

**Local Planning Appeal Tribunal**  
Tribunal d'appel de l'aménagement  
local



**ISSUE DATE:** February 04, 2021

**CASE NO(S):** PL160012

The Ontario Municipal Board (the “OMB”) is continued under the name Local Planning Appeal Tribunal (the “Tribunal”), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	Golf North Properties Inc.
Subject:	Application to amend Zoning By-law No. 110-01 - Neglect of the County of Brant to make a decision Holding provision Residential Type One A with a special exception (h-R1A-3), Open Space with a special exception (OS-3), Environmental Protection (EP), and Environmental Protection with a special exception (EP-1)
Existing Zoning:	Residential First Density with a special exception (R1-___), Residential Multiple First Density (R4), Residential Multiple Second Density (R5), and Open Space (OS)
Proposed Zoning:	To permit a development of 400 residential units comprising of 300 single detached dwellings and 100 multi-unit dwellings
Purpose:	Concession 1 & 2, Part Lots 27, 28 & 29
Property Address/Description:	County of Brant
Municipality:	ZBA47-13-MD
Municipality File No.:	PL160012
OMB Case No.:	PL160012
OMB File No.:	PL160012
OMB Case Name:	Golf North Properties Inc. v. Brant (County)

**PROCEEDING COMMENCED UNDER** subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	Golf North Properties Inc.
Subject:	Proposed Plan of Subdivision - Failure of the County of Brant to make a decision

Purpose: To permit a development of 400 residential units comprising of 300 single detached dwellings and 100 multi-unit dwellings

Property Address/Description: Concession 1 & 2, Part Lots 27, 28 & 29

Municipality: County of Brant

Municipality File No.: PS4/13/MD

OMB Case No.: PL160012

OMB File No.: PL160013

**Heard:** September 29, 2020 by Telephone Conference Call

### **APPEARANCES:**

#### **Parties**

Paris Grand Estates Inc.  
(formerly Golf North Properties Inc.)

County of Brant

CRH Canada Group Inc.

#### **Counsel**

Michael Melling and Alex Lusty  
Grace O'Brien (Student-at-law)

Jyoti Zuidema

Steven Ferri

### **MEMORANDUM OF ORAL DECISION DELIVERED BY M.A. SILLS ON SEPTEMBER 29, 2020 AND ORDER OF THE TRIBUNAL**

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[1] This was a Settlement hearing in the matter of appeals filed by Golf North Properties Inc. and subsequently assumed by Paris Grand Estates Inc. ("Paris Grand") regarding applications for amendments to Zoning By-law No. 110-10 (the "ZBL") and Draft Plan of Subdivision (the "Draft Plan") for the property described as Concession 1 and 2, Part Lots 27, 28 and 29, in the County of Brant, and municipally known as 150 Paris Links Road (the "Site").

[2] The Site is approximately 61.07 hectares ("ha") in area, and was formerly operated as a golf course and facility (Paris Grand County Club). The Site is bound by the Grand River to the south and residential development (predominantly single detached dwellings) to the west. There are agricultural operations and an active gravel pit (operated by CRH Canada) to the north and east. The northern boundary of the Site

is the limit of a former railway line. The subject lands are designated Urban Residential in the Official Plan (“OP”).

[3] In 2018, the parties reached a consensus on a development scheme and entered into Minutes of Settlement (the “2018 MOS”). Among other things, the settlement agreement provided for the staging of development in three phases - the short term (“ST”), the medium term (“MT”), and the long term (“LT”).

[4] Following from a Settlement hearing on June 19, 2018, the Tribunal issued an Order on June 29, 2018, allowing the appeals in part, and approving the zoning amendments, Draft Plan and Conditions of Draft Plan Approval (the “2018 Decision”).

[5] The 2018 Decision implemented the phasing approach and resolved the ST Phase of the development, effectively permitting the development of single-detached dwelling units with a traffic generation assignment of 125 “single detached traffic equivalents (“STEs”).

[6] The parties have since agreed to modifications to the 2018 MOS and have entered into Amending Minutes of Settlement. In particular, the Draft Plan Conditions have been modified to provide for greater clarity and to confirm the timing for various matters related to the build-out and final development of the Draft Plan. The revised zoning permissions establish a variety of residential zones, with each zone being specifically crafted to regulate development consistently throughout the Draft Plan.

## **PLANNING EVIDENCE**

[7] Brandon Flewwelling, a registered professional planner and a Member of the Canadian Institute of Planners and the Ontario Professional Planners Institute, provided contextual and land use planning evidence.

[8] Mr. Flewwelling confirmed that a complete technical review was undertaken to guide the design and implementation of the development, and those studies will be

appropriately implemented through the proposed instruments. In that regard, it is his professional opinion that the proposed instruments to facilitate the development proposal represent good planning and are in the public interest.

[9] The development scheme has regard for the matters of Provincial interest as established in s. 2, and the criteria enumerated in s. 51(24), of the *Planning Act*. The development proposal provides for a range of housing opportunities suitably serviced through municipal infrastructure. The proposed lot and road patterns are respectful of the adjacent lands, adequate open space and park amenities are being provided, and natural areas are being protected.

[10] The development proposal furthers the Provincial Policy Statement, 2020 objective of building strong, healthy, liveable communities by encouraging efficient and cost-effective development and land use patterns. The subject lands are within a designated growth area adjacent to the built-up area. The proposed instruments will facilitate growth and development within a settlement area that has been identified for urban development and has access to municipal services.

[11] The compact form, mix of uses, and densities being proposed allow for the efficient use of land, infrastructure and public service facilities. The proposal encourages healthy, active living by incorporating publicly-accessible parkland and pedestrian linkages through the residential area and promotes active pedestrian and cycling movements.

[12] The Growth Plan for the Greater Golden Horseshoe, 2019 (“GP”) provides an overall growth strategy that complements the PPS and establishes policies for accommodating population and employment growth. The Site is within the “Primary Urban Settlement Area Boundary” of Paris, an area that is intended to accommodate new growth.

[13] The proposal promotes a compact development form in an urban area that can be suitably serviced with municipal water and wastewater services, and offers park, open space and trails opportunities. The development proposal will assist the County in achieving its residential growth targets on lands that are designated and available for development.

[14] The subject lands are designated “Urban Residential” and “Natural Heritage System” by the OP. Among other things, the Urban Residential designation permits a variety of housing forms. The studies that have been undertaken in the preparation of the planning instruments demonstrate the suitability of the Site for development.

[15] Overall, the development proposal has been carefully designed to be compatible with the adjacent uses on all sides, with natural features being protected from the impacts of development. Parks and outdoor recreational opportunities are provided on-site, with total parkland of 2.52 ha and 23.54 ha of open space. The proposed parks will offer a range of locally-orientated recreational opportunities for local residents and a trail network will be created to provide for walking and cycling through the Site and along the Grand River. Existing golf cart paths will be re-purposed for walking trails where possible. The proposed development conforms to the policies of the OP.

[16] It is Mr. Flewwelling’s professional opinion that the proposed instruments to implement the subject development meets all applicable statutory and policy requirements.

## **TRAFFIC AND TRANSPORTATION EVIDENCE**

[17] Two of the individuals previously granted Participant status in this matter, Joan Faux and David Clement, submitted written comments outlining their respective grievances with the planned modifications to the development proposal. Principally, their respective concerns are premised on what they perceive to be unresolved traffic issues: increased volume, cut-through traffic, poorly functioning intersections and pedestrian safety.

[18] Ms. Faux takes the position that the construction of the new road realigning Paris Links Road with Silver Street should be made a high priority, not excluded from the conditions for the ST phase of the Site Plan. Mr. Clement maintains the settlement is premature because the traffic issues have not yet been satisfactorily resolved. In his view, the settlement proposal cannot be seen to represent good planning, or as being in the public interest.

[19] Mark Jamieson, a Civil Engineer with more than 17 years work experience in the field of transportation engineering, provided Affidavit and *viva voce* evidence in response to the issues raised in the Participant Statements of Ms. Faux and Mr. Clement. Mr. Jamieson is a Member of the Institute for Transportation Engineers (“ITE”), the Canadian Parking Association and the Association for Commuter Transportation of Canada.

[20] Overall, it is Mr. Jamieson’s professional opinion that the settlement proposal is appropriate from a transportation perspective.

[21] For context purposes, at the time of the 2018 Settlement hearing, the Grand River Street North Corridor Municipal Class Environmental Study (“GRSN EA”) was in progress but not completed. The recent completion of the GRSN EA has changed the calculus for requiring physical improvements accommodating 225 STE’s on the Site.

[22] The completed GRSN EA identifies a preferred alternative for how traffic will ultimately be accommodated on Grand River Street North in the immediate vicinity of the Site; namely through the following improvements (collectively the “ultimate improvements”):

- a) The construction of a roundabout at the intersection of Silver Street / Grand River Street / and the future West River Road;
- b) The construction of West River Road eastward from the future roundabout to connect to a re-aligned Paris Links Road running through the Site; and,

- c) The construction of a cul-de-sac on Paris Links Road at the east end of the residential area to mitigate potential impacts to the existing Bayly Drive /St. Patrick Neighbourhood.

