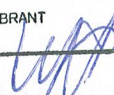


December 1, 2016

County of Brant
66 Grand River Street North
Paris, On
N3L 2M2**RECEIVED**

DEC 01 2016

Attn: Ms. Ruchika Angrish

COUNTY OF BRANT
Initials 

Dear Ms. Angrish

Re: **Draft Plan of Condominium Application**
30 Balmoral Street, Paris

On behalf of Pinevest Homes Inc, GSP Group is submitting the enclosed Common Element Plan of Condominium application for the above noted property. Further to the Zoning By-law and Site Plan approval granted for the Site, the attached application proposes a Common Element Plan of Condominium with exclusive use portions associated with 12 townhouse units. The proposal for the 0.5 hectare site has a density of 23.8 units per hectare and is consistent with the Site Plan approved in 2016.

Background Information

The Site was the subject of Zoning By-law Amendment and Site Plan Approval applications over the course of 2012-2016. The approved Zoning By-law Amendment rezoned the Site from "Holding – Residential First Density (h-R1)" to "Residential Multiple Second Density (R5)" as per the County of Brant Zoning By-law. The approved amendment allowed for an efficient utilization of the Site, while ensuring compatibility with the existing and proposed surrounding residential uses. Ultimately, the Site Plan was approved in October 2016 and included 12 townhouse dwellings in 2 blocks. A total of 24 parking spaces are provided including 12 guest parking spaces.

Plan of Condominium

As noted above, the proposed Draft Plan of Condominium is comprised of 14 townhouse exclusive use areas as well as common element areas. The exclusive use portions of the Site include the front and rear yards of each of the units, including the driveways of each unit.

Common element areas include the shared private road, 12 guest parking spaces and the landscaped open space along the southern property line as well as around the exclusive use areas, including the fences, curbs and sign features. The retaining wall adjacent to Unit 1 is considered common element. The condominium declaration will contain specific provisions that govern the maintenance of these elements, including instances where portions of the exclusive use areas may be used to access them, if necessary.

Provincial Policy Statement

The Provincial Policy Statement (2014) provides policy direction on matters of provincial interest related to land use planning and development. Section 3(5) of the Planning Act requires that decisions affecting planning matters be consistent with the PPS.

The PPS focuses on building strong communities by encouraging efficient and cost effective development and land use patterns. Existing settlement areas, such as the subject Site are intended to be the primary focus for future growth. Development in these areas shall occur on full municipal services and where possible, utilize existing infrastructure. The site is located within a settlement areas and has access to full municipal services.

Provincial planning policies promote intensification and redevelopment to create a compact, pedestrian-oriented urban form which efficiently uses existing infrastructure while protecting significant natural features.

The Proposed Condominium is consist with the PPS. The proposed condominium will add 12 residential units within the built-up area of the County of Brant (Paris) and will assist the County in meeting the density targets established by the Province without expansion of settlement areas. This infill project will increase the density of the existing underutilized site and, as per Section 1.4 of the PPS and will assist in providing a greater range of housing types in the neighbourhood.

Places to Grow: Growth Plan for Greater Golden Horseshoe

The Growth Plan for the Greater Golder Horseshoe ("Growth Plan") was released in 2006 as a means to manage growth in Ontario. In keeping with the PPS, the objectives of the Growth Plan include:

- Offering a range of housing types;
- Discouraging urban sprawl and protecting agricultural and open space land; and
- Providing a range of transportation opportunities (walking, cycling, and public transport).

In 2008 the Built Boundary for the Growth Plan was released. The Built Boundary Report delineates the 'built-up area' boundaries and provides the boundary maps for each single- and upper-tier municipality in the Greater Golder Horseshoe. The minimum target of 40

percent growth required under the Places to Growth Plan shall occur within the established boundaries. The Site is within the Built-Up Area of Paris.

The Proposed Condominium conforms to the Growth Plan by directing population growth to the built-up area through intensification. The Proposed Condominium also contributes to a range of housing types in the community of Paris and helps reduce sprawl.

County of Brant Official Plan

The County of Brant has recently completed a new Official Plan that has been adopted by Council and approved by the Province. The Official Plan is in full force and effect.

The Site is designated as “Urban Residential” on Schedule A-1 Land Use Plan – Paris and identified to be within the built boundary. The development has been reviewed within the context of the land use designation and associated policies by County staff and deemed to be consistent with the objectives of the Official Plan.

Section 6.6 of the Official Plan of the Official Plan addresses Plans of Subdivision and Condominiums. Policy pertaining to Condominiums are as follows:

6.6. *b) Draft plans of subdivision or condominium shall proceed in accordance with the policies of this section, the Growth Management Policies of Section 2.2, and the Allocation and Phasing of Servicing policies of Section 5.2.2 of this Plan.*

d) Before recommending a plan of subdivision or condominium for approval, the County shall be satisfied that the area to be subdivided can be provided with necessary services and amenities, at no cost to the County and that the long term maintenance of the proposed development is financially sustainable by the County.

Within the context of the Draft Plan of Subdivision and Zoning By-law Amendment, the proposed development was considered to be in conformity with Section 6.6 of the Official Plan. During the Site Plan Approval, Zoning By-law Amendment and Draft Plan of Subdivision processes, County staff reviewed the development in the context of the growth management policies described in Section 2.2 as well as the servicing policies described in Section 5.2.2 and deemed the development appropriate. Meritech completed a necessary site servicing studies to ensure that the appropriate infrastructure and capacity are available for the development. County staff concurred that servicing was, indeed, available and that servicing would be provided in an efficient, sustainable and healthy manner. As such, the proposed Plan of Condominium is consistent with the County of Brant Official Plan.

Summary

This Planning Letter Report serves to provide an update to the Planning Justification Reports submitted in support of the Draft Plan of Subdivision, Zoning By-law Amendment and Site Plan Approval. The proposed Condominium has been assessed to ensure consistency with the Provincial Policy Statement, conformity with the Growth Plan as well as conformity with the County of Brant Official Plan. The proposed condominium implements the approved Site Plan, and is representative of good planning.

Draft Plan of Condominium Submission

In support of the Draft Plan of Condominium, please find enclosed the following:

- 10 x Completed Application Forms (including 1 original);
- 1 x Full-size, signed Draft Plan of Condominium;
- 15 x Full-size Approved Site Plans; and,
- 1 x Application Fee for the amount of \$10,760.00;

Please note that electronic copies of the submission material will be submitted under separate cover directly to you via email at Ruchika.Angrish@Brant.ca. I trust that the enclosed is sufficient to begin processing the Draft Plan of Condominium application. If you require any additional information, or wish to discuss the contents further, please feel free to contact me.

Sincerely,

GSP Group



Matthew Warzecha
Planner

Cc Henry Stolp, Pinevest Homes Inc
Brad Wilson, Pinevest Homes Inc