

PS3-22-MV & ZBA34-22-MV
184 Pinehurst Road
Cedar North Developments (Cordon Farms)
IBI Group

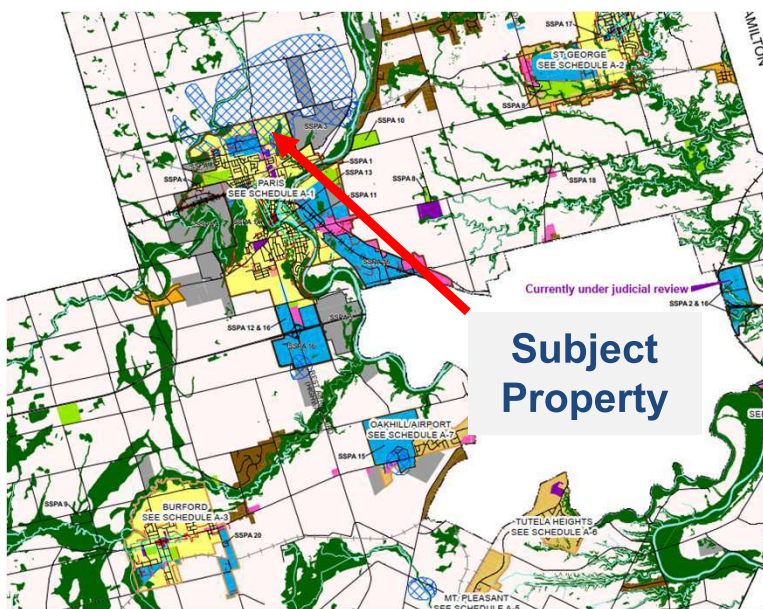
Planning and Development Committee
December 6, 2022



Application No.:	PS3-22-MV & ZBA34-22-MV
Report No.:	RPT-0327-22
Application Type:	Zoning By-law Amendment and Plan of Subdivision
Subject Lands:	184 Pinehurst Rd.
Agent / Applicant:	IBI Group
Owner:	Cedar North Developments (Cordon Farms)

Purpose / Recommendation: ITEMS BE RECEIVED FOR INFORMATION
PURPOSES ONLY.

Property Location



Location: The subject site is located at 184 Pinehurst Rd., at the south-east corner of Pinehurst Road and Watts Pond Road.



Frontage: 538 metres along Pinehurst Road, 703 metres along Watts Pond Road.
Area: 49 hectares (121.08 acres)

Existing Conditions

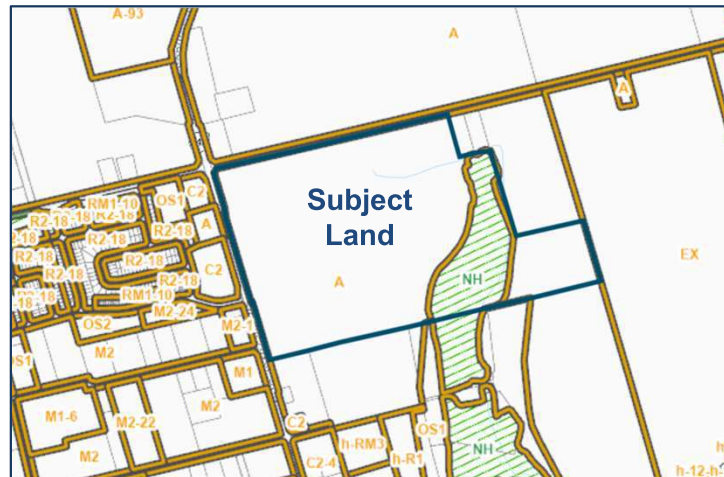
The subject land consists of a single detached residential dwelling, agricultural uses and a woodlot

North: Agricultural area with rural residential development

East: Dufferin Paris Pit, and pockets of rural residential development

West: New residential subdivision, mix of commercial and industrial development

South: Pockets of commercial development

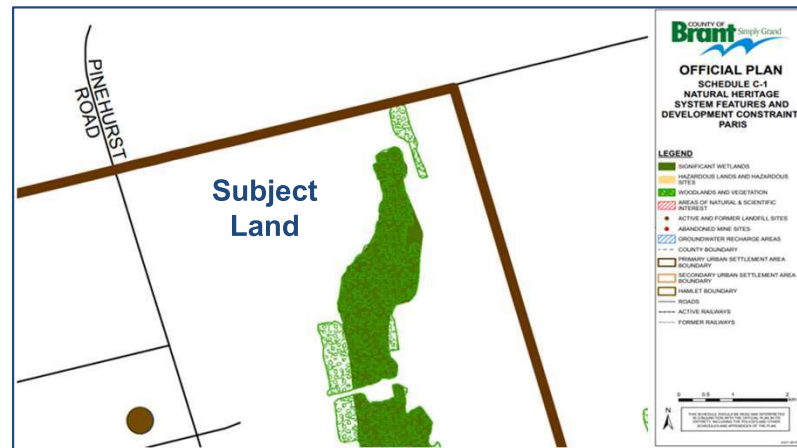
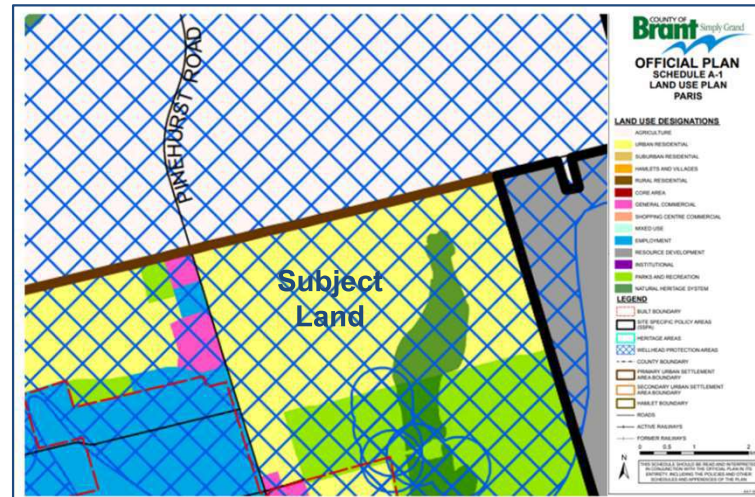


