

# Recommendation Report

## Zoning By-law Amendment and Draft Plan of Subdivision Applications

Argo Sherwood Forrest Limited.

1720 Sherwood Forrest Circle  
OZ 24-9 & 21T-M 24-5 W8

Planning and Development Committee

September 16, 2024

## Subject Property



# Site Context



1720 Sherwood Forrest Cir access – looking west



1720 Sherwood Forrest Cir – looking east

# Site Context



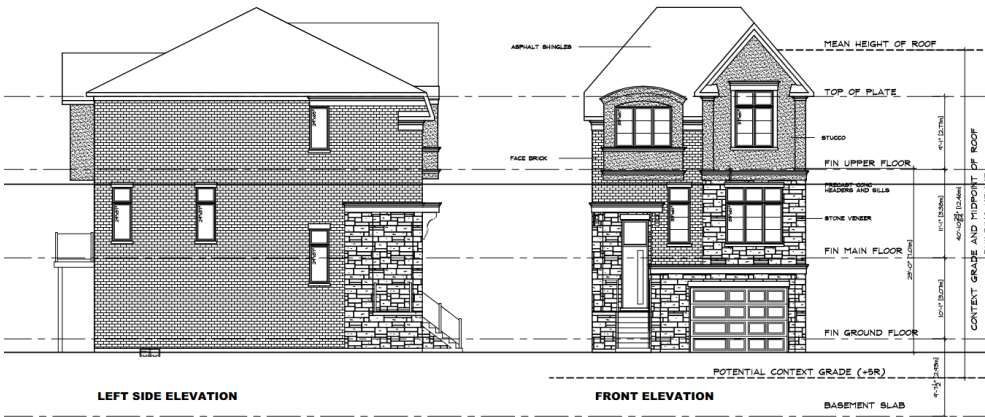
1720 Sherwood Forrest Cir– looking south

# Site Plan

- 56 detached dwellings on a CEC road
- 14 visitor parking spaces
- Dedication of the natural feature and buffer area
- 6 m rear yard setbacks



