

January 31, 2017

File No. 15181.40

County of Brant
Development Services
Economic Development & Strategic Investments
66 Grand River St North
N3L 2M2

Attention: Mr. Rob Trotter, MCIP, RPP
Director of Planning

Re: Application for Modification to Zoning By-law Amendment (ZBA8/16/MD)
Application for Draft Plan of Subdivision
Riverview Highlands - 1045 Rest Acres Road
Paris, County of Brant

GSP Group, on behalf of Riverview Highlands (Paris) Holdings Ltd., Riverview Highlands (1045) Ltd., and Riverview Highlands (1067) Holdings Ltd., is pleased to be making this submission for a modification to the previously-submitted Zoning By-law Amendment and a new application for Draft Plan of Subdivision for the lands municipally known as 1045 Rest Acres Road.

As you will recall, an application for Zoning By-law Amendment was submitted in February 2016 (County File No. ZBA8/16/MD), and was presented for information to the Planning Advisory Committee on May 3, 2016. Since that time, additional technical work has been undertaken, including a detailed slope stability assessment and tree inventory. Furthermore, a portion of the lands that were previously part of the subdivision to the northwest (1064 Rest Acres Road, County File PS2/14/MD) have been added to the 1045 Rest Acres Road parcel. A small triangle from the subdivision to the west (1039 Rest Acres Road, County File PS2/09) which serves to provide frontage for proposed lots 14-16 has also been added to the Site.

Through the Slope Stability Assessment and the environmental work that has taken place, it has been determined that proposed lots 6 through 16 will each contain a portion of the slope or the 6 metre setback from the slope at the rear of their properties, and, in some instances, will also contain trees that are proposed for retention and a 1 metre buffer therefrom. As such, these lots have been proposed to have dual zoning – a site-specific “R1” for the portions of the lot that will accommodate a new single detached dwelling, and “NH” for the portion that contains the slope and its associated setback or an area for tree retention and buffering.

The proposed Draft Plan of Subdivision implements the proposed Zoning, and is comprised of 16 lots that have frontage onto Street "C"/Lorne Card Drive. Street "C" was previously established through the subdivision to the immediate west, 1039 Rest Acres Road. The proposed 16 lots will be serviced via Street "C", and have been accommodated for in the design of the 1039 Rest Acres Road subdivision. Consequently, we note that Functional Servicing and Storm Water Management Reports that were submitted for that subdivision considered and accommodated the proposed development of 1045 Rest Acres Road.

Enclosed, in support of the modified Zoning By-law Amendment and Draft Plan of Subdivision, please find the following:

- 1 original and 10 copies of the completed and signed application form;
- 25 full sized copies of the Draft Plan of Subdivision;
- 25 reduced copies of the Draft Plan of Subdivision;
- 25 copies of the Draft Plan of Subdivision with the requested zoning overlaid on it;
- 10 copies of the Draft Zoning By-law, including Draft Zoning By-law Schedule 'A';
- 10 copies of the updated Planning Justification Brief, prepared by GSP Group Inc. and dated January 2017;
- 10 copies of the Detailed Slope Stability Assessment, prepared by Chung and Vander Doelen Engineering Ltd., and dated October 2015;
- 10 copies of the Slope Stability Study, prepared by LVM Inc. and dated June 20, 2012;
- 10 copies of the Addendum to Environmental Impact Study, prepared by Natural Resource Solutions Inc. and dated January 2017;
- 10 copies of the General Lot Grading Plan for 1039 Rest Acres Road (includes lands at 1045 Rest Acres Road), prepared by J. H. Cohoon Engineering Limited and dated January 5, 2017; and,
- 1 USB key with PDF copies of each of the above-noted reports, plans and documents.

Payment for the application fee will be made via corporate credit card at the time of the submission of this package.

I trust that the enclosed materials are sufficient for the review of this application. Please do not hesitate to contact me if you have any questions. We look forward to working with you on this project.

Yours truly,
GSP Group Inc.



Kendra Murphy, BES, MCIP, RPP
Planner

cc: Henry Stolp/Gary Norris, Riverview Highlands