[23] It is Mr. Jamieson's professional opinion that the preferred alternative design provides an appropriate ultimate solution for accommodating traffic, including the traffic generated from the Site.

[24] The Capacity Analysis indicates that the now proposed (MT) total of 225 STEs will have a minor increase in the peak hour delays for outbound vehicles on Paris Links Road when compared to a scenario where only 125 STEs are developed. In objective terms, compared to a 125 STE development scenario, the 225 STEs will result in a six-second additional wait time per vehicle in the AM peak hour, and a 17-second additional wait time per vehicle in the PM peak hour for outbound traffic on Paris Links Road.

[25] The total forecast delay assuming 225 STEs is 62 seconds in the AM peak hour and 84 seconds in the PM peak hour. In other words, compared to a 125 STE-development scenario, the 225 STEs will result in a six-second additional wait time per vehicle in the AM peak hour, and a 17-second additional wait time per vehicle in the PM peak hour for outbound traffic on Paris Links Road.

[26] In his opinion, delays on Paris Links Road of 62-84 seconds that 'may' be experienced before the implementation of the ultimate improvements are acceptable given the interim nature of the condition. Based on a technical analysis, the impacts from the development of 225 STE's on the Site can be appropriately accommodated on an interim basis with Paris Links Road serving as the primary access without the need for undertaking any physical road improvements.

[27] The incremental delays for outbound vehicles on Paris Links Road associated with the 225 STE scenario are minor and appropriate given they represent an interim condition that ultimately will be improved by the implementation of the GRSN EA, including the proposed construction of West River Road. Once that road is constructed,

the creation of a cul-de-sac on Paris Links Road will disconnect the existing residential area from expected Site traffic, eliminating the possibility of cut-through traffic along Paris Links Road and Bayly Drive. The works are planned and required to be provided as part of the planned build-out beyond the MT (225 STEs).

[28] Further, any interim impacts to the existing operations along Paris Links Road associated with the 225 STEs are acceptable given that improvements to address interim operations will be disruptive to residents and will be 'thrown away' improvements since longer term traffic impacts will be mitigated through the implementation of the (ultimate) improvements.

## **ANALYSIS AND FINDINGS**

[29] The Tribunal finds on the evidence and opinions of Messrs. Flewwelling and Jamieson that the proposed instruments to implement the development of the Site in the manner proposed warrant approval.

[30] The development proposal is consistent with the policy direction of the PPS and conforms to the planning directives of the GP and the intent of the OP. The Tribunal is satisfied that the proposed development scheme has appropriate regard for matters of provincial interest, is consistent with the principles of good land use planning, and is in the greater public interest.

[31] Following a fulsome review, and having carefully considered the concerns as detailed in the Participant Statements of Ms. Faux and Mr. Clement, the Tribunal is satisfied that on balance, appropriate regard has been had to their individual and collective concerns. The Tribunal is satisfied that these concerns are being appropriately addressed through planned road works and sidewalk installations.



**ORDER**

[32] The Tribunal orders that the appeals are allowed in part, and the County of Brant Zoning By-law No. 61 – 16, is hereby amended in general accordance with Attachments 1 to this Order; and,

[33] The Draft Plan of Subdivision, as amended, is approved subject to the fulfillment of Conditions, in general accordance with Attachments 2 and 3, respectively, to this Order; and,

[34] Pursuant to s. 51(56.1) of the *Planning Act*, the County of Brant shall have the authority to clear the conditions of draft plan approval and to administer final approval of the Plan of Subdivision for the purposes of s. 51(58) of the *Planning Act*.

[35] On consent of the parties, the final Order of the Tribunal shall be withheld subject to the following conditions:

1. Each of the parties file with the Tribunal written confirmation that the form and content of the Zoning By-law Amendment, Plan of Subdivision and Conditions, as amended to the date of the filing, are appropriate for final approval; and,
2. CRH Canada Inc. files with the Tribunal written confirmation that Minutes of Settlement and an *Industrial and Mining Lands Compensation Act* Agreement between CRH Canada Inc. and Paris Grand Estates Inc. have been executed to the satisfaction of CRH Canada Inc.

[36] The Tribunal further directs the parties to provide an expected timetable for the finalization of these approvals following issue of this Order.

*"M.A. Sills"*

M.A. SILLS  
VICE CHAIR

If there is an attachment referred to in this document,  
please visit [www.olt.gov.on.ca](http://www.olt.gov.on.ca) to view the attachment in PDF format.

**Local Planning Appeal Tribunal**

A constituent tribunal of Ontario Land Tribunals

Website: [www.olt.gov.on.ca](http://www.olt.gov.on.ca) Telephone: 416-212-6349 Toll Free: 1-866-448-2248

# ATTACHMENT 1

## DRAFT BY-LAW NUMBER xxx-20

- of -

### THE CORPORATION OF THE COUNTY OF BRANT

To amend By-law Number 61-16, the Zoning By-law for the County of Brant, as amended, GSP Group Inc. on behalf of, Golf North Properties Inc., Applicants/Owners of as Part Lots 27 & 28 Concession 2, South Dumfries, Part 1 2R1538, Except Part 2 2R2012; S/T A276875; Part Lot 27 Concession 2, South Dumfries, Part 2 2R6784; Part Lot 29, Concession 2, South Dumfries, Part 2 2R6822; S/T Easement Over Part 1 on 2R6863 as in BC118317; Paris and the lands legally described as Part Lot 28, Concession 2, South Dumfries, Parts 1 & 2, 2R2012; T/W A276875; former Town of Paris and former Township of South Dumfries, located at 292001800204225, 141, 149, and 160 Paris Links Road, County of Brant.

**WHEREAS** an application was received from GSP Group Inc. on behalf of Golf North Properties Inc., Applicants/Owners with respect to land described as Part Lots 27 & 28 Concession 2, South Dumfries, Part 1 2R1538, Except Part 2 2R2012; S/T A276875; Part Lot 27 Concession 2, South Dumfries, Part 2 2R6784; Part Lot 29, Concession 2, South Dumfries, Part 2 2R6822; S/T Easement Over Part 1 on 2R6863 as in BC118317; Paris and the lands legally described as Part Lot 28, Concession 2, South Dumfries, Parts 1 & 2, 2R2012; T/W A276875; former Town of Paris and former Township of South Dumfries, located at 292001800204225, 141, 149, and 160 Paris Links Road, County of Brant, to amend By-law Number 61-16, to change the current Special Exception Residential Singles (R1-10), Holding Provision Special Exception Residential Singles (h-R1-9), Special Exception Recreational Facilities (OS2-2), and Natural Heritage (NH) zoning to permit the development of a Plan of Subdivision consisting of residential, open space, and natural heritage uses with Site Specific Holding Provisions, as set out within Schedule "A", Schedule "B", and Schedule "C" of this By-Law;

**AND WHEREAS** the *Planning Act* empowers a municipality to pass by-laws prohibiting the use of land and the erection, location and use of buildings or structures, except as set out in the by-law;

**AND WHEREAS** this by-law is in conformity with the Official Plan for the County of Brant;

**AND WHEREAS** the Council of the County of Brant deems it to be desirable for the future development and use of the lands described above;

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

1. **THAT** Schedule 'A', Key Maps 32, 41, and 41A, of By-law Number 61-16 are hereby amended by changing the zoning on the subject lands from Special Exception Residential Singles (R1-10), Holding Provision Special Exception Residential Singles (h-R1-9), Special Exception Recreational Facilities (OS2-2), and Natural Heritage (NH) zoning to Special Exception Residential Singles (R1-35), Special Exception Residential Singles (R1-36), Special Exception Residential Singles and Semis (R2-33), Special Exception Residential Multiple Low Density (RM1-30), Special Exception Residential Multiple Low Density (RM1-

33), Special Exception Residential Multiple High Density (RM3-15), Special Exception Residential Multiple High Density (RM3-16), Open Space (OS1), Recreational Facilities (OS2), and Natural Heritage (NH) with Site Specific Holding Provisions (h-10, h-11, h-12, h- 13, h-14), as shown on Schedule “B” of this by-law.

