

## Historical Background

Application Details	
Owner:	11323881 Canada Inc. (c/o Enzo Prato and Sharad Sharma)
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	
Municipal Address:	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	
Provincial Planning Statement:	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 Existing:	"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 Proposed:	<ul style="list-style-type: none"> <li>• Increase the maximum building height from 10.5 metres to 11.75 metres; and,</li> <li>• Each street townhouse dwelling unit may not need to be on a separate lot.</li> </ul>
Processing Details	
Received:	March 3, 2025.
Deemed Complete:	March 3, 2025.
Notice of Complete Application:	Sent to 14 property owners within 120 metres of the subject property on March 12, 2025.
Public Notice Sign:	Posted March 10, 2025

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.