# Elevations

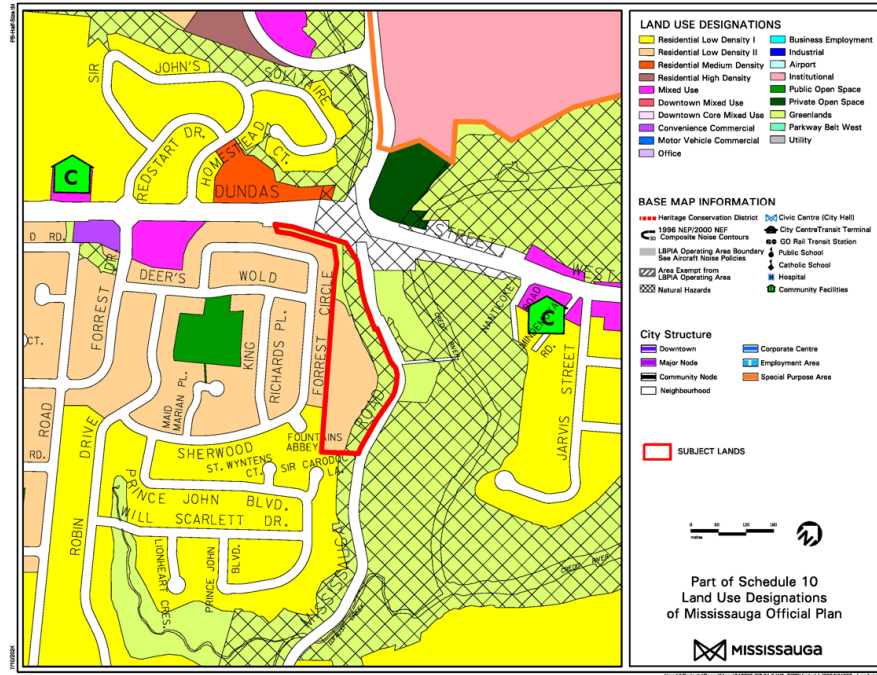


Preliminary Elevations –  
Front and left side



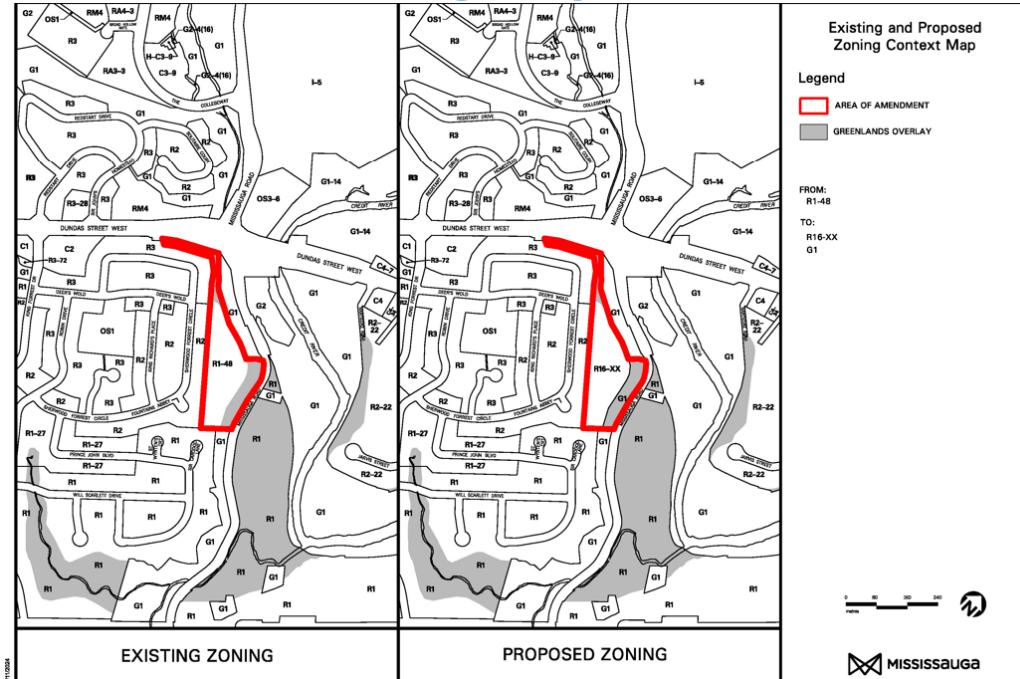
Preliminary Elevations –  
Rear and right side

# Official Plan



Schedule 10 – Land Use Designations  
Residential Low Density I

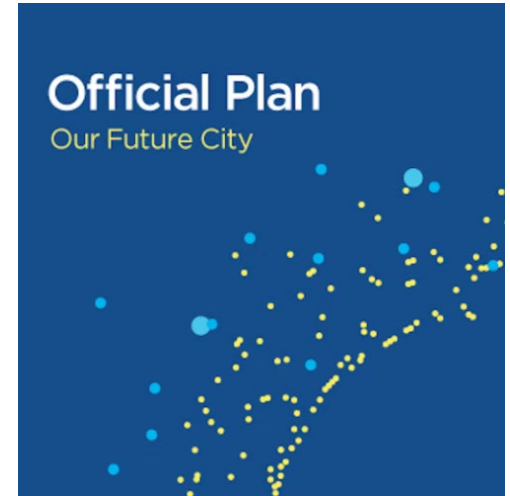
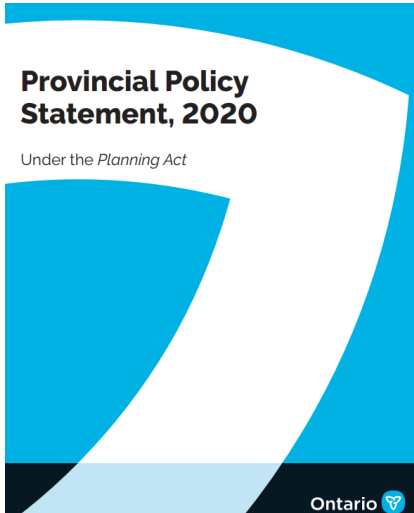
# Zoning By-law



Proposed Zoning  
R16-16 & G1



# Evaluation



# Recommendations

- Staff recommends approval of the Zoning Amendment application for the following reasons:
- **The proposal is sensitive to and compatible with the surrounding area**
- **The proposed dwellings will front onto a CEC road, reducing the impact of an inconsistent streetscape to the established neighbourhood.**
- **Impacts to the natural feature have been appropriately mitigated**

# Thank You