2. **THAT** Schedule ‘A’, Key Maps 32, 41, and 41A, of By-law Number 61-16 are hereby amended by changing the zoning on the subject lands from Special Exception Recreational Facilities (OS2-2) to Special Exception Holding Provision Special Exception Residential Singles (h-13-h-14-R1-35), as shown on Schedule “B” of this by-law.
3. **THAT** Schedule ‘A’, Key Maps 32, 41, and 41A, of By-law Number 61-16 are hereby amended by changing the zoning on the subject lands from Holding Provision Special Exception Residential Singles (h-R1-9), Special Exception Recreational Facilities (OS2-2), and Natural Heritage (NH) to Special Exception Holding Provision Special Exception Residential Singles (h-12-h-14-R1-35), as shown on Schedule “B” of this by-law.
4. **THAT** Schedule ‘A’, Key Maps 32, 41, and 41A, of By-law Number 61-16 are hereby amended by changing the zoning on the subject lands from Holding Provision Special Exception Residential Singles (h-R1-9) and Special Exception Recreational Facilities (OS2-2) to Special Exception Holding Provision Special Exception Residential Singles (h-10-h-14-R1-35), as shown on Schedule “B” of this by-law.
5. **THAT** Schedule ‘A’, Key Maps 32, 41, and 41A, of By-law Number 61-16 are hereby amended by changing the zoning on the subject lands from Special Exception Recreational Facilities (OS2-2) to Special Exception Holding Provision Special Exception Residential Multiple Low Density (h-10-h-14-RM1-33), as shown on Schedule “B” of this by-law.
6. **THAT** Schedule ‘A’, Key Maps 32, 41, and 41A, of By-law Number 61-16 are hereby amended by changing the zoning on the subject lands from Holding Provision Special Exception Residential Singles (h-R1-9), Special Exception Recreational Facilities (OS2-2), and Natural Heritage (NH) to Special Exception Holding Provision Special Exception Residential Singles (h-12-h-14-R1-36), as shown on Schedule “B” of this by-law.
7. **THAT** Schedule ‘A’, Key Maps 32, 41, and 41A, of By-law Number 61-16 are hereby amended by changing the zoning on the subject lands from Holding Provision Special Exception Residential Singles (h-R1-9) and Special Exception Recreational Facilities (OS2-2) to Special Exception Holding Provision Special Exception Residential Singles (h-11-h-14-R1-35), as shown on Schedule “B” of this by-law.
8. **THAT** Schedule ‘A’, Key Maps 32, 41, and 41A, of By-law Number 61-16 are hereby amended by changing the zoning on the subject lands from Holding Provision Special Exception Residential Singles (h-R1-9) and Special Exception Recreational Facilities (OS2-2) to Special Exception Holding Provision Recreational facilities (h-11-h-14-OS2), as shown on Schedule “B” of this by-law.
9. **THAT** Schedule ‘A’, Key Maps 32, 41, and 41A, of By-law Number 61-16 are hereby amended by changing the zoning on the subject lands from Holding Provision Special Exception Residential Singles

(h-R1-9) to Special Exception Holding Provision Open Space (h-11-h-14-OS1), as shown on Schedule “B” of this by-law.

10. **THAT** Schedule ‘A’, Key Maps 32, 41, and 41A, of By-law Number 61-16 are hereby amended by changing the zoning on the subject lands from Holding Provision Special Exception Residential Singles (h-R1-9) to Special Exception Holding Provision Open Space (h-10-h-14-OS1), as shown on Schedule “B” of this by-law.
11. **THAT** Schedule ‘A’, Key Maps 32, 41, and 41A, of By-law Number 61-16 are hereby amended by changing the zoning on the subject lands from Holding Provision Special Exception Residential Singles (h-R1-9), Special Exception Recreational Facilities (OS2-2), and Natural Heritage (NH) to Special Exception Holding Provision Natural Heritage (h-10-h-14-NH), as shown on Schedule “B” of this by-law.
12. **THAT** Schedule ‘A’, Key Maps 32, 41, and 41A, of By-law Number 61-16 are hereby amended by changing the zoning on the subject lands from Special Exception Recreational Facilities (OS2-2) to Open Space (OS1), as shown on Schedule “B” of this by-law.
13. **THAT** Schedule ‘A’, Key Maps 32, 41, and 41A, of By-law Number 61-16 are hereby amended by changing the zoning on the subject lands from Special Exception Recreational Facilities (OS2-2) to Special Exception Holding Provision Special Exception Residential Multiple Low Density (h-14-RM1-30), as shown on Schedule “B” of this by-law.
14. **THAT** Schedule ‘A’, Key Maps 32, 41, and 41A, of By-law Number 61-16 are hereby amended by changing the zoning on the subject lands from Special Exception Recreational Facilities (OS2-2) to Special Exception Residential Multiple Low Density (RM1-30), as shown on Schedule “B” of this by-law.
15. **THAT** Schedule ‘A’, Key Maps 32, 41, and 41A, of By-law Number 61-16 are hereby amended by changing the zoning on the subject lands from Special Exception Recreational Facilities (OS2-2) and Holding Provision Special Exception Residential Singles (h-R1-9) to Open Space (OS1), as shown on Schedule “B” of this by-law.
16. **THAT** Schedule ‘A’, Key Maps 32, 41, and 41A, of By-law Number 61-16 are hereby amended by changing the zoning on the subject lands from Holding Provision Special Exception Residential Singles (h-R1-9) and Special Exception Recreational Facilities (OS2-2) to Special Exception Holding Provision Special Exception Residential Singles(h-14-R1-35), as shown on Schedule “B” of this by-law.
17. **THAT** Schedule ‘A’, Key Maps 32, 41, and 41A, of By-law Number 61-16 are hereby amended by changing the zoning on the subject lands from Holding Provision Special Exception Residential Singles (h-R1-9) and Special Exception Recreational Facilities (OS2-2) to Special Exception Holding Provision Special Exception Residential Multiple High Density (h-14-RM3-15), as shown on Schedule “B” of this by-law.
18. **THAT** Schedule ‘A’, Key Maps 32, 41, and 41A, of By-law Number 61-16 are hereby amended by changing the zoning on the subject lands from Holding Provision Special Exception Residential Singles

(h-R1-9), Special Exception Recreational Facilities (OS2-2), and Natural Heritage (NH) to Special Exception Residential Singles (R1-35), as shown on Schedule "B" of this by-law.

19. **THAT** Schedule 'A', Key Maps 32, 41, and 41A, of By-law Number 61-16 are hereby amended by changing the zoning on the subject lands from Special Exception Recreational Facilities (OS2-2) to Special Exception Holding Provision Recreational Facilities (h-14-OS2), as shown on Schedule "B" of this by-law.
20. **THAT** Schedule 'A', Key Maps 32, 41, and 41A, of By-law Number 61-16 are hereby amended by changing the zoning on the subject lands from Special Exception Recreational Facilities (OS2-2) and Natural Heritage (NH) to Special Exception Holding Provision Special Exception Residential Singles and Semis (h-14-R2-33), as shown on Schedule "B" of this by-law.
21. **THAT** Schedule 'A', Key Maps 32, 41, and 41A, of By-law Number 61-16 are hereby amended by changing the zoning on the subject lands from Special Exception Recreational Facilities (OS2-2) and Natural Heritage (NH) to Special Exception Residential Singles and Semis (R2-33), as shown on Schedule "B" of this by-law.
22. **THAT** Schedule 'A', Key Maps 32, 41, and 41A, of By-law Number 61-16 are hereby amended by changing the zoning on the subject lands from Holding Provision Special Exception Residential Singles (h-R1-9), Special Exception Recreational Facilities (OS2-2), and Natural Heritage (NH) to Natural Heritage (NH), as shown on Schedule "B" of this by-law.
23. **THAT** Schedule 'A', Key Maps 32, 41, and 41A, of By-law Number 61-16 are hereby amended by changing the zoning on the subject lands from Natural Heritage (NH) to Recreational Facilities (OS2), as shown on Schedule "B" of this by-law.
24. **THAT** Schedule 'A', Key Maps 32, 41, and 41A, of By-law Number 61-16 are hereby amended by changing the zoning on the subject lands from Holding Provision Special Exception Residential Singles (h-R1-9), Special Exception Recreational Facilities (OS2-2), and Natural Heritage (NH) to Open Space (OS1), as shown on Schedule "B" of this by-law.
25. **THAT** Schedule 'A', Key Maps 32, 41, and 41A, of By-law Number 61-16 are hereby amended by changing the zoning on the subject lands from Special Exception Recreational Facilities (OS2-2) to Special Exception Holding Provision Special Exception Residential Singles and Semis (h-14-R2-33), as shown on Schedule "B" of this by-law.
26. **THAT** Schedule 'A', Key Maps 32, 41, and 41A, of By-law Number 61-16 are hereby amended by changing the zoning on the subject lands from Holding Provision Special Exception Residential Singles (h-R1-9), Special Exception Residential Singles (R1-10), Special Exception Recreational Facilities (OS2-2), and Natural Heritage (NH) to Special Exception Holding Provision Special Exception Residential Multiple High Density (h-14-RM3-16), as shown on Schedule "B" of this by-law.
27. **THAT** Schedule 'A', Key Maps 32, 41, and 41A, of By-law Number 61-16 are hereby amended by changing the zoning on the subject lands from Holding Provision Special Exception Residential Singles (h-R1-9), Special Exception Residential Singles (R1-10), Special Exception Recreational Facilities (OS2-2), and Natural Heritage (NH) to Special Exception Holding Provision Special Exception Residential Singles and Semis (h-14-R2-33), as shown on Schedule "B" of this by-law.

