

Internal/External Memorandum

Date: May 20, 2021

Re: Application Type: Part Lot Control Exemption
Application No.: PLC2/21/DN
Applicant: Brookfield Residential (Ontario) – Pinehurst Subdivision
Plan 2M-1947, Block 100

From: Dan Namisniak
Planner
519-442-6324 ext. 3011
dan.namisniak@brant.ca

Planning Staff have received an application Part Lot Control (PLC2-21-DN) from Malone Given Parsons Ltd, Planning Consultants on Behalf of Brookfield Residential (Ontario) Limited owners of the property located north of Hartley Avenue and west of Drake Avenue in Paris, described as **Block 100, 2M-1947**, designated as Parts 1 through **150**, (inclusive) on **2R-____**, **and detailed on attached Schedule "A"**, Paris, County of Brant.,

The property has already been subject to the following *Planning Act* Applications:

- Zoning By-law Amendment Approval (ZBA12-20-RC),
- Registered Draft Plan of Subdivision Approval (2M-1947)
- Site Plan Control Approval (SP5-20-DN)

The Part Lot Control application is required to permit the creation of conveyable lots for 71 residential townhouse units consisting of 27 rowhouse dwellings and 44 back to back rowhouse dwellings as per the Site Plan Control Approval (SP5-20-DN).

The purpose of this request is to establish the streets, landscaping and visitor parking as common elements on the property to ensure the shared access, ownership and maintenance of the common elements. This request will not result in an increase in the number of units in the approved plan.

As per Section 50(7) of the Planning Act, Council is authorized to adopt a By-Law exempting lands within a Registered Plan of Subdivision from Part Lot Control.

Staff have reviewed the application and consider the request to be appropriate for the orderly development of the subject lands as intended. The property is located within a Registered Plan of Subdivision (2M-1947), and as such, recommend approval of Part Lot Control Application PLC2-21-DN.

Along with this memo, please find attached a copy of the following:

- Subject Lands Location Map
- Part Lot Control - By-Law & Schedule "A"
- Registered Plan **2R**-_____;
- Registered Plan 2M-1947; and
- Accepted Site Plan (SP5-20-DN)

If you have any questions, please do not hesitate to contact me directly.

