

An aerial photograph of a suburban area. In the foreground, a road with a yellow center line runs horizontally. To the left of the road is a large green lawn with several evergreen trees. In the middle ground, there are several buildings, including a large white barn-like structure and a smaller white house. The background shows more residential houses and trees. A dark blue semi-transparent rectangle is overlaid on the left side of the image, containing white text.

# 165 CHERRY BLOSSOM ROAD

COUNCIL PRESENTATION  
OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW  
AMENDMENT







February 3, 2026

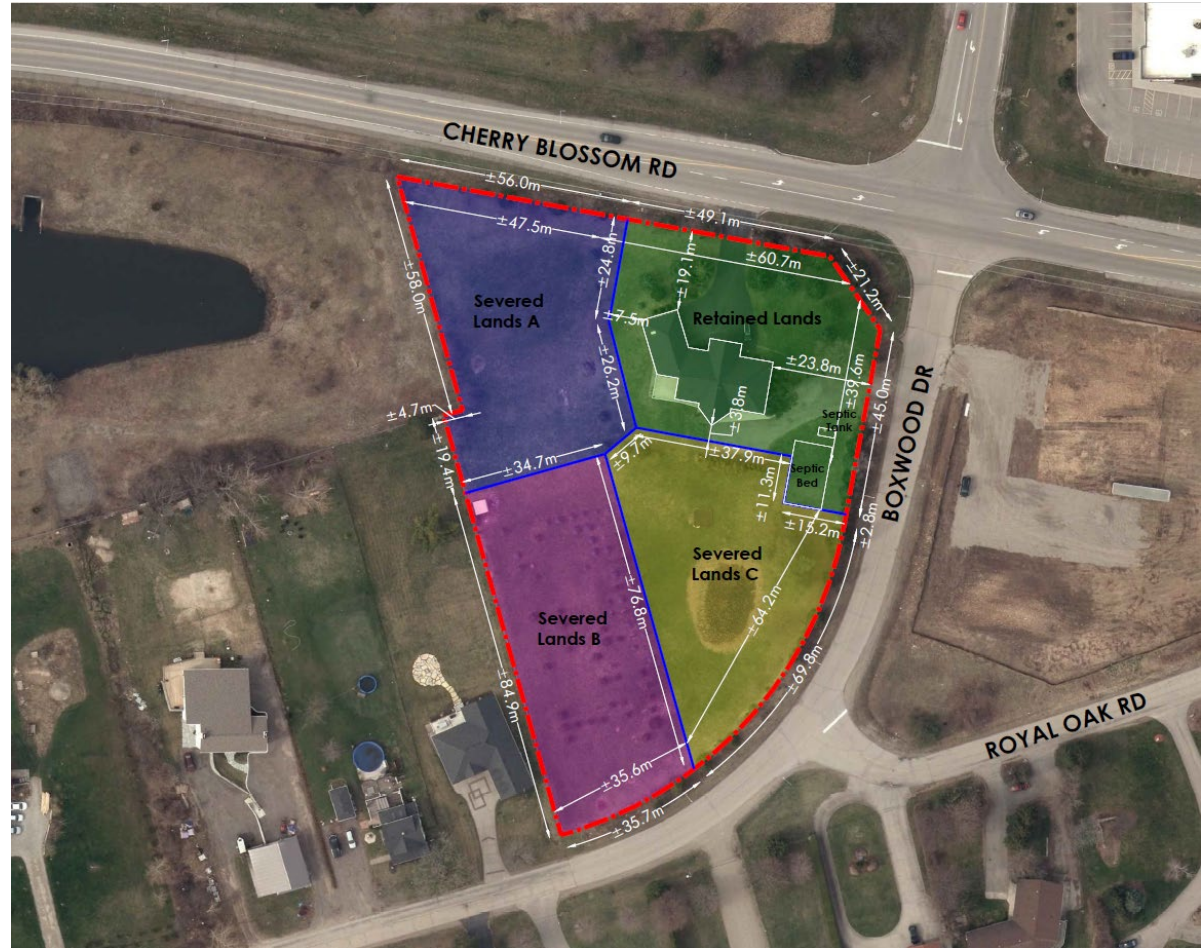


PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

# Proposed Development

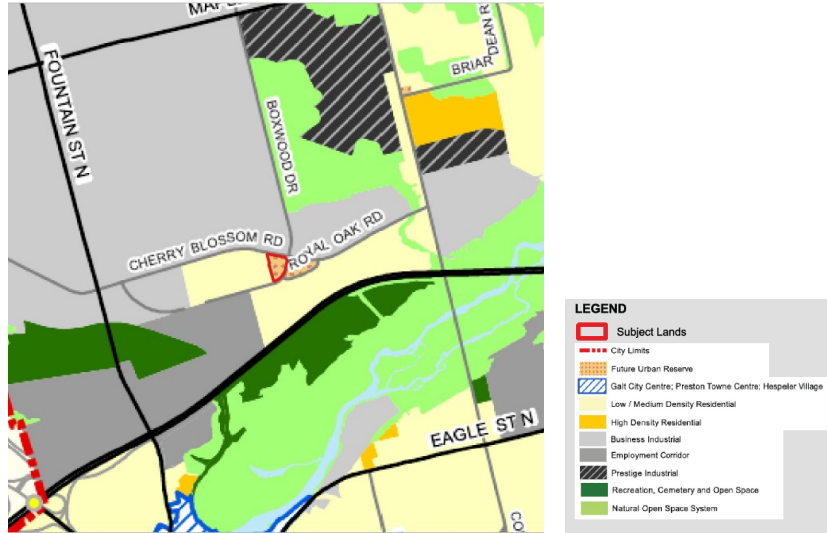
- Severance to create 3 new lots + retained lot
- Lot sizes: 0.27–0.30 ha
- All lots on private well & septic system
- Single detached dwellings proposed for all new lots

LEGEND	
	Subject Lands (± 11,502.2m <sup>2</sup> / 1.15ha)
	Severed Line
	Lands to be Retained (± 3,047.2m <sup>2</sup> / 0.30ha)
	Lands to be Severed A (± 2,875.2m <sup>2</sup> / 0.29ha)
	Lands to be Severed B (± 2,874.9m <sup>2</sup> / 0.29ha)
	Lands to be Severed B (± 2,704.9m <sup>2</sup> / 0.27ha)



# Proposed Amendments

## Official Plan Amendment



- Current designation: *Future Urban Reserve*
- Proposed designation: *Low/Medium Density Residential*
- Site-specific policy: Allow private servicing
- Gentle intensification – similar sized lots