28. **THAT** Schedule 'A', Key Maps 32, 41, and 41A, of By-law Number 61-16 are hereby amended by changing the zoning on the subject lands from Holding Provision Special Exception Residential Singles (h-R1-9), Special Exception Residential Singles (R1-10), Special Exception Recreational Facilities (OS2-2), and Natural Heritage (NH) to Special Exception Holding Provision Special Exception Residential Multiple Low Density (h-14-RM1-30), as shown on Schedule "B" of this by-law.
29. **THAT** Schedule 'A', Key Maps 32, 41, and 41A, of By-law Number 61-16 are hereby amended by changing the zoning on the subject lands from Holding Provision Special Exception Residential Singles (h-R1-9), Special Exception Recreational Facilities (OS2-2), and Natural Heritage (NH) to Special Exception Holding Provision Open Space (h-10-h-14-OS1), as shown on Schedule "B" of this by-law.
30. **THAT** Schedule 'A', Key Maps 32, 41, and 41A, of By-law Number 61-16 are hereby amended by changing the zoning on the subject lands from Special Exception Recreational Facilities (OS2-2) and Natural Heritage (NH) to Special Exception Holding Provision Special Exception residential Singles and Semis (h-10-h-14-R2-33), as shown on Schedule "B" of this by-law.
31. **THAT** Schedule 'A', Key Maps 32, 41, and 41A, of By-law Number 61-16 are hereby amended by changing the zoning on the subject lands from Special Exception Recreational Facilities (OS2-2) to Special Exception Holding Provision Recreational Facilities (h-10-h-14-OS2), as shown on Schedule "B" of this by-law.
32. **THAT** Schedule 'A', Key Maps 32, 41, and 41A, of By-law Number 61-16 are hereby amended by changing the zoning on the subject lands from Special Exception Recreational Facilities (OS2-2) to Special Exception Holding Provision Natural Heritage (h-10-h-14-NH), as shown on Schedule "B" of this by-law.
33. **THAT** Schedule 'A', Key Maps 32, 41, and 41A, of By-law Number 61-16 are hereby amended by changing the zoning on the subject lands from Special Exception Recreational Facilities (OS2-2) to Special Exception Holding Provision Natural Heritage (h-11-h-14-NH), as shown on Schedule "B" of this by-law.
34. **THAT** Schedule 'A', Key Maps 32, 41, and 41A, of By-law Number 61-16 are hereby amended by changing the zoning on the subject lands from Special Exception Recreational Facilities (OS2-2) to Special Exception Holding Provision Special Exception Residential Multiple Low Density (h-10-h-14-RM1-30), as shown on Schedule "B" of this by-law.
35. **THAT** Section 8.3 Special Exceptions R1 Zone, is hereby amended by adding the following:

R1-35

Notwithstanding any provision of this By-law to the contrary, within any area zoned R1-35 on Schedule 'A' attached hereto, the following development standards shall apply:

<i>Lot Area</i> (Minimum):	320 m <sup>2</sup>
<i>Lot Frontage</i> (Minimum):	10.7 metres
<i>Interior Side Yard</i> (Minimum):	1.2 metres on one side and 0.6 metres on the other side;
<i>Height</i> (Maximum):	10.5 metres;
<i>Lot Coverage Dwelling</i> (Maximum):	50%
<i>Lot Coverage Overall</i> (Maximum):	55%

Encroachment into required *yards* (Maximum): 2.0 metres including *covered or uncovered deck, porch, balcony with or without foundation or cold cellar*;

Encroachment into *rear yard* (Maximum): 3.5 metres including *a covered or uncovered deck, porch or balcony with a height of over 0.6 metres from grade*;

Encroachment into *required yards* (Maximum): 1.0 metres for architectural adornments, including but not limited to bay or box windows with or without foundations shall be permitted to encroach into a *front, exterior side, or rear yard*;

Building setback measurements: For the purposes of this By-law, building setbacks shall be measured from the property line prior to the dedication of 0.3 m reserves, where required.

All other requirements of By-law shall apply. (Maps 32, 41, and 41A)

36. **THAT** Section 8.3 Special Exceptions R1 Zone, is hereby amended by adding the following:

R1-36

Notwithstanding any provision of this By-law to the contrary, within any area zoned R1-36 on Schedule 'A' attached hereto, the following development standards shall apply:

*Lot Area* (Minimum): 320 m<sup>2</sup>

*Lot Frontage* (Minimum): 10.7 metres

*Interior Side Yard* (Minimum): 1.2 metres on one side and 0.6 metres on the other side;

*Height* (Maximum): 7.5 metres;

*Lot Coverage Dwelling* (Maximum): 50%

*Lot Coverage Overall* (Maximum): 55%

Encroachment into required *yards* (Maximum): 2.0 metres including *covered or uncovered deck, porch, balcony with or without foundation or cold cellar*;

Encroachment into *rear yard* (Maximum): 3.5 metres including *a covered or uncovered deck, porch or balcony with a height of over 0.6 metres from grade*;

Encroachment into *required yards* (Maximum): 1.0 metres for architectural adornments, including but not limited to bay or box windows with or without foundations shall be permitted to encroach into a *front, exterior side, or rear yard*;



Building setback measurements: For the purposes of this By-law, building setbacks shall be measured from the property line prior to the dedication of 0.3 m reserves, where required.

All other requirements of By-law shall apply. (Maps 32, 41, and 41A)

37. **THAT** Section 8.4 Special Exceptions R2 Zone, is hereby amended by adding the following:

R2-33

Notwithstanding any provision of this By-law to the contrary, within any area zoned R2-33 on Schedule 'A' attached hereto, the following development standards shall apply:

<i>Height</i> (Maximum):	12.0 metres;
<i>Lot Coverage Dwelling</i> (Maximum):	50%
<i>Lot Coverage Overall</i> (Maximum):	60%
Encroachment into required <i>yards</i> (Maximum):	2.0 metres including <i>covered or uncovered deck, porch, balcony with or without foundation or cold cellar</i> ;
Encroachment into <i>rear yard</i> (Maximum):	3.5 metres including <i>a covered or uncovered deck, porch or balcony with a height of over 0.6 metres from grade</i> ;
Encroachment into <i>required yards</i> (Maximum):	1.0 metres for architectural adornments, including but not limited to bay or box windows with or without foundations shall be permitted to encroach into a <i>front, exterior side, or rear yard</i> ;

Building setback measurements: For the purposes of this By-law, building setbacks shall be measured from the property line prior to the dedication of 0.3 m reserves, where required.

All other requirements of By-law shall apply. (Maps 32, 41, and 41A)

38. **THAT** Section 8.5 Special Exceptions RM1 Zone, is hereby amended by adding the following:

RM1-30

Notwithstanding any provision of this By-law to the contrary, within any area zoned RM1-30 on Schedule 'A' attached hereto, the following development standards shall apply:

<i>Lot Area</i> (Minimum):	164 m <sup>2</sup> for <i>rowhouse dwellings</i> ;
<i>Lot Frontage</i> (Minimum):	6.0 metres for <i>rowhouse dwellings</i> ;
<i>Street Setback</i> (Minimum):	4.5 metres to habitable portion;
<i>Interior Side Yard Setback</i> (Minimum)	1.5 metres
<i>Height</i> (Maximum):	12.0 metres;
Separation Distance between buildings (Minimum)	1.5 metres;
<i>Lot Coverage Overall</i> (Maximum):	56% for <i>rowhouse dwellings</i> ;

Front Yard Landscaped Open Space (Minimum): 35%

*Parking Requirements (Minimum):* 1.5 spaces per unit for rowhouse dwellings. Parking may be provided in tandem with one space being located on a driveway having a minimum length of 6.0 metres, leading to a garage;

*Parking setback:* Notwithstanding any provisions of this By-law to the contrary, surface parking within the front yard and exterior side yard is permitted provided that no part of any parking space is located closer than 0 metres to the lot line;

*Encroachment into required yards (Maximum):* 2.0 metres including covered or uncovered deck, porch, balcony with or without foundation or cold cellar;

*Encroachment into rear yard (Maximum):* 3.5 metres including a covered or uncovered deck, porch or balcony with a height of over 0.6 metres from grade;

*Encroachment into required yards (Maximum):* 1.0 metres for architectural adornments, including but not limited to bay or box windows with or without foundations shall be permitted to encroach into a front, exterior side, or rear yard;

*Building setback measurements:* For the purposes of this By-law, building setbacks shall be measured from the property line prior to the dedication of 0.3 m reserves, where required

For the purpose of determining permitted use, development standards, setbacks, frontage and regulations for development within a condominium, "private street" shall be considered the public street.

All other requirements of By-law shall apply. (Maps 32, 41, and 41A)

39. **THAT** Section 8.5 Special Exceptions RM1 Zone, is hereby amended by adding the following:

**RM1-33**

Notwithstanding any provision of this By-law to the contrary, within any area zoned RM1-33 on Schedule 'A' attached hereto, the following development standards shall apply:

*Lot Area (Minimum):* 164 m<sup>2</sup> for rowhouse dwellings;

*Lot Frontage (Minimum):* 6.0 metres for rowhouse dwellings;

*Interior Side Yard Setback (Minimum)* 1.5 metres

*Height (Maximum):* 12.0 metres;

*Lot Coverage Overall (Maximum):* 56% for rowhouse dwellings;

*Front Yard Landscaped Open Space (Minimum):* 35%;

*Separation Distance between buildings, (Minimum):* 1.5 metres;

*Street Setback (Minimum):* 4.5 metres to habitable portion;

<i>Parking Requirements (Minimum):</i>	1.5 spaces per unit for rowhouse dwellings. Parking may be provided in tandem with one space being located on a driveway having a minimum length of 6.0 metres, leading to a garage;
<i>Parking setback:</i>	Notwithstanding any provisions of this By-law to the contrary, surface parking within the front yard and exterior side yard is permitted provided that no part of any parking space is located closer than 0 metres to the lot line;
<i>Encroachment into required yards (Maximum):</i>	2.0 metres including covered or uncovered deck, porch, balcony with or without foundation or cold cellar;
<i>Encroachment into rear yard (Maximum):</i>	3.5 metres including a covered or uncovered deck, porch or balcony with a height of over 0.6 metres from grade;
<i>Encroachment into required yards (Maximum):</i>	1.0 metres for architectural adornments, including but not limited to bay or box windows with or without foundations shall be permitted to encroach into a front, exterior side, or rear yard;
<i>Building setback measurements:</i>	For the purposes of this By-law, building setbacks shall be measured from the property line prior to the dedication of 0.3 m reserves, where required
<i>Architectural Requirements:</i>	Windows abutting noise sensitive spaces are prohibited on the third storey, along the north elevation of the structure, within the northern block on the plan;

For the purpose of determining permitted use, development standards, setbacks, frontage and regulations for development within a condominium, "private street" shall be considered the public street.