Regards,

Dan Namisniak
Planner

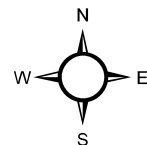
To: **All, Members of Council**

MAP 1: SUBJECT LANDS

PLC2/21/DN & CDM1-21-DN

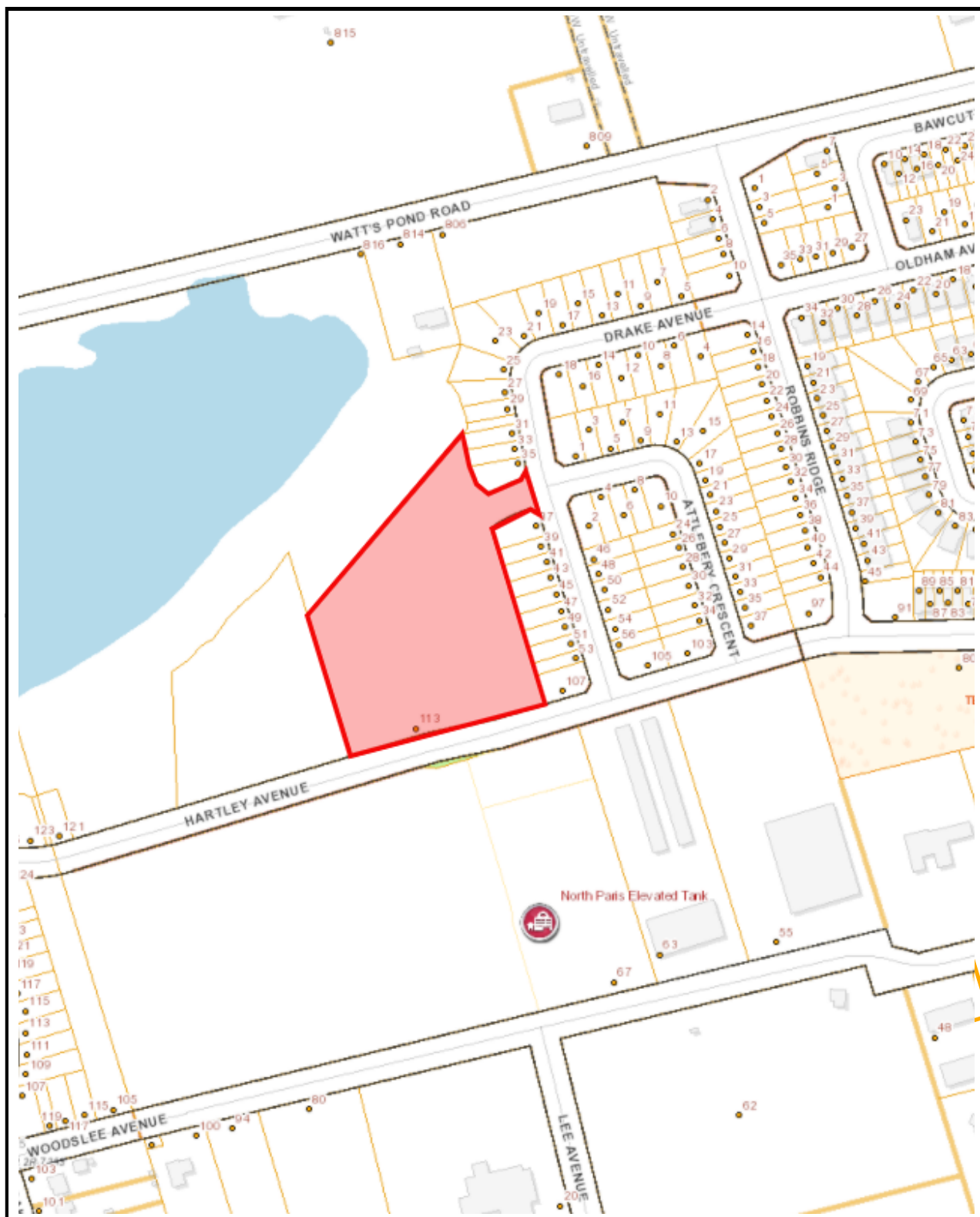
Brookfield Residential (Ontario)

Pinehurst Subdivision Plan 2M-1947, Block 100



1:1,170

10 5 0 10 20 Meters



BY-LAW NUMBER XX-21

- of -

THE CORPORATION OF THE COUNTY OF BRANT

To relieve certain lands from the provisions of Section 50(5) of the Planning Act, R.S.O. 1990, as amended Brookfield Residential (Ontario) Limited, Pinehurst Subdivision)

WHEREAS under Section 50(5) of the *Planning Act*, R.S.O. 1990, **Chapter P. 13**, as amended, lands within a registered plan of subdivision are subject to part lot control;

AND WHEREAS Section 50(7) of the *Planning Act* R.S.O. 1990, as amended, grants the Council of a municipality the authority to enact By-Laws to relieve lands in a registered plan of subdivision from the provisions of part lot control.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE COUNTY OF BRANT HEREBY ENACTS as follows:

1. **THAT** the provisions of Section 50(5) of the *Planning Act*, R.S.O. 1990, as amended, shall not apply to the lands described as **Block 100, 2M-1947**, designated as Parts 1 through **150**, (inclusive) on **2R-____**, **and detailed on attached Schedule "A"**, Paris, County of Brant.
2. **THAT** this By-Law shall come into force on the day it is passed by the Council of the Corporation of the County of Brant and the subsequent registration of the by-law in the Land Registry Office for the County of Brant No. 2.

READ a first and second time, this 25th day of May, 2021.

READ a third time and finally passed in Council, this 25th day of May, 2021.

