

DEVELOPMENT APPLICATION FACT MEMO

Type of Application(s): Parkway Belt West Amendment/Regional Official Plan Amendment, Official Plan Amendment, Zoning By-law Amendment, Condominium Application			
File Number	24CDM-04012 Z.1529.02	Date of Submission	December 17, 2004 (Note: Because of Provincial Parkway Belt regulations, the application could not be circulated until March 9, 2005)
Applicant Name	Creebank Development Ltd.		
Owner	as above		
Contact Person	Jim Levac	Phone	905-257-0227 ext. 22
Municipal Address	2322, 2332, 2362 Upper Middle Road West		
Legal Description	Part Lot 29, Con 2 SDS		
Property Description			
Existing Use	Rural Residential/Parkway Belt West		
Area	1.06 ha	Frontage	195.5 metres, Depth: 72 metres
Existing Policy			
Official Plan	Figure N , Land Use, Glen Abbey Community designates the area as Parkway Belt West. The lands are also located outside the boundaries of the urban area and the Glen Abbey Community.		
Zoning	05 Open Space		
Proposal	To rezone etc, the site from 05, open space, to R9, high density residential apartments, to permit a 9 storey, 207 unit apartment building at a maximum density of 195 units per hectare.		
Other Comments	No water and sewer services are available to this site and no allocation has been made to permit the development of this site. The lands are located outside of the Town's urban area and have been subject to the provisions of Provincial Bill 27. The western third of the site remains fully within the Parkway Belt West Plan and an application has been made to the Province for a Parkway Belt Amendment. Until and unless the land is released from the Parkway Belt West Plan by the Province, the site remains outside of the Urban Area designation of the Region of Halton Official Plan.		
Staff Contact	Bob Zsadanyi	Phone (905) 845-6601, ext. 3041	
Circulation Date	March 9, 2005	Response Deadline	April 8, 2005
Development Review Team	Doug Corbett, Lin Javier, Jennifer Huctwith, Paula Adamson, Denis Daoust, Charles McConnell, Bob Zsadanyi, Conservation Halton		
Meeting Date for Development Review Team Planning Services Board Room	Meeting date to be determined.		
If you have any specific comments, please respond directly to the Planning Services Department			
_____ Signature of Respondent (Name and Title)			