All other requirements of By-law shall apply. (Maps 32, 41, and 41A)

40. **THAT** Section 8.5 Special Exceptions RM1 Zone, is hereby amended by adding the following:

RM1-39 (Stage 1c, Block 6, 7 and 8)

Notwithstanding any provision of this By-law to the contrary, within any area zoned RM1-39 on Schedule 'A' attached hereto, the following development standards shall apply:

<i>Lot Area (Minimum):</i>	164 m <sup>2</sup> for rowhouse dwellings;
<i>Lot Frontage (Minimum):</i>	6.0 metres for rowhouse dwellings;
<i>Street Setback (Minimum):</i>	4.5 metres to habitable portion;

<i>Interior Side Yard Setback (Minimum)</i>	1.5 metres
Rear Setback (Minimum):	5.0 metres to habitable portion;
<i>Height (Maximum):</i>	12.0 metres;
<i>Lot Coverage Overall (Maximum):</i>	56% for rowhouse dwellings;
Front Yard Landscaped Open Space (Minimum):	35%;
Separation Distance between buildings, (Minimum)	1.5 metres;
<i>Parking Requirements (Minimum):</i>	1.5 spaces plus 0.25 visitor spaces per unit for rowhouse dwellings. Parking may be provided in tandem with one space being located on a driveway having a minimum length of 6.0 metres, leading to a garage;
Parking setback:	Notwithstanding any provisions of this By-law to the contrary, surface parking within the front yard and exterior side yard is permitted provided that no part of any parking space is located closer than 0 metres to the lot line;
Encroachment into required yards (Maximum):	2.0 metres including covered or uncovered deck, porch, balcony with or without foundation or cold cellar;
Encroachment into rear yard (Maximum):	3.5 metres including a covered or uncovered deck, porch or balcony with a height of over 0.6 metres from grade;
Encroachment into required yards (Maximum):	1.0 metres for architectural adornments, including but not limited to bay or box windows with or without foundations shall be permitted to encroach into a front, exterior side, or rear yard;
Building setback measurements:	For the purposes of this By-law, building setbacks shall be measured from the property line prior to the dedication of 0.3 m reserves, where required.

For the purpose of determining permitted use, development standards, setbacks, frontage and regulations for development within a condominium, "private street" shall be considered the public street.

All other requirements of By-law shall apply. (Maps 32, 41, and 41A)

41. **THAT** Section 8.7 Special Exceptions RM3 Zone, is hereby amended by adding the following:

**RM3-15**

Notwithstanding any provision of this By-law to the contrary, within any area zoned RM3-15 on Schedule 'A' attached hereto, the following development standards shall apply:

<i>Lot Area (Minimum):</i>	164 m <sup>2</sup> for rowhouse dwellings;
<i>Lot Frontage (Minimum):</i>	6.0 metres for rowhouse dwellings;
<i>Interior Side Yard Setback (Minimum)</i>	1.5 metres
<i>Height (Maximum):</i>	20.0 metres;

<i>Lot Coverage Overall (Maximum):</i>	56% for <i>rowhouse dwellings</i> ;
<i>Separation Distance between buildings, (minimum)</i>	1.5 metres;
<i>Parking Requirements (Minimum):</i>	1.5 <i>spaces per unit</i> for <i>rowhouse and apartment dwellings</i> . Parking may be provided in tandem with one space being located on a <i>driveway</i> having a minimum length of 6.0 metres, leading to a <i>garage</i> ;
<i>Encroachment into required yards (Maximum):</i>	2.0 metres including <i>covered or uncovered deck, porch, balcony with or without foundation or cold cellar</i> ;
<i>Encroachment into rear yard (Maximum):</i>	3.5 metres including <i>a covered or uncovered deck, porch or balcony with a height of over 0.6 metres from grade</i> ;
<i>Encroachment into required yards (Maximum):</i>	1.0 metres for architectural adornments, including but not limited to bay or box windows with or without foundations shall be permitted to encroach into a <i>front, exterior side, or rear yard</i> ;
<i>Parking setback:</i>	Notwithstanding any provisions of this By-law to the contrary, surface parking within the front yard and exterior side yard is permitted provided that no part of any parking space is located closer than 0 metres to the lot line;
<i>Building setback measurements:</i>	For the purposes of this By-law, building setbacks shall be measured from the property line prior to the dedication of 0.3 m reserves, where required.

All other requirements of By-law shall apply. (Maps 32, 41, and 41A)

42. **THAT** Section 8.7 Special Exceptions RM3 Zone, is hereby amended by adding the following:

RM3-16

Notwithstanding any provision of this By-law to the contrary, within any area zoned RM3-16 on Schedule 'A' attached hereto, a *hotel* shall also be permitted, subject to the following development standards:

<i>Parking Requirements (Minimum):</i>	1 <i>parking space</i> per guest room;
<i>Height (Maximum):</i>	12.0 metres;
<i>Separation Distance between buildings on same lot, (Minimum):</i>	1.5 metres;
<i>Parking setback:</i>	Notwithstanding any provisions of this By-law to the contrary, surface parking within the front yard and exterior side yard is permitted provided that no part of any parking space is located closer than 0 metres to the lot line;

Building setback measurements: For the purposes of this By-law, building setbacks shall be measured from the property line prior to the dedication of 0.3 m reserves, where required.

All other requirements of By-law shall apply. (Maps 32, 41, and 41A)

43. **THAT** as shown on Schedule “C” the maximum centre height of windows, excluding transoms, measured from the highest point of finished grade shall be as follows:

Part A – 5.1m

Part B – 2.0m

Part C – 8.6m

Part D – 8.6m

Part E – 18.6m

44. **THAT** Section 15.1 Holding Provision Zone, is hereby amended by adding the following:

h-10

Development of the lands shall not be permitted until excavation of Phase 1 of the adjacent aggregate operation, as illustrated by Dufferin Aggregates Operational Pan, produced by J.H. Cohoon Engineering Limited and dated June 2015, reaches approximately 400 metres from the southwest corner of the property line described in the plan, and there are no restrictive covenants providing for the same restriction registered on title to the lands subject to this hold, subject to the completion of a noise impact study to the satisfaction of the County of Brant.

45. **THAT** Section 15.1 Holding Provision Zone, is hereby amended by adding the following:

h-11

Development of the lands shall not be permitted until excavation of Phase 1 of the adjacent aggregate operation, as illustrated by Dufferin Aggregates Operational Pan, produced by J.H. Cohoon Engineering Limited and dated June 2015, reaches approximately 550 metres from the southwest corner of the aggregate operation property line described in the plan, and there are no restrictive covenants providing for the same restriction registered on title to the lands subject to this hold, subject to the completion of a noise study to the satisfaction of the County of Brant.

46. **THAT** Section 15.1 Holding Provision Zone, is hereby amended by adding the following:

h-12

Development of the lands shall not be permitted until excavation of Phase 1 of the adjacent aggregate operation, as illustrated by Dufferin Aggregates Operational Pan, produced by J.H. Cohoon Engineering Limited and dated June 2015, reaches approximately 670 metres from the southwest corner of the aggregate operation property line described in the plan, and there are no restrictive covenants providing for the same restriction registered on title to the lands subject to this hold, subject to the completion of a noise impact study to the satisfaction of the County of Brant and the construction of any noise mitigation measures.

47. **THAT** Section 15.1 Holding Provision Zone, is hereby amended by adding the following:

h-13

Development of the lands shall not be permitted until excavation of Phase 8 of the adjacent aggregate operation, as illustrated by Dufferin Aggregates Operational Pan, produced by J.H. Cohoon Engineering Limited and dated June 2015, has been completed or, if the operator of the aggregate operations provides written consent to the County of Brant and the maintenance easement registered in favor of CRH Canada Group Inc. has been removed and there are no restrictive covenants providing for the same restriction registered on title to the lands subject to this hold.

48. **THAT** Section 15.1 Holding Provision Zone, is hereby amended by adding the following:

h-14

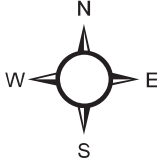
Development of the lands shall not be permitted until a traffic study has been completed to the satisfaction of the County of Brant to demonstrate that sufficient capacity is available in the Grand River Street North corridor to accommodate the proposed development.

