

468 Trussler Road

Draft Plan of Subdivision Modification Application (Stage 4, 30T-08204)

Official Plan Amendment Application OPA24/015/T/AP

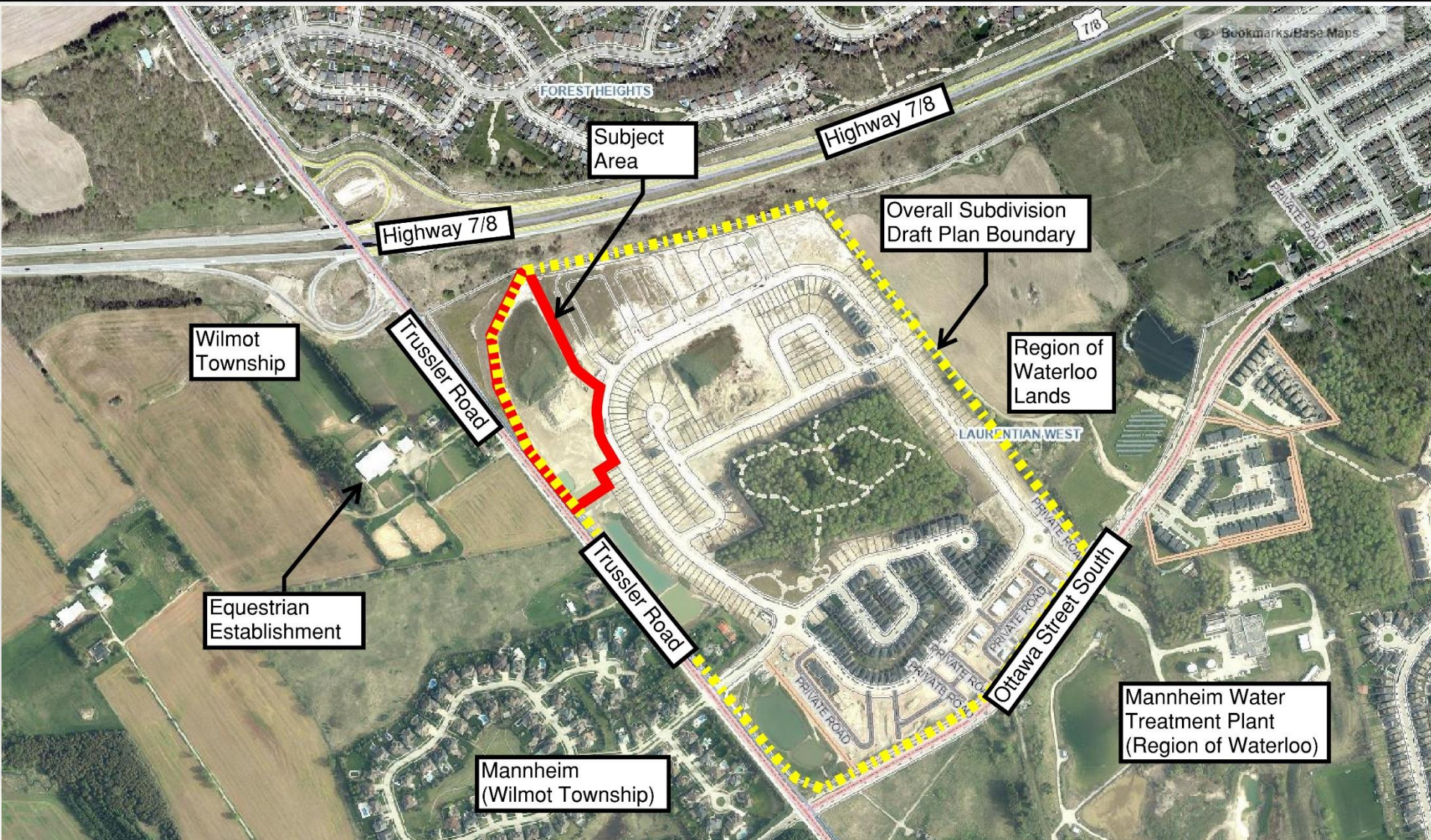
Zoning By-law Amendment Application ZBA24/010/T/AP

Owner: Activa Holdings Inc.