THE CORPORATION OF THE COUNTY OF BRANT

David Bailey, Mayor

Heather Boyd, Clerk

Schedule 'A'

Ownership and Easement Chart

Prepared for: Brookfield Residential
Pinehurst Phase 3: Medium Density Block

Block 100, 121 & Part of 114, Registered Plan 2M-1947

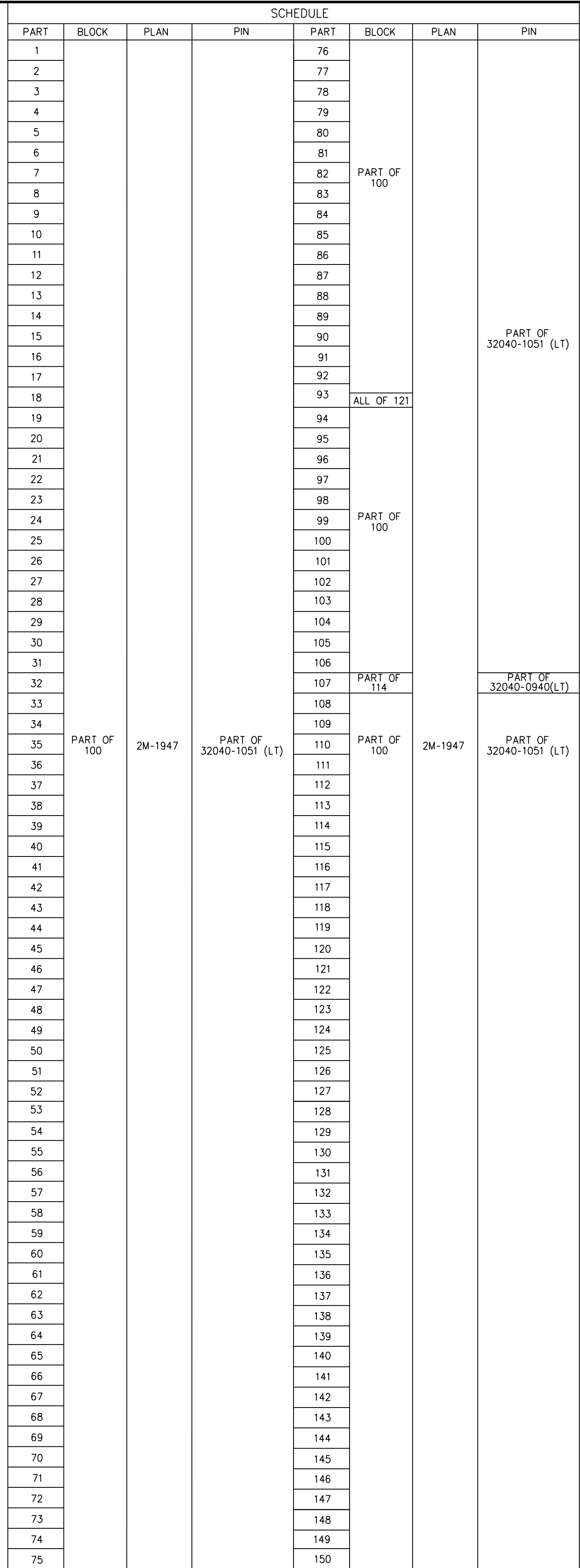
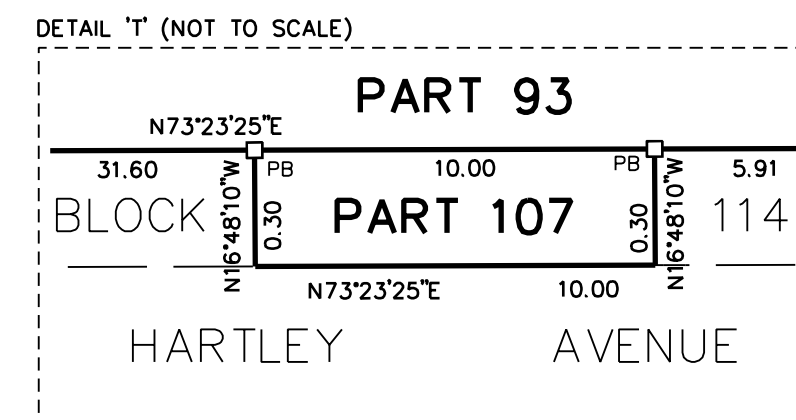
County of Brant
J. D. Barnes Limited
Reference No. 18-40-348-05
Parts referenced Relate to Reference Plan 2R-XXXX
Existing easements are not included

