

Historical Background

Application Details	
Owner:	LaRey Homes (Group) Ltd. (c/o Jeff Jansen)
Applicant/Agent:	GSP Group Inc. (c/o Craig Rohe).
File Number:	ZAC-25-037 and 25T-202508
Type of Applications:	Zoning By-law Amendment and Draft Plan of Subdivision.
Proposal:	<p>The proposed Zoning By-law Amendment application is for a change in zoning from the Settlement Residential (R2-14(H)) Zone, Modified, Holding, to a site specific Settlement Residential (S1) Zone.</p> <p>The Draft Plan of Subdivision application is to facilitate the development of a residential subdivision with 12 residential lots, a new municipal road, and a pedestrian walkway. A future residential lot is proposed to be created through a consent application.</p>
Property Details	
Municipal Address:	36 Taylor Crescent, Flamborough.
Lot Area:	7.53 hectares (irregular).
Property Details	
Servicing:	No municipal services available, private services only.
Existing Use:	Single detached dwelling.
Documents	
Provincial Planning Statement:	The proposal is not consistent with the Provincial Planning Statement (2024).

Documents	
Greenbelt Plan:	The proposal does not conform to the Greenbelt Plan (2017).
Official Plan Existing:	“Rural Settlement Areas” on Schedule D – Rural Land Use Designations.
Rural Settlement Area Plan Existing:	“Settlement Residential” on Map 8a – Greensville Rural Settlement Area Plan, in the Greensville Rural Settlement Area Secondary Plan.
Zoning Existing:	Settlement Residential (R2-14(H)) Zone, Modified, Holding.
Zoning Proposed:	Site specific Settlement Residential (S1) Zone.
Modifications Proposed:	<p>The applicant proposed the following modifications to the Settlement Residential (S1) Zone in Zoning By-law No. 05-200:</p> <ul style="list-style-type: none"> • A reduction in the minimum lot frontage from 30.0 metres to 20.5 metres; and, • An increase to the maximum building height from 10.5 metres to 11.0 metres.
Processing Details	
Received:	December 23, 2025.
Deemed Complete	January 9, 2026.
Notice of Complete Application:	Sent to 84 property owners within 240 metres of the subject property on January 16, 2026, and published in the Hamilton Spectator on January 16, 2026.
Public Notice Sign:	Posted on January 16, 2026, and updated on April 2, 2026.

Processing Details	
Notice of Public Meeting:	Sent to 84 property owners within 240 metres of the subject property on April 3, 2026, and published in the Hamilton Spectator on April 3, 2026.
Staff and Agency Comments:	Staff and agency comments have been summarized in Appendix "E" attached to Report PED26083.
Public Consultation:	<p>A Public Consultation meeting was held on August 19, 2025, at the Millgrove Community Centre and hosted by LaRey and GSP Group. Notice of the community meeting was provided through hand delivered mailings to all existing single detached dwellings and buildings within 300 metres of the subject lands.</p> <p>Based on the summary provided by the applicant approximately 15 individuals attended the meeting. Issues related to water quality and the availability of water for services, road access, traffic impacts, preservation of trees, timing of construction, drainage, and groundwater availability within the development at 655 Cramer Road were noted as concerns.</p> <p>The public consultation summary is included in Appendix "G" attached to Report PED26083.</p>
Public Comments:	At the time of the writing this report, 14 comments were received from the public.

Processing Details	
Public Comments: (continued)	<p>The letters expressed concerns with respect to the impact on groundwater quantity and quality, loss of greenspace, loss of agricultural lands, school capacity, traffic impacts, limited road access, construction impacts, and housing affordability.</p> <p>Two letters of support for the development were received. A summary of the written submissions and staff responses is provided in Appendix "F" to Report PED26083.</p>
Processing Time:	112 days.