49. Pursuant to the Order/Decision of the Local Planning Appeal Tribunal issued on [date], in Tribunal No. PL160012

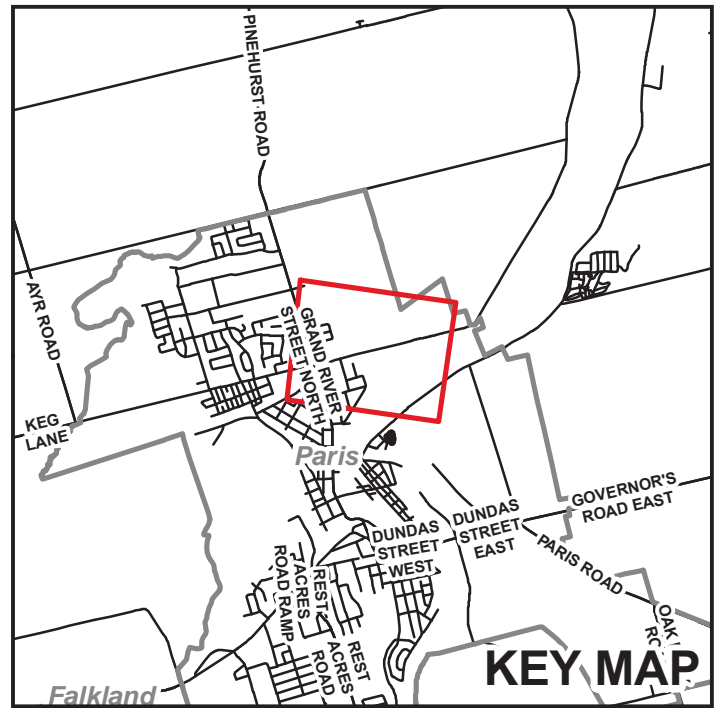
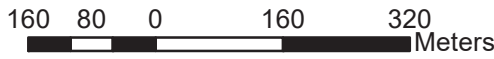
# SCHEDULE A: CURRENT ZONING

File Number: PS4-13-MD

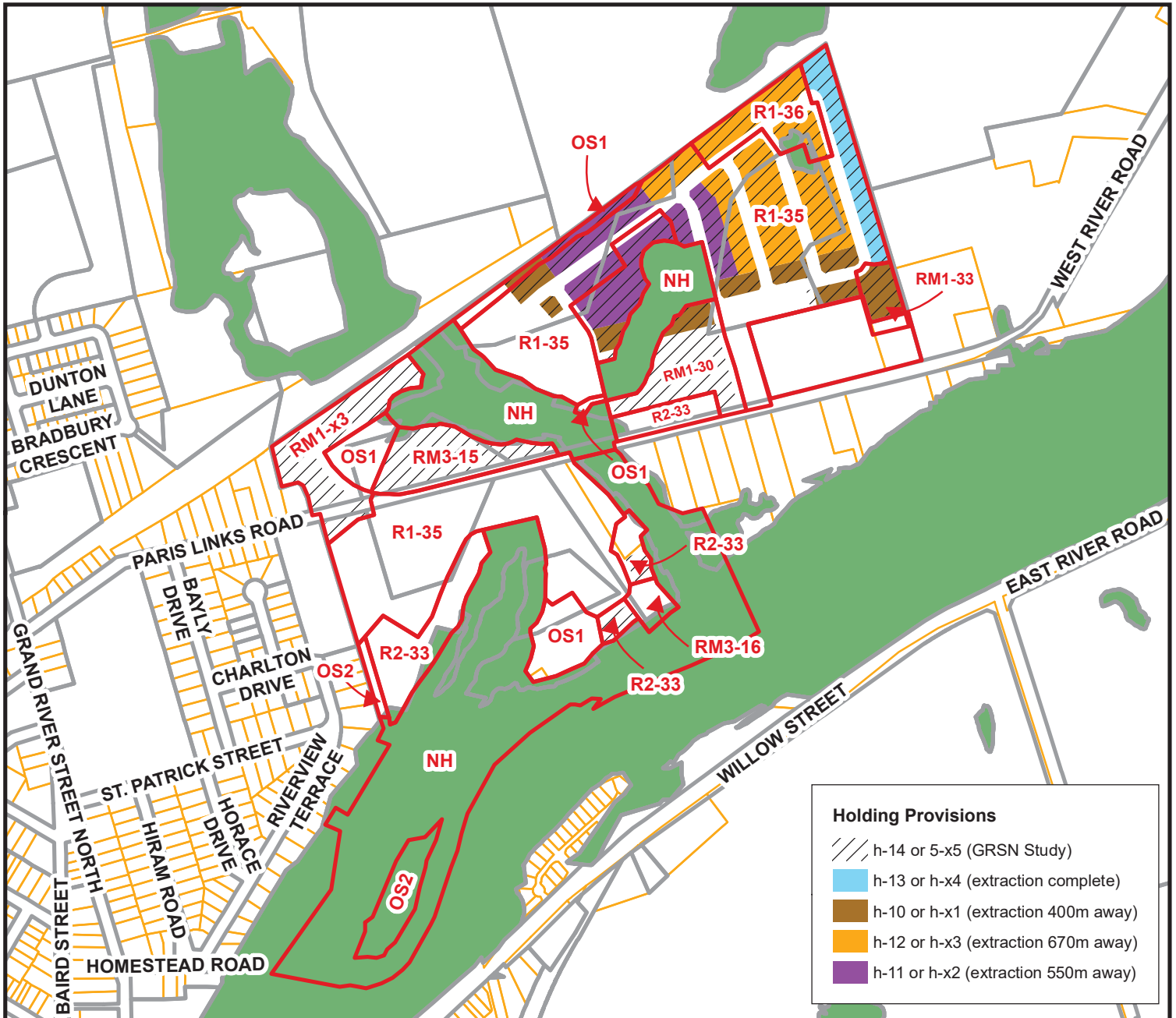
Former Town of  
**PARIS**



1:9,500



**KEY MAP**



**Holding Provisions**

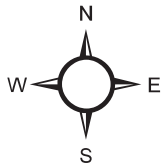
- h-14 or 5-x5 (GRSN Study)
- h-13 or h-x4 (extraction complete)
- h-10 or h-x1 (extraction 400m away)
- h-12 or h-x3 (extraction 670m away)
- h-11 or h-x2 (extraction 550m away)



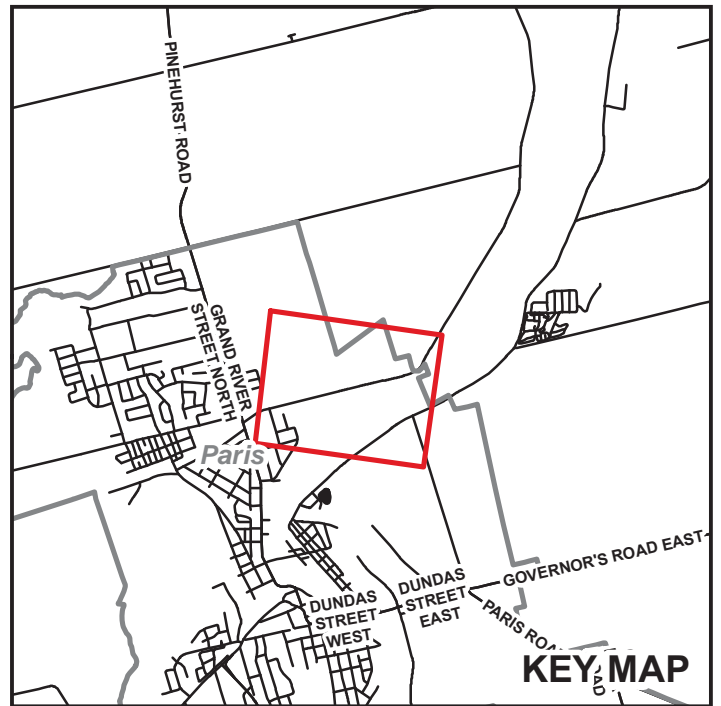
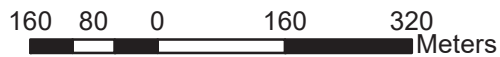
# SCHEDULE B: PROPOSED ZONING