Planning & Strategic Initiatives Committee

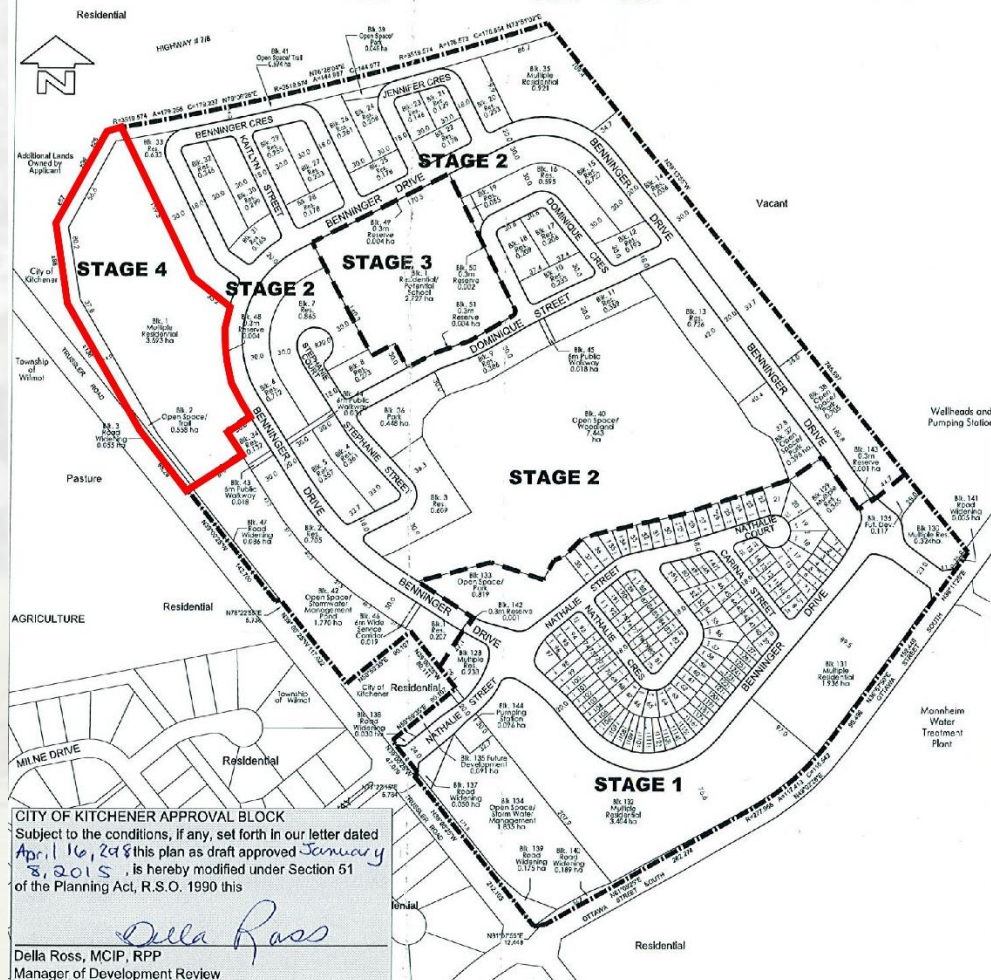
August 11, 2025

Subject Area Location

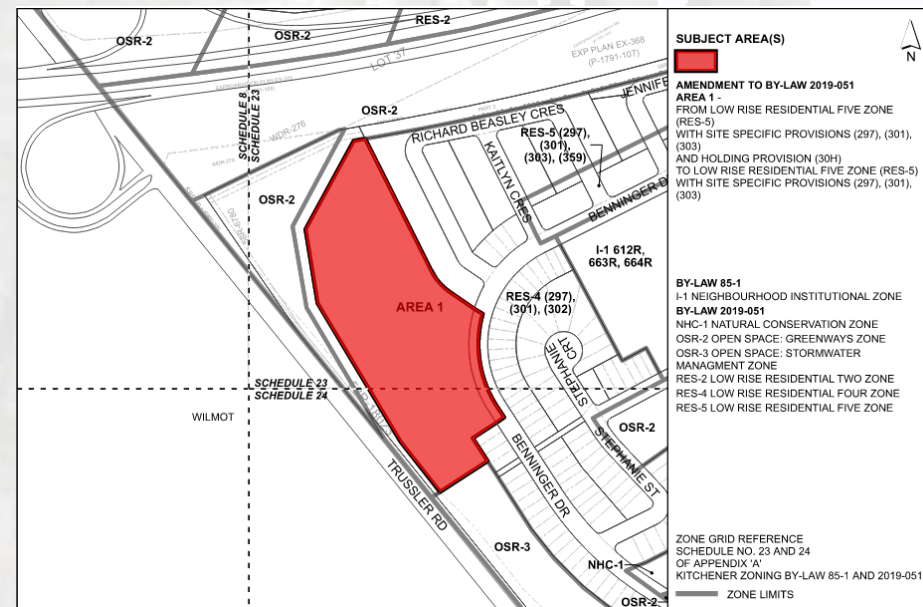
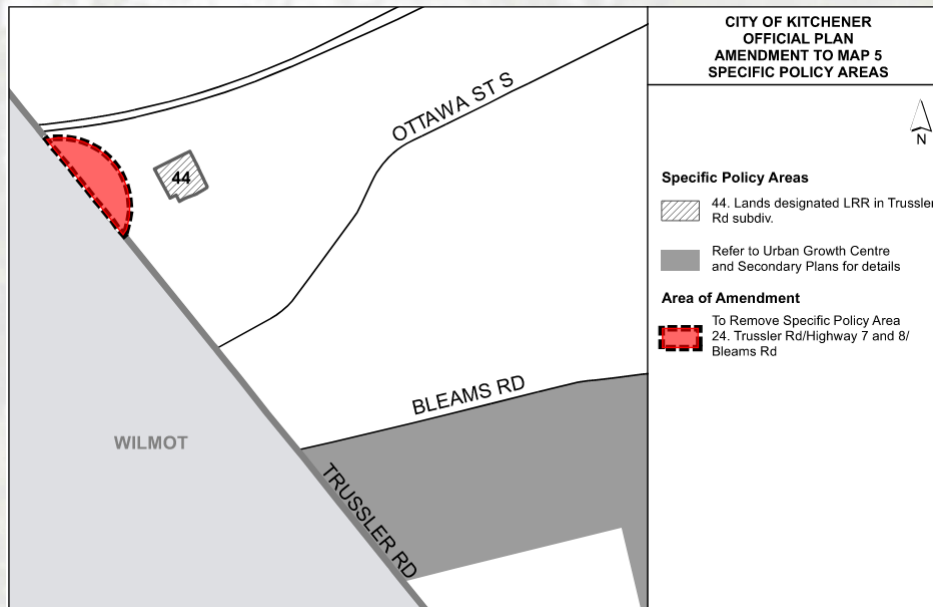


Draft Plan of Subdivision 30T-08204

STAGE 1 LAND USE	MAX. # UNITS	AREA (ha.)	STAGE 2 LAND USE	MAX. # UNITS	AREA (ha.)	STAGE 3 LAND USE	MAX. # UNITS	AREA (ha.)
1-127 Single-Detached	127	4.836	1-34 Single-Detached	194/394	12.427	1 School	31/63	2.727
128-132 Mixed Use/Multiple Res.	188/377	6.267	35 Multiple Residential	28/55	0.921	TOTAL	31/63	2.727
133 Open Space/Park		0.819	36-39 Open Space/Park		1.568			
134 Open Space/SWM		1.835	40 Open Space/Woodland		7.443			
135,136 Future Development		0.204	41 Open Space/Trail		0.874	STAGE 4 LAND USE	MAX. # UNITS	AREA (ha.)
137-141 Road Widening		0.449	42 Open Space/SWM		1.770	1 Multiple Residential	111/222	3.693
142, 143 0.3m Reserves		0.002	43-45 Public Walkway		0.072	2 Open Space/Trail		0.558
144 Pumping Station		0.096	46 Service Corridor		0.019	3 Road Widening		0.055
Roads		3.306	47 Road Widening		0.086	TOTAL	111/222	4.306
TOTAL	315/504	17.814	48-51 0.3m Reserves		0.014	TOTALS	MAX. # UNITS	AREA (ha.)
			Roads		6.067	197	679/1238	55.94
			TOTAL	222/449	31.091			



Related Official Plan and Zoning By-law Amendments



Highlights and Conclusion



- The proposal would facilitate the development of the final residential stage of the overall subdivision, for Multiple Residential, Open Space / Trail, and Road Widening purposes.
- Compatibility questions related to Minimum Distance Separation (MDS) have been adequately addressed (MDS does not legally apply within settlement areas).
- Draft approval conditions have been added to notify prospective purchasers and renters and to ensure that central air conditioning is installed.
- DHA staff recommends approval of the requested Subdivision Modification, Official Plan Amendment and Zoning By-law Amendment.