Unit No.	Part (s)	Subject to easement	Together with Easements
1	45	94	136
	94		
2	46	95, 136	94
	136		
	95		
3	47	96, 137	94, 95
	137		
	96		
4	48	NIL	137
	97		
5	49	NIL	138
	98		
6	50	138	100, 101, 102
	138		
	99		
7	51	100	101, 102
	100		
8	52	101, 139	140, 102
	139		
	101		
9	53	102, 140	139
	140		
	102		
10	58	57	141
	57		
11	59	60, 141	57, 142
	60		
	141		
12	62	142	57, 60
	61		
	142		
13	63	143	65, 68, 103
	64		
	143		
14	66	65, 144	68, 103, 143
	65		
	144		
15	67	68	103
	68		
	103		
16	104	69, 104	145
	70		
	69		
17	71	72, 145	69, 104
	72		

Unit No.	Part (s)	Subject to easement	Together with Easements
	145		
18	74	NIL	69, 72, 104
	73		
19	75	NIL	77, 80, 105
	76		
20	78	77, 146	80, 105
	77		
	146		
21	79	80, 105	146
	80		
	105		
22	106	81, 106	147
	82		
	81		
23	83	84, 147	81, 106, 148
	84		
	147		
24	86	85, 148	81, 84, 106
	85		
	148		
25	87	88, 149	81, 84, 85, 106
	88		
	149		
26	89	150	81, 84, 85, 88, 106, 149
	90		
	150		
27	91	NIL	150
	92		
28	1	NIL	108
29	2	108	109
	108		
30	3	109	NIL
	109		
31	4	110	NIL
	110		
32	5	111	110
	111		
33	6	NIL	111
34	7	NIL	112
35	8	112	113
	112		
36	9	113	NIL
	113		
37	10	114	NIL
	114		
38	11	115	114
	115		
39	12	NIL	115
40	13	NIL	116
41	14	116	117
	116		
42	15	117	NIL
	117		
43	16	118	NIL
	118		
44	17	119	118
	119		
45	18	NIL	119

Unit No.	Part (s)	Subject to easement	Together with Easements
46	19	NIL	120

Unit No.	Part (s)	Subject to easement	Together with Easements
47	20	120	121
	120		
48	21	121	NIL
	121		
49	22	122	NIL
	122		
50	23	123	122
	123		
51	24	NIL	123
52	25	124	NIL
	124		
53	26	NIL	124
54	27	125	NIL
	125		
55	28	126	125
	126		
56	29	NIL	126
57	30	NIL	127
58	31	127	128
	127		
59	32	128	NIL
	128		
60	33	NIL	129
61	34	129	NIL
	129		
62	35	130	NIL
	130		
63	36	NIL	130
64	37	131	NIL
	131		
65	38	132	131
	132		
66	39	NIL	132
67	40	NIL	133
68	41	133	134
	133		
69	42	134	NIL
	134		
70	43	NIL	135
71	44	135	NIL
	135		



SCALE 1 : 250



THE INTENDED PLOT SIZE OF THIS PLAN IS 1500mm IN WIDTH BY 915mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:250

J.D. BARNES LIMITED

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999950.

CONTROL POINTS (A) AND (B) WERE ESTABLISHED DURING A RETRACEMENT OF THE ENTIRE SUBSTATION ON JUNE 7TH, 2019, AND ARE ON RECORD WITH THE BARNES LIMIT.

