

Public Notice of Decision
Rural Municipality of Warren Grove
Rezoning Application – Parcel 1187434
Decision Date: October 20, 2025

Summary of Decision

Council has **denied** an application to rezone **Parcel 1187434** from **Agricultural (A)** to **Commercial-Residential (C-R)**.

Reasons for Decision

1. Traffic and Road Safety Concerns

The proposed use was expected to increase heavy-duty and commercial traffic on a roadway not designed for such vehicles, raising concerns about safety, road wear, and long-term maintenance.

2. Noise and Nuisance Impacts

Residents indicated that commercial activity would introduce additional noise to a quiet rural area. Council determined that the proposed mitigation measure of planting mature trees would not sufficiently offset expected noise impacts.

3. Precedent and Consistency

Similar rezoning requests in this area have been declined in previous years. Approving this application would create a precedent inconsistent with the Municipality's established planning direction.

4. Alignment With Residential Growth Priorities

The Municipality's Official Plan emphasizes residential development to help address regional housing needs. The application was not aligned with these objectives.

5. Impact on Neighbouring Property Values

A neighbouring landowner expressed concern that the rezoning would reduce the desirability and potential value of nearby residential lots. Council determined this to be a valid planning consideration.

6. Compatibility With Rural and Agricultural Character

The surrounding area is primarily used for farming and rural residential living. The proposed commercial-residential zoning was deemed incompatible with the area's prevailing character.

7. Special Planning Area (SPA) Compliance

Advice from the Municipal Planning Specialist confirmed that the proposal conflicted with SPA regulations—specifically Section 63(3), which aims to protect primary-industry lands by limiting non-resource commercial and industrial uses.

Final Determination

Council concluded that the proposed rezoning did not meet sound land-use planning objectives and therefore **denied the application**.