Existing Condition - County of Brant Official Plan (2012)

Designation: Urban Residential and Natural Heritage

Location:

- Within the Primary Urban Settlement Area Boundary (i.e., Paris)
- Outside of the Built Boundary (i.e., Designated Greenfield Areas)
- Within a Wellhead Protection Area.
- Adjacent to natural heritage system features (i.e. woodlands)
- Adjacent to areas with potential Archeological Resources.



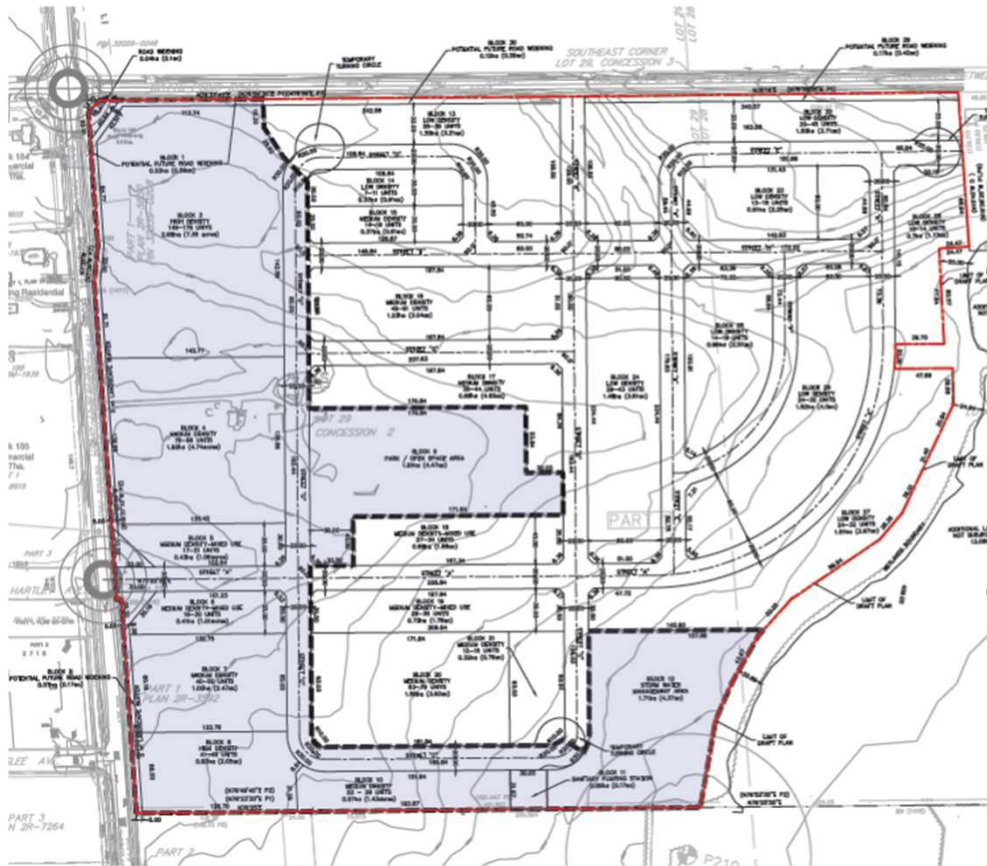
Development Proposal



Zoning Bylaw Amendment from Agriculture (A) to

- Residential Multiple Low Density (RM1),
- Residential Multiple Medium Density (RM2),
- Residential Multiple High Density (RM3),
- Open Space (OS1) and
- Mixed-Use Commercial (C5 with special exceptions).

Development Proposal



Draft Plan of Subdivision

Creation of 776 to 984

residential units including

- **177-253 High Density** units;
- **409-504 Medium Density** units;
- **190-227 Low Density** units; and
- Retail, park and open space, and a stormwater management facility

Next Steps

Application Circulation:

- Internal / External Agencies comments provided to the Applicant/Agent
- Further review and discussion between Applicant/ Agent and Staff

Report:

- Preparation of Planning Staff Report and Formal Recommendation

Notice of Formal Public Hearing Circulation:

- Notices will be circulated as required by the *Planning Act* (Section 34(13)) and the County of Brant Official Plan (Section 6.17) (120 metres)
- Consideration/ Decision by Planning & Development Committee at a later date

Formal Public Hearing:

- Recommendation Presented by Staff
- Planning & Development Committee Consideration / Decision

Questions?