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORP's): UTM ZONE 17, NAD83 (CSRS) (2010.0)		
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREG 216.10.		
POINT ID	EASTING	NORTHING
ORP (A)	548 389.96	4 784 708.83
ORP (B)	548 784.10	4 785 159.15

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH

LEGEND

■	BNOTES	SURVEY MONUMENT FOUND
□	BNOTES	SURVEY MONUMENT SET
▨	BNOTES	STANDARD IRON BAR
▩	BNOTES	SHORT STANDARD IRON BAR
▧	BNOTES	PLASTIC BAR
▦	BNOTES	CONCRETE PAV
▤	BNOTES	CUT CROSS
▥	BNOTES	WET
▣	MEAS	MEASURED
▢	BNOTES	J.B. BARNES LIMITED, SURVEY RECORDS
□	BNOTES	REGISTERED PLAN 2M-1947
■	BNOTES	BUILDING CORNER
▤	BNOTES	R-47E SURVEYING LTD.
▥	BNOTES	J.O.B CONTROL POINT

ALL SET AND SB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH THE SURVEYING ACT OF 1986.

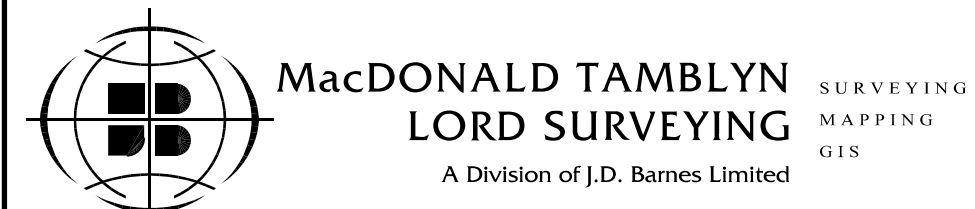
SURVEYOR'S CERTIFICATE
I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON MARCH 9, 2021

MARCH 22, 2021
DATE


J. R. ELLIOTT
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO A OLD PLAN SUBMISSION FORM NUMBER 0460623



T: (519) 821-9600 F: (519) 820-3625 www.jdbmex.com		
DRAWN BY: TAB	CHECKED BY: JE	REFERENCE NO: 18-40-348-05
FILE: \\jdbcombridge\shore\18-40-348\05\Drawing\18-40-348-05-0000.dwg		PLOTTED: 5/14/2021

CURVE DATA		DATA	
STREET	RADIUS (METERS)	ARC (METERS)	CHORD (METERS)
ATLANTIC CRESCENT	26.00	36.31	36.67
ATLANTIC CRESCENT	26.00	4.07	4.07
ORANGE AVENUE	110.00	12.91	12.80
ORANGE AVENUE	26.00	36.32	36.68
ORANGE AVENUE	26.00	4.07	4.07
HARTLEY AVENUE	110.00	48.42	48.04
HARTLEY AVENUE	26.00	7.30	7.34
HARTLEY AVENUE	26.00	9.32	9.32
HARTLEY AVENUE	26.00	40.44	40.11
HARTLEY AVENUE	110.00	8.98	8.88
HARTLEY AVENUE	26.00	7.63	7.63
OAK AVENUE	26.00	23.62	22.43
OAK AVENUE	26.00	20.74	20.62
OAK AVENUE	26.00	25.91	25.62
OAK AVENUE	30.00	15.00	13.37
OAK AVENUE	30.00	62.52	61.00
OAK AVENUE	30.00	13.97	13.48

WATT'S POND ROAD

(NAMED BY BY-LAW 32-83, INST. No. A279160)
 (ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3)
 P.I.N. 32028 - 0002

N76°24'50"E
 2.94'

N76° 35' 00"E
 130.73

S59° 1.04'

144.78 PL 288EAS
 8.0'

ROBB'S RIDGE

BLOCK 123
 (0.32 AC (20'-4"))

36° 13.78'

30° 14.80'

