

## Staff Memo

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**From:** Kalind Patel, Planning Technician

**Date:** December 9, 2025

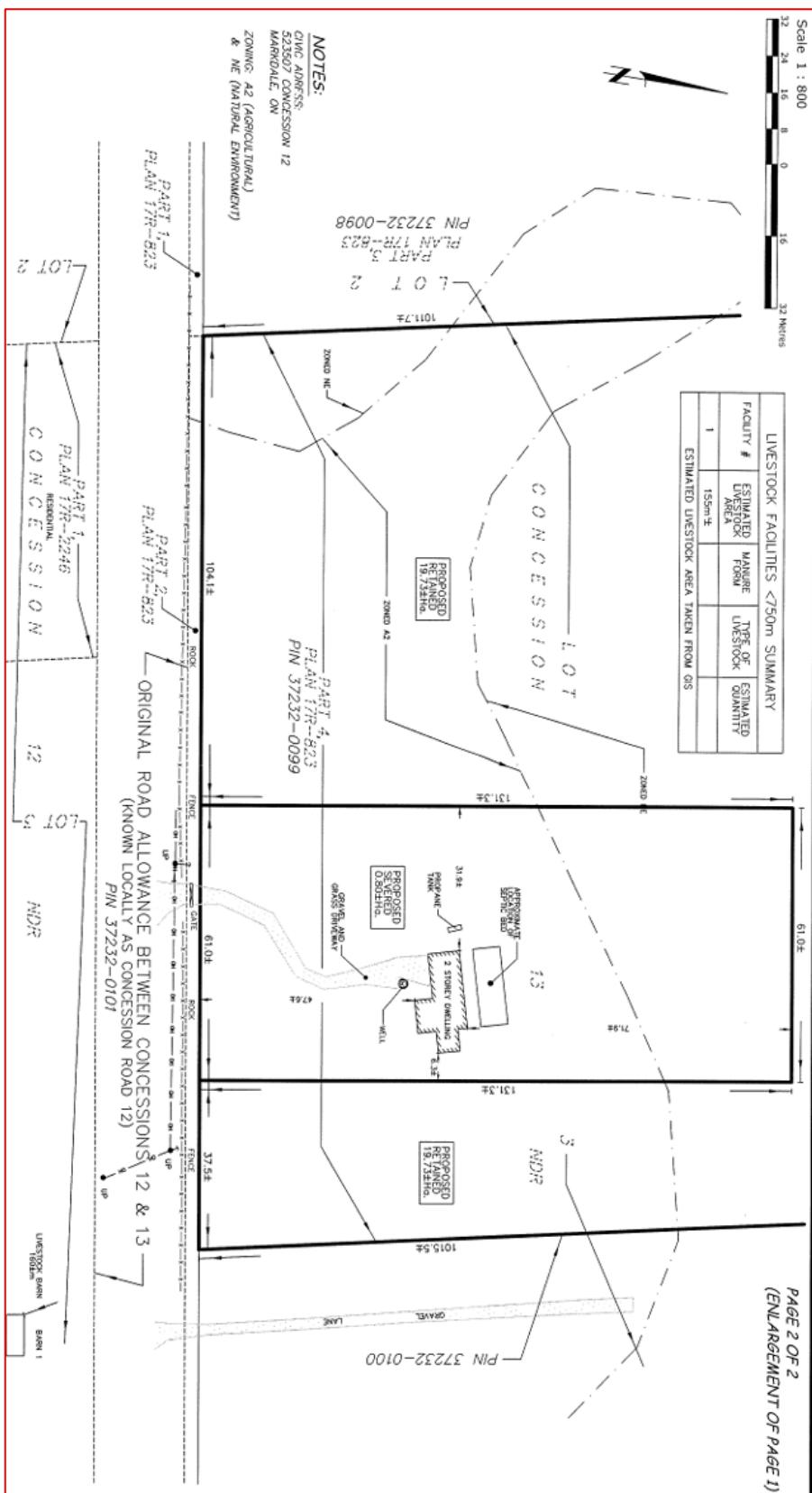
**Subject:** ZA32.2025 – Conte

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### **Background:**

- The Consent application B32.2024 – Conte was approved on September 2, 2025 and notice of No appeals was issued on September 24, 2025.
- Municipal address: 523507 Concession 12.
- Current Zoning – A2 Rural, NE Natural Environment
- Land use Designation – Rural, Hazard Lands,
- The approval of Zoning amendment application is a condition of the provisional approval of the consent.
- The purpose of the amendment is to consider the ‘Severed Lot’ as per the Reduced Lot Regulations of Section 9.3 of West Grey Zoning Bylaw and for the ‘Retained Lot’ to consider the NE zoned land towards the lot area calculation.
- The retained lot will not meet the minimum lot area criteria as the required is 20 ha and the actual is 19.73 ha.
- The severed lot will be rezoned to address the Reduced lot regulations, and also to consider the NE zoned lands towards the lot area calculations.

# Schedule 'A' – Conte (Sprovieri)



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