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## Public Hearings Committee – July 03, 2025

Subject: Application ZNPL2025149 proposing to amend special provision 14.1022 for the lands described as CON 4 PT LOT 1 RP 37R6331 PART 1.

Report Number: CD 25-081  
Division: Community Development  
Department: Planning  
Ward: Ward 5  
Purpose: For Public Meeting

### Recommendation(s):

That staff Report CD-081 for development application ZNPL2025149 be received for information; and

That any comments received as part of the statutory public meeting be considered in a future recommendation staff report.

### Public Meeting Notification:

A public meeting is a statutory requirement in accordance with the Planning Act, and is intended to allow members of the public to submit written or oral comments in relation to the proposed development. Additionally, any person may make written submissions at any time prior to County Council making its final decision on the application.

Pursuant to the requirements of the Planning Act R.S.O. 1990, C. P. 13 ("Planning Act"), a notice of the statutory public meeting was posted 20 days in advance of the Public Meeting. Notifications were mailed to neighbors within 120 m of the subject lands; and a yellow notification sign was posted on the site on June 13, 2025.

### Discussion:

The applicant is proposing a zoning by-law amendment to special provision 14.1022 to allow for the addition of 86 Additional Residential Units (ADUs) to the approved 86 two-storey townhouse dwellings draft plan (related approved application 28TPL2022079). Planning staff note that the draft plan of subdivision is subject to a concurrent draft plan redline application 28TPL2025152.

The approved draft plan of subdivision that includes 86 dwelling units is referred to as Phase II of Big Sky subdivision. The abutting northern subdivision that includes 52 single detached dwellings is referred to as Phase I Big Sky subdivision.

An overview summary of the development application(s) that have been submitted for the subject lands is contained within Attachment A.

An overview of the planning framework is provided in Attachment B. The proposed draft by-law amendment(s) are included as Attachment E.

### **Strategic Plan Linkage:**

The 2022-2026 Council Strategic Plan prioritizes the following objective "Foster Vibrant, Creative Communities".

### **Conclusion:**

A recommendation report will be provided on this matter following the review of the technical comments, public comments during the statutory public hearing meeting of Council.

### **Attachments:**

Attachment A Development Application Overview  
Attachment B Existing Planning Policy and Zoning Considerations  
Attachment C Technical Comments  
Attachment D Public Comments  
Attachment E Proposed Zoning Bylaw Amendment  
Attachment F Redlined Concept Plan  
Attachment G Adopted By-law 27-Z-2022 to be amended

### **Approval:**

Reviewed and Approved By:  
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