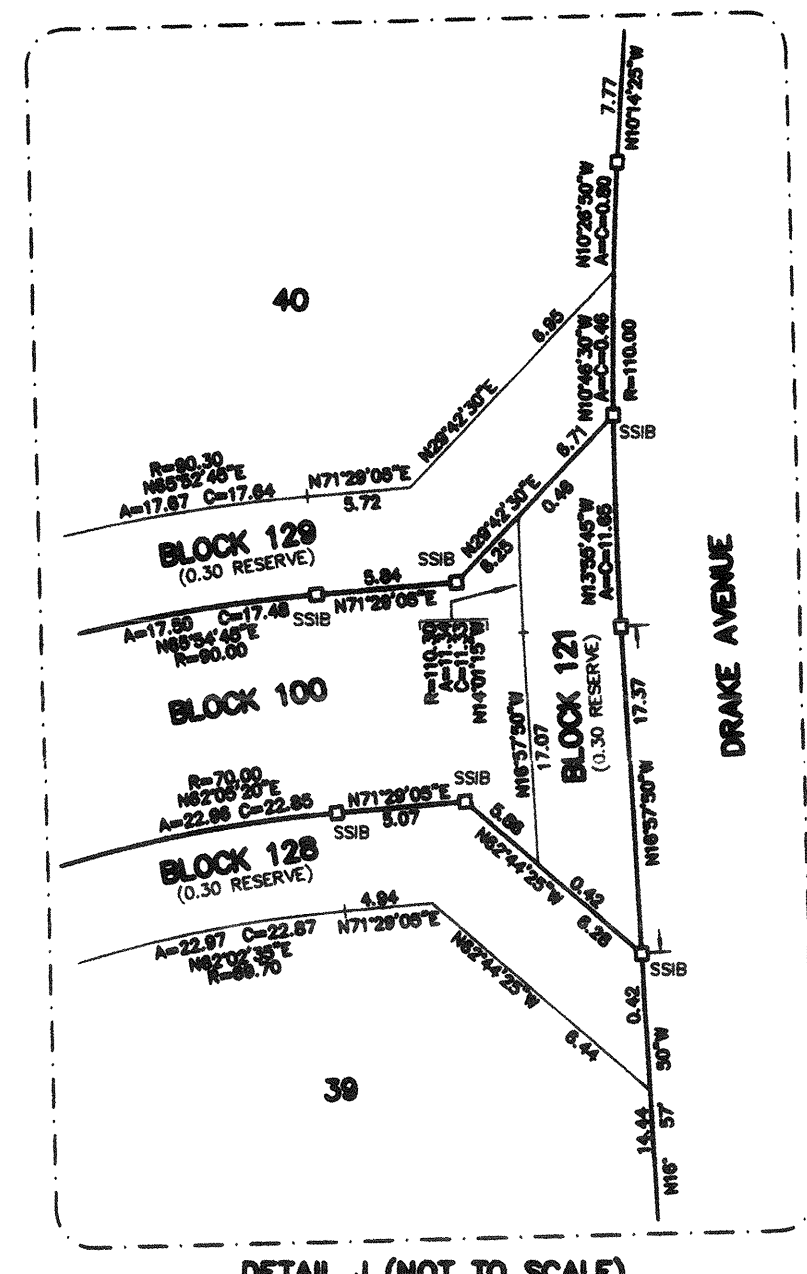
BLOCK 103

[ROAD ALLOWANCE BETWEEN LOTS
 30 AND 31, CONCESSION 2
 (STOPPED UP AND CLOSED BY BY-LAW No. 2077, AS SET OUT IN INST. No. A148716)]

