

Public Meeting (April 4, 2016)

Official Plan Amendment, Zoning By-law Amendment & Revised Draft Plan of Subdivision

301, 311, 343 and 351 County Road 27
Summitpines Estates Inc. (Pineview Greens)



City File Nos: D09-OPA056, D14-1597, D12-403

Presentation by: Ray Duhamel, The Jones Consulting Group Ltd.



Site Context

- 13.74 ha. Site Area
- 0.53 ha. (351 CR 27)
- 572m frontage

Prior Approvals

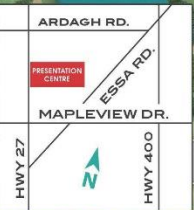
1. **Official Plan Amendment (OPA 29) approved February 2, 2015**
 - Redesignated lands from Open Space to Residential and EP.
2. **Zoning By-law Amendment 2015-012 approved February 2, 2015**
 - Rezoned lands to Residential (R3 & R4), Open Space and EP.
3. **Plan of Subdivision approved August 6, 2015**
 - 132 residential lots, parks, stormwater management, roads & EP Area
4. **Proposed Applications:**
 - **OPA:** Redesignate 351 CR 27 from Open Space to Residential
 - **Rezoning:** (i) 351 CR 27 rezoned to R3 and R4, and (ii) several minor zone changes to incorporate changes to the subdivision.
 - **Subdivision Revision:** Include 351 CR 27 in the subdivision which would permit the creation of 5 additional residential lots (137 lots in total).

Draft Plan of Subdivision



Site Plan

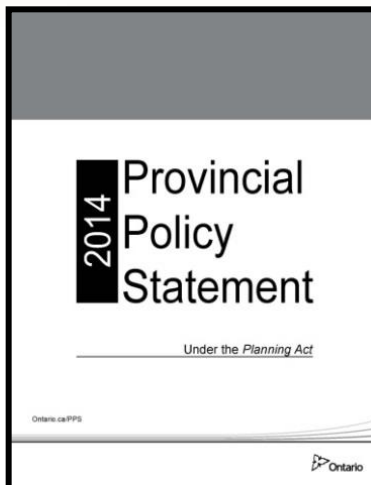
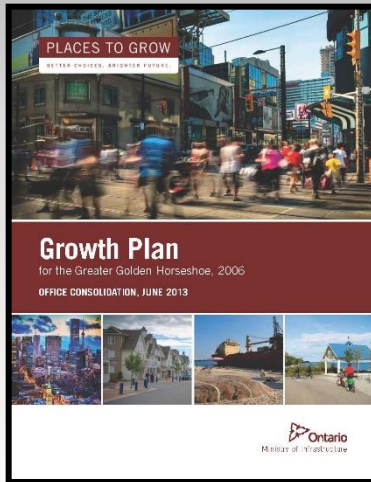
- 34' CLASSIC COLLECTION
- 42' ROYAL COLLECTION
- NEW RELEASE IS REPRESENTED BY WHITE TYPE



Site plan is not to scale.
Artist's concept only, E.&O.E.

