan, and building elevations, followed by a question-and-answer period. A total of 14 people attended the meeting.
Public Comments:	No comments from the public were received at the time of this report being written.
Processing Time:	81 days.