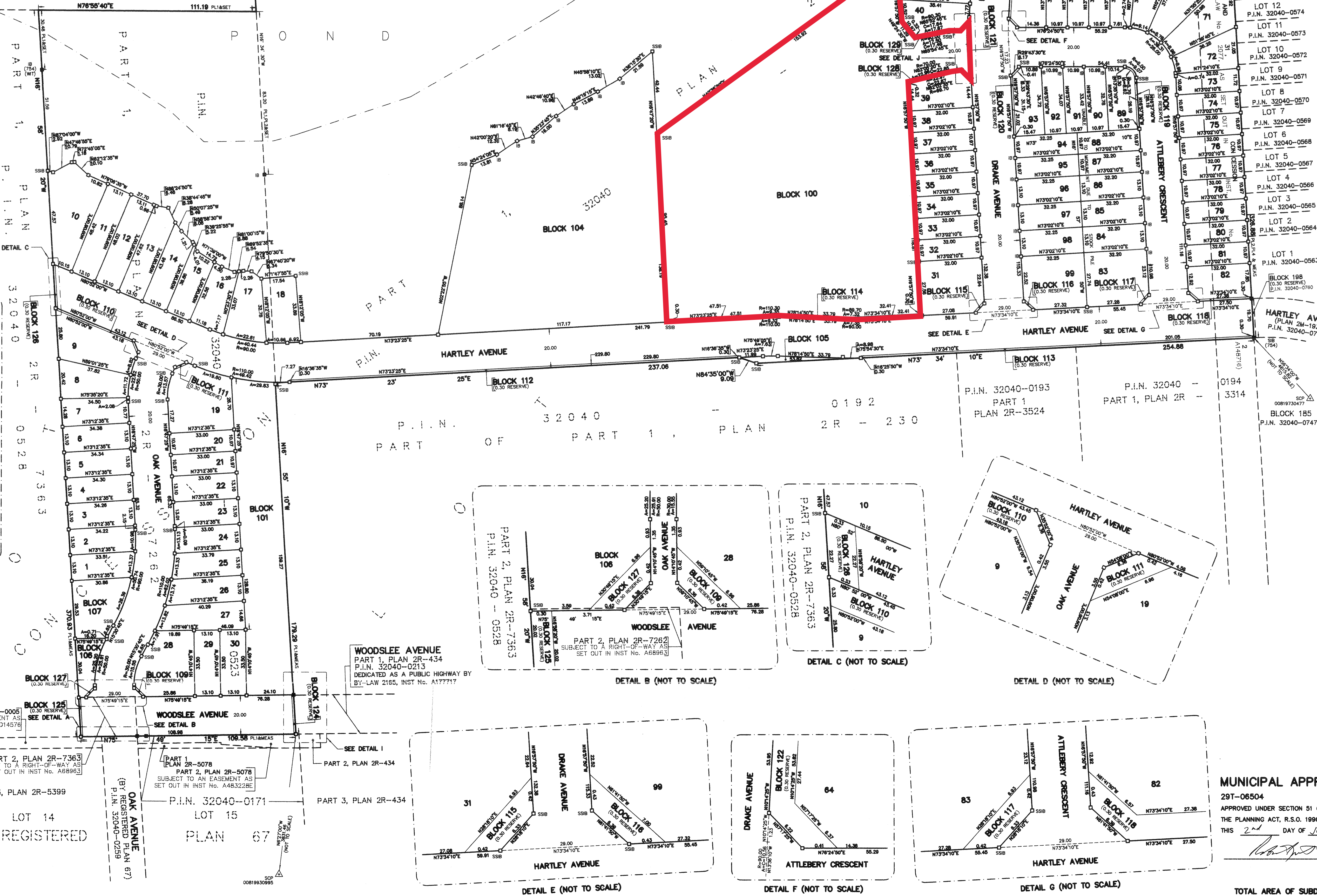
ROBB'S RIDGE
 (PLAW 26-1238)
 P.I.N. 32040-0778

BLOCK 103
 (PLAW 26-1238)
 P.I.N. 32040-0788

LOT 21
 P.I.N. 32040-0583

[illegible]

P. I. N . 3 2 0 4 0 - 0 0 1 7
SUBJECT TO AN EASEMENT AS SET OUT IN INST No. SD14577



29T-06504

PLAN 2M- 1947

I CERTIFY THAT THIS PLAN IS REGISTERED
IN THE LAND REGISTRY OFFICE FOR THE
LAND TITLES DIVISION OF BRANT (No.2)
AT 4:47 O'CLOCK ON THE 14th
DAY OF July, 2019 AND ENTERED IN
REGISTER(S) FOR PROPERTY IDENTIFIER
32040-0523 & 32040-0533
AND THE REQUIRED CONSENTS ARE
REGISTERED AS PLAN DOCUMENT
No. BC 361441-----
 "D. Brooks"
REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES ALL OF P.I.N. 32040-0523 AND
P.I.N. 32040-0533
SUBJECT TO A RIGHT-OF WAY OVER PART 2, PLAN
2R-7363 AS SET OUT IN INST. No. A68963 (AFFECTS
PART OF BLOCK 106, PART OF BLOCK 127,(0.30 RESERVE
PART OF WOODSLEE AVENUE, ALL OF BLOCK 125
(0.30 RESERVE)