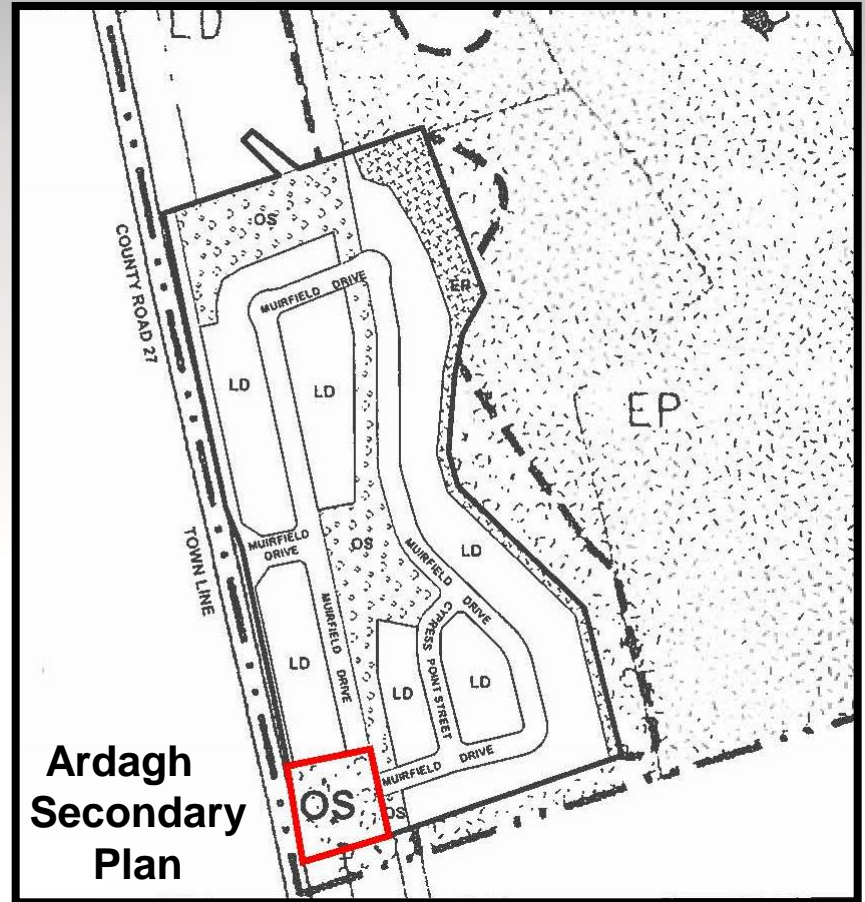
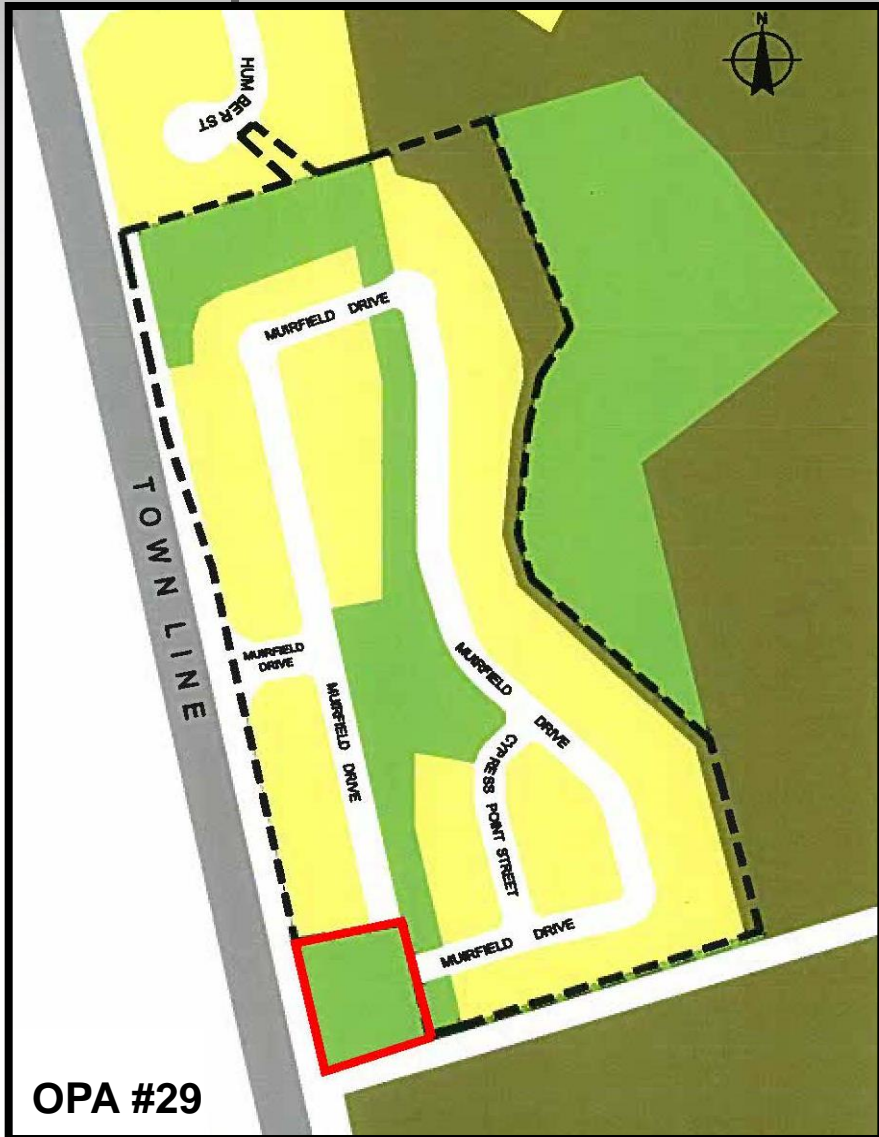


Provincial Policy Statement & Growth Plan



- **Redevelopment and intensification within the built-up area.**
- **Efficient use of existing infrastructure.**
- **Within catchment area of several schools and Open Space.**
- **Compatible with adjacent land uses.**




Official Plan



- 351 CR 27 designated Open Space
- OPA to designate lands Residential

Zoning By-Law 2009-141 (2015-012)



-  TO BE ZONED R4
-  TO BE ZONED R3
-  TO BE ZONED OS