File Number: PS4-13-MD

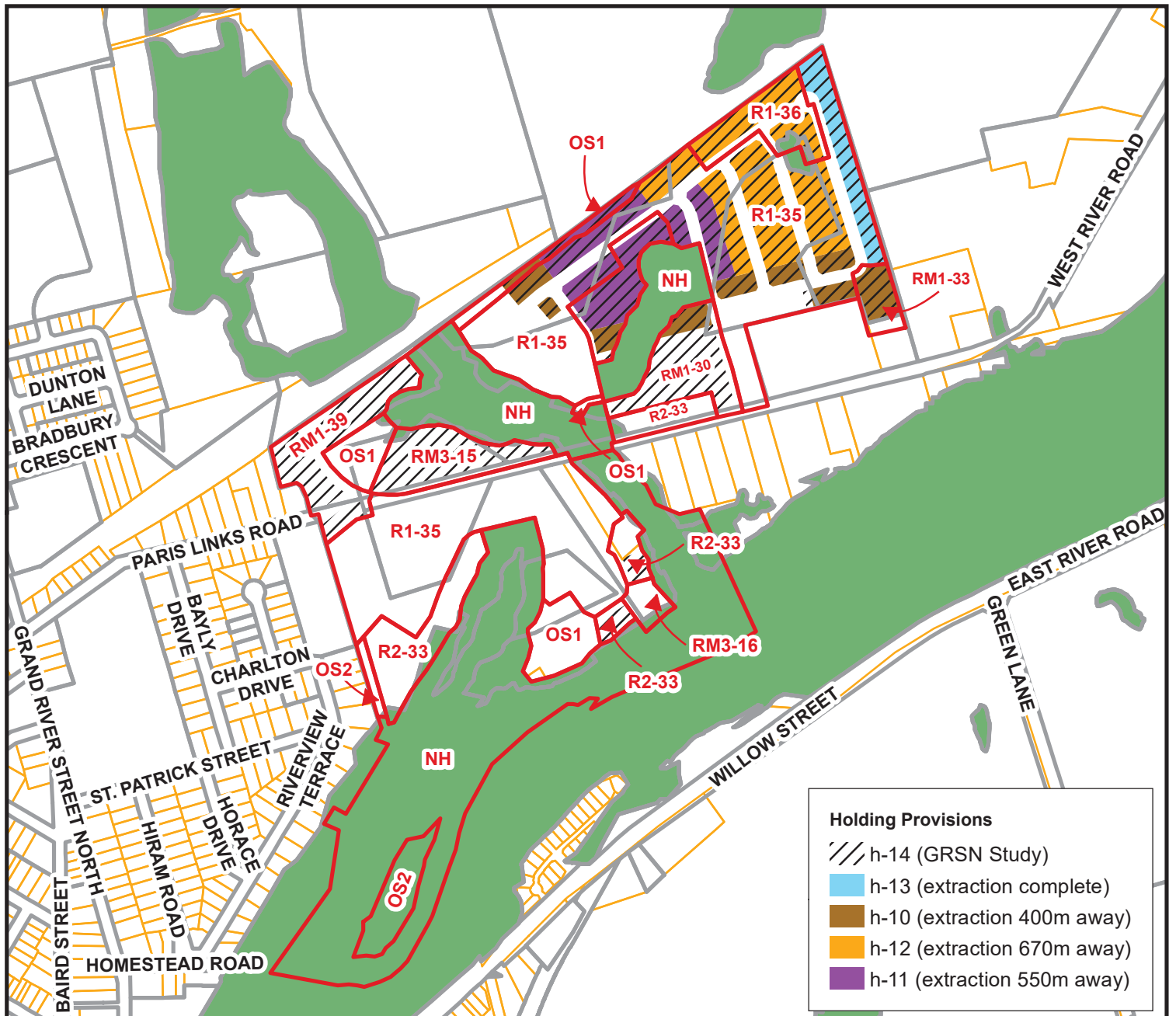
Former Town of  
**PARIS**



1:9,500



**KEY MAP**



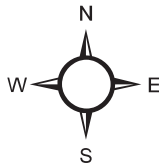
**Holding Provisions**

- h-14 (GRSN Study)
- h-13 (extraction complete)
- h-10 (extraction 400m away)
- h-12 (extraction 670m away)
- h-11 (extraction 550m away)

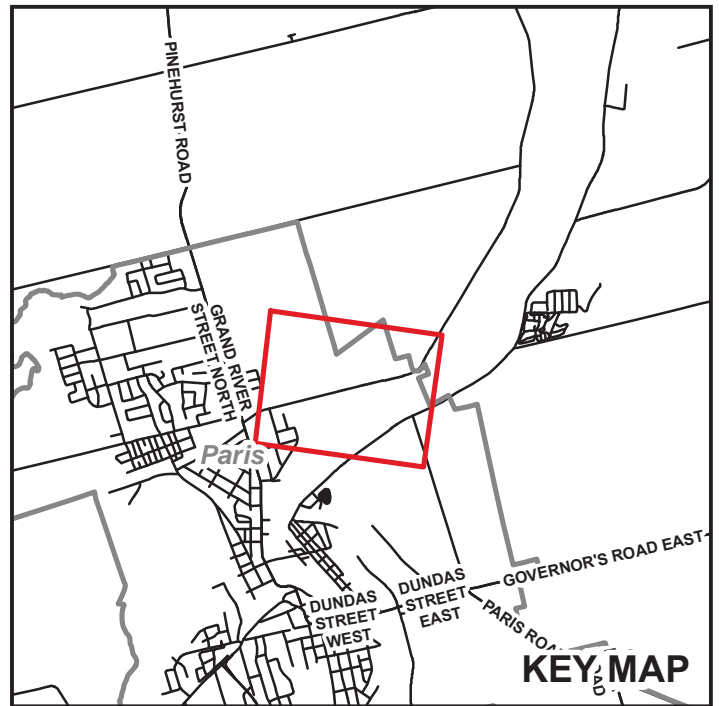
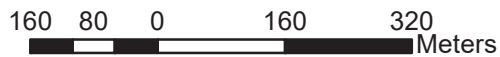
# SCHEDULE C: WINDOW HEIGHTS