PLAN OF SUBDIVISION OF
PART OF LOTS 31 AND 32 AND
PART OF THE ROAD ALLOWANCE
BETWEEN LOTS 30 AND 31,
CONCESSION 2
(STOPPED UP AND CLOSED BY BY-LAW
No. 2077, INST. No. A148716)
(GEOGRAPHIC TOWNSHIP OF SOUTH DUMFRIES),
COUNTY OF BRANT

SCALE 1:1000



R-PE SURVEYING LTD., O.L.S.

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 14th DAY OF FEBRUARY 2019.

DATE MARCH 4 2019

R. DENBROEDER
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:

1. LOTS 1 TO 99, BOTH INCLUSIVE, BLOCKS 100 TO 108, BOTH INCLUSIVE, 0.30 RESERVES NAMELY BLOCKS 109 TO 129 BOTH INCLUSIVE, STREETS, NAMELY, HARTLEY AVENUE, DRAKE AVENUE, ATTLEBERY CTSECE, ROBBINS RIDGE, OAK AVENUE AND WOODSLEE AVENUE HAVE BEEN LAID OFF ACCORDANCE WITH OUR INSTRUCTIONS.

2. THE STREETS ARE HEREBY DEDICATED AS A PUBLIC HIGHWAY TO THE CORPORATION OF THE CITY OF BRANT.

BROOKFIELD RESIDENTIAL (ONTARIO) LIMITED

DATED THE 27th DAY OF MARCH, 2019


DAVID MURPHY
AUTHORIZED SIGNING OFFICER
I HAVE THE AUTHORITY TO BIND THE CORPORATION

NOTES

□	DENOTES	MONUMENT SET
■	DENOTES	MONUMENT FOUND
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
(754)	DENOTES	H.W. WEST, O.L.S.
(1416)	DENOTES	S.M. RUUSKA O.L.S.
PL1	DENOTES	PLAN 2R-7282
PL2	DENOTES	PLAN 2R-7434
PL3	DENOTES	PLAN 2R-5078
PL4	DENOTES	PLAN 2R-1239
(NI)	DENOTES	NOT IDENTIFIED
(WT)	DENOTES	WITNESS
P.I.N.	DENOTES	PROPERTY IDENTIFIER NUMBER
SCP	DENOTES	SPECIFIED CONTROL POINT

ALL FOUND MONUMENTS ARE BY RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.

UNLESS OTHERWISE NOTED.

ALL SET MONUMENTS ARE PLASTIC BARS UNLESS OTHERWISE NOTED.
PLASTIC BARS ARE SET DUE TO CONSTRUCTION ACTIVITY.

BEARINGS ARE GRID, UTM ZONE 17, NAD83 (ORIGINAL), DERIVED FROM:
 SCP 00819730477 NORTH 4782489.960 EAST 552759.438
 SCP 00819930995 NORTH 4780915.980 EAST 548910.781

COORDINATES ARE UTM ZONE 17, NAD83 (ORIGINAL), TO URBAN ACCURACY
 SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO
 RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

COORDINATES ARE UTM ZONE 17, NAD83 (ORIGINAL), TO URBAN ACCURACY SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING THE COMBINED SCALE FACTOR OF 0.99960.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING THE COMBINED SCALE FACTOR OF 0.99960.

MUNICIPAL APPROVAL

29T-06504

APPROVED UNDER SECTION 51 OF

THIS 2nd DAY OF June

[Signature]

100

TOTAL AREA OF SUBDIVISION -

R-P-E SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Chislea Road, Suite 7
Woodbridge, Ontario L4L 8A3
Tel. (416) 635-5000 Fax (416) 635-5001
Tel. (905) 264-0881 Fax (905) 264-0882
Website: www.r-pe.ca
DRAWN: D.F./C.D.S.
JOB NO. 17-019

TOTAL AREA OF SUBDIVISION = 20.637 ha

DE FILE 15-1601