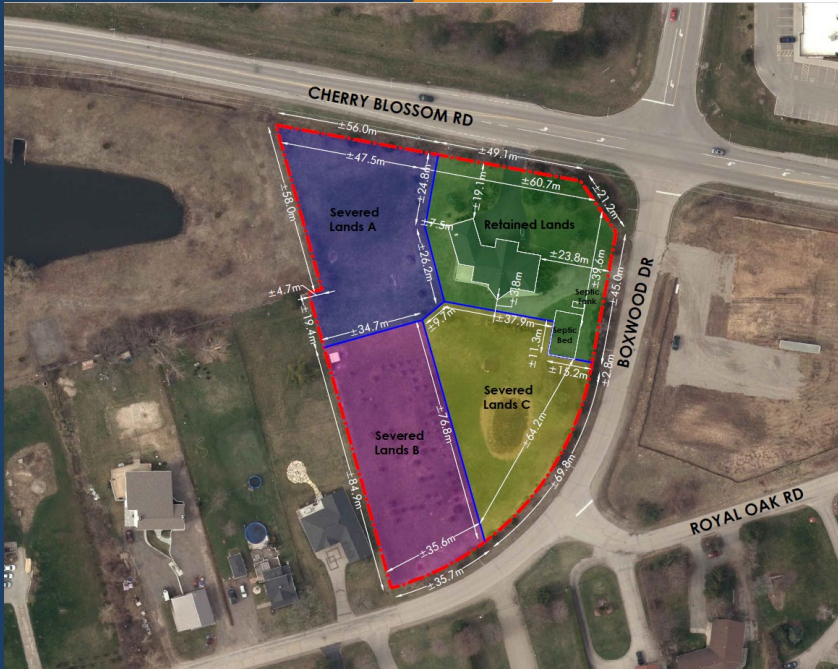
## Zoning By-law Amendment



- Current Zoning: *Agricultural (A1)*
- Proposed Zoning: *Residential One (R1)*
- Minor reduction in minimum lot area (from 3000 sq.m. to 2700 sq.m.)
- Complies with all other regulations

# Conclusion

- Consistent with the **Provincial Planning Statement**.
- Conforms to the **Regional Official Plan**.
- Allows development of **three single detached dwellings** with lot sizes similar to nearby properties.
- Supporting reports confirm **private individual services are appropriate**.
- Each lot is **comparable in size** to existing residential lots.
- **Land Use Compatibility Study** shows no impact on existing employment uses.
- Proposed **Residential One (R1) zone** is suitable and matches adjacent residential lands to the west.



**THANK YOU  
QUESTIONS?**



# Supporting Technical Studies

## **Hydrogeological Study**

- Confirms that private servicing is feasible for each of the proposed lots

## **Land Use Compatibility Study**

- Confirms there are no adverse impacts from nearby industrial uses in terms of air quality, odour and dust.

## **Functional Servicing Report**

- Confirms drainage and grading solutions can be accommodated within the property limits

## **Noise Study**

- Recommend bungalow or backsplit style home on new lot fronting on Cherry Blossom
- Noise Warning Clauses be added to all agreements of purchase and sale

## **Sight Line Analysis**

- Recommends driveway locations with safe sight lines