



## *Internal Memorandum*

To: Ruchika Angrish  
Senior Planner

From: Jessica Kitchen  
Zoning Administrator

Re: Application No.: CDM1/16/RA & ZBA1/17/RA  
Applicant: GSP Group  
Pinevest Homes Inc.  
30 Balmoral Street

Date: January 27, 2017

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Ruchika:

### **By-Law 61-16**

These comments relate to CDM1/16/RA & ZBA1/17/RA submitted by GSP Group, Applicant/Agent on behalf of Pinevest Homes Inc., Owners of the PLAN 2M-1927 BLOCK 22, former Town of Paris land known as 30 Balmoral Street is presently Zoned Special Exception Residential Multiple High Density (RM3-10) within the County of Brant Zoning By-law 61-16. The applicant is proposing to amend the current Site Specific Zoning to permit a common element plan of Condominium with parcels of tied land with site specific development standards.

Staff has reviewed the Draft Plan of Condominium as well as the most recently approved site plan drawing and will draft a By-law to recognize the proposed site specific development standards relating to the proposed townhouse condo development.

Please refer to the Zoning By-law for further clarification at [www.brant.ca](http://www.brant.ca)

The proposed development will be subject to all other requirements of the By-law.

No further concerns or comments.

A Draft ZBA have been prepared.

JK.