File Number: PS4-13-MD

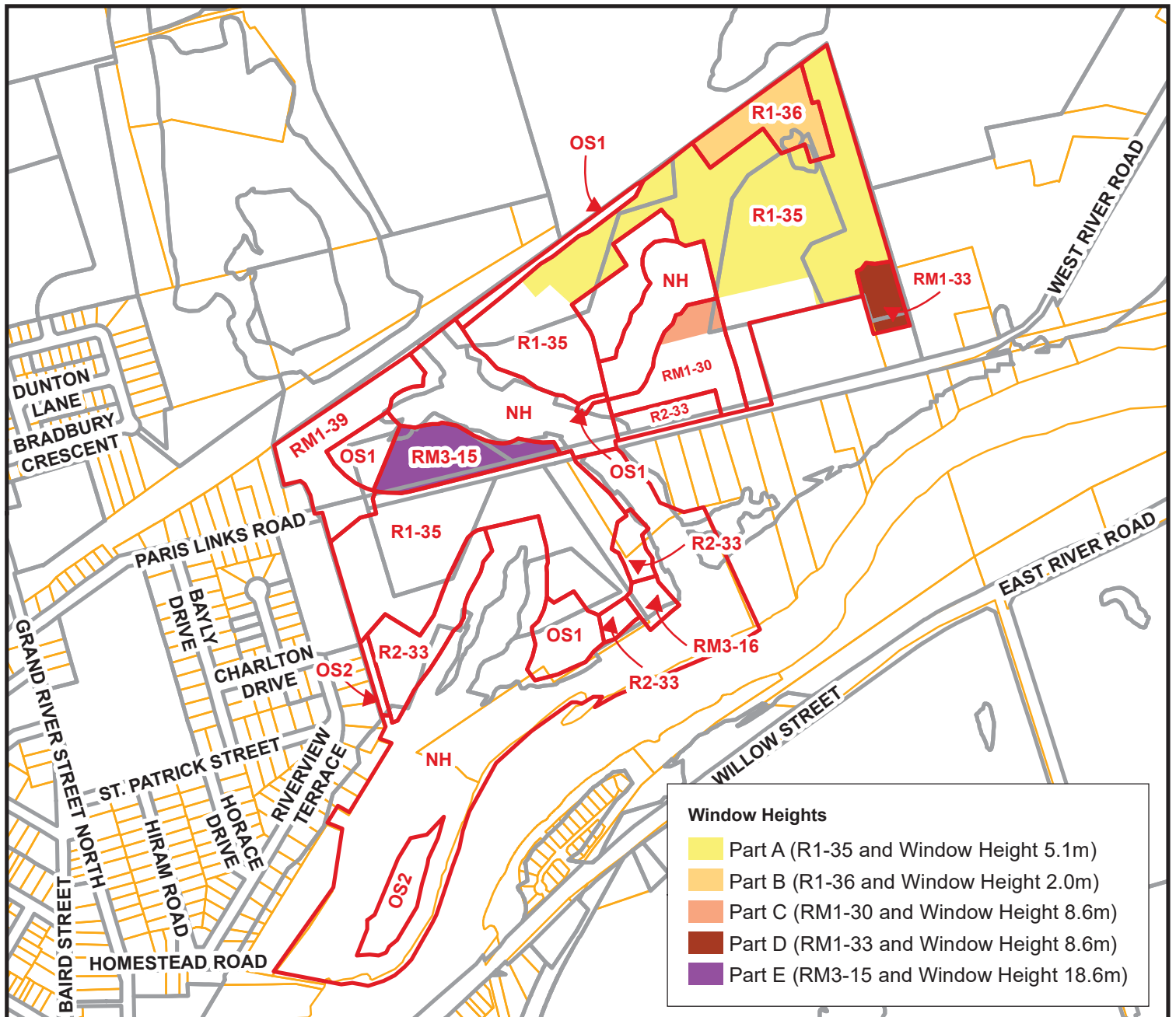
Former Town of  
**PARIS**



1:9,500

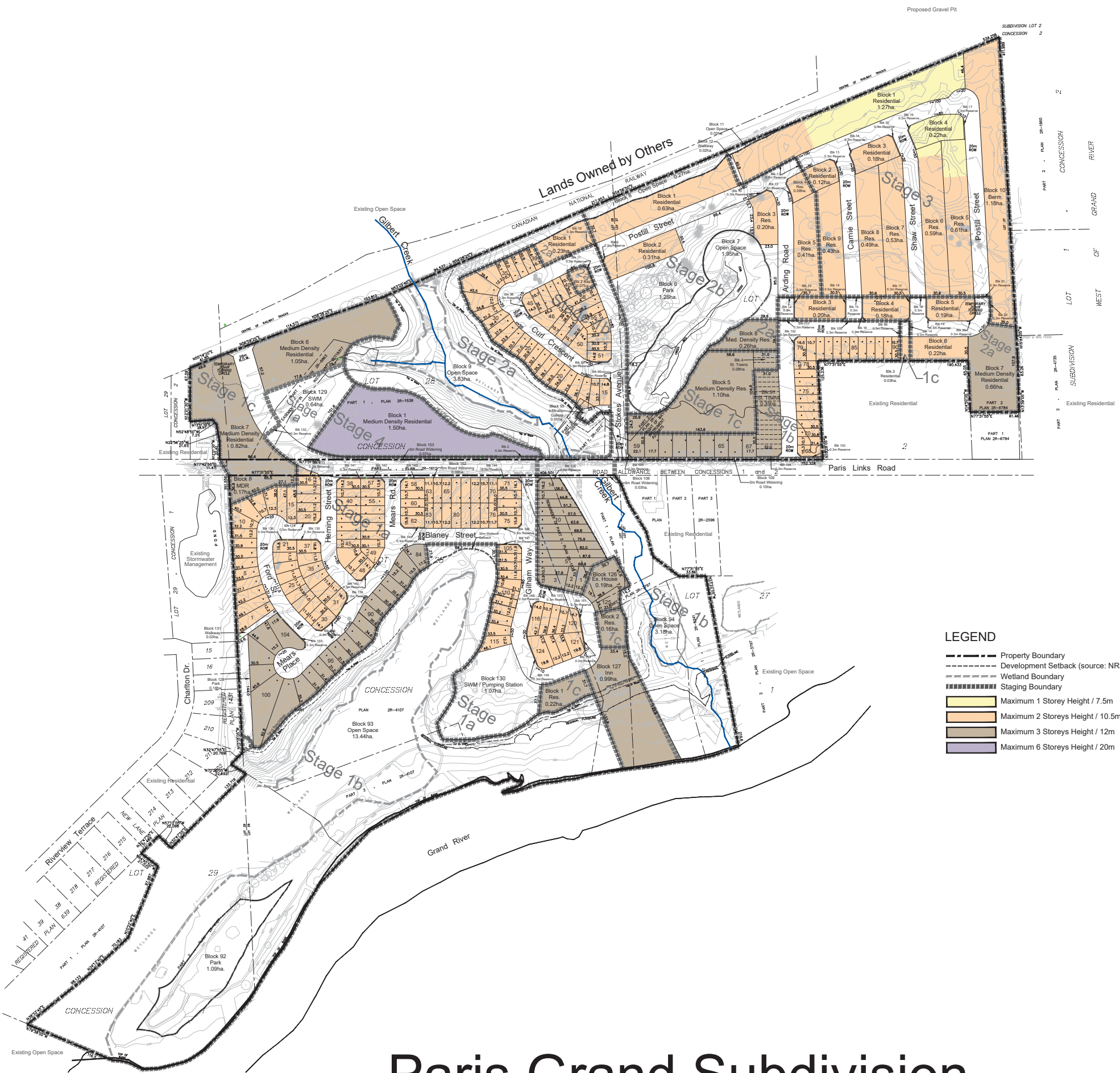


**KEY MAP**



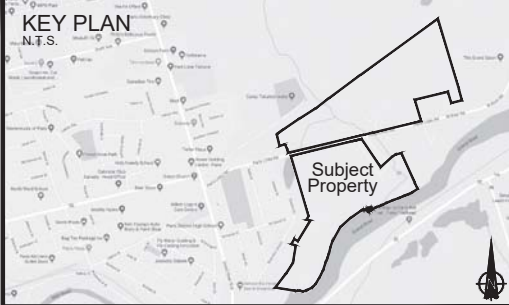
**Window Heights**

- Part A (R1-35 and Window Height 5.1m)
- Part B (R1-36 and Window Height 2.0m)
- Part C (RM1-30 and Window Height 8.6m)
- Part D (RM1-33 and Window Height 8.6m)
- Part E (RM3-15 and Window Height 18.6m)



**LEGEND**

- Property Boundary
- - - Development Setback (source: NRSI & RJ Burnside)
- - - Wetland Boundary
- ▬ Staging Boundary
- Maximum 1 Storey Height / 7.5m
- Maximum 2 Storeys Height / 10.5m
- Maximum 3 Storeys Height / 12m
- Maximum 6 Storeys Height / 20m



# DRAFT PLAN OF SUBDIVISION

Part of Lots 27, 28 and 29, Concession 1 and Parts of Lots 27, 28 and 29, Concession 2 and Part of Subdivision Lot 1, Concession 2  
West of Grand River  
Geographic Township of South Dumfries  
County of Brant

**LAND USE SCHEDULE**

STAGE	LOTS/BLKS.	UNITS	AREA (ha.)
STAGE 1a			11.85
Single Detached Residential	1-125	125	5.64
Existing House	126	1	0.19
Inn	127		0.99
Park	128		0.18
SWM	129		0.64
SWM / Pumping Station	130		1.07
Walkway	131		0.03
0.3m Reserve	132-151		0.00
3m Road Widening	152,153		0.15
Roads			2.96
<b>Total Stage 1a</b>		126	11.85
STAGE 1b			4.02
Single Detached Residential	1-90	90	4.02
Street Townhouses	91	16	0.35
Park	92		1.09
Open Space	93,94		16.62
Infiltration Gallery	95		0.05
0.3m Reserve	96-107		0.00
3m Road Widening	108,109		0.13
Roads	>>>		1.85
<b>Total Stage 1b</b>		106	24.11
STAGE 1c			0.41
Residential	1-3	8	0.41
Street Townhouses	4	3	0.07
Medium Density Residential	5-8	126	3.14
Roads			0.35
<b>Total Stage 1c</b>		137	3.97
STAGE 2a			1.09
Residential	1-6	22	1.09
Medium Density Residential	7-8	24	0.92
Open Space	9		3.83
0.3m Reserve	10-22		0.00
Roads			0.42
<b>Total Stage 2a</b>		46	6.26
STAGE 2b			1.63
Residential	1-5	42	1.63
Park	6		1.25
Open Space	7,8		2.22
0.3m Reserve	9-12		0.00
Roads			0.84
<b>Total Stage 2b</b>		42	5.94
STAGE 3			4.44
Residential	1-9	114	4.44
Berm/Future Residential <sup>(2)</sup>	10 <sup>(2)</sup>	(26) <sup>(2)</sup>	1.18
Open Space	11		0.03
Walkway	12		0.02
0.3m Reserve	13-17		0.00
Roads			1.78
<b>Total Stage 3</b>		114	7.45
STAGE 4			1.50
Multiple Residential	1	150	1.50
0.3m Reserve	2		0.00
<b>Total Stage 4</b>		150	1.50
<b>Total</b>		747	61.08

**ADDITIONAL INFORMATION**  
(UNDER SECTION 51(17) OF THE PLANNING ACT)  
INFORMATION REQUIRED BY CLAUSES a,b,c,d,e,f,g,j and l ARE AS SHOWN ON THE DRAFT PLAN.  
h) Municipal water supply  
i) Fluvial gravely sand and gravel  
k) All sanitary and storm sewers as required

**OWNER'S CERTIFICATE**  
I AUTHORIZE THE GSP GROUP INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF BRANT.  
*K.D. Silvestro* Sept 11, 2017  
KATHY DI SILVESTRO  
Paris Grand Estates Inc. DATE

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.  
*Sep Ruuska* November 6, 2013  
SEP RUUSKA  
West and Ruuska Ltd. DATE

**REVISIONS**

DATE	DESCRIPTION
December 5, 2017	January 30, 2020
March 20, 2018	March 25, 2020
March 27, 2018	July 2, 2020
May 1, 2018	
June 12, 2018	
February 15, 2019	
October 24, 2019	

# Paris Grand Subdivision

**GSP group**  
PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE  
gspgroup.ca  
Date: September 29, 2017 Drawn By: S.L. Dwg. File Name: dp16232p.dwg  
Scale: 1:2,500 metric Project No.: 16232

**ATTACHMENT 3**

1. Condition 1 is deleted and replaced as follows:

1. That at the time of registration, the Developer convey to the County:
  - a. Stage 1a: Block 128 (Park), Block 129 (S.W.M.), Block 130 (S.W.M./Pumping Station), Block 131 (Walkway), Blocks 132-151 (0.3 m Reserve), Blocks 152 and 153 (3m Road Widening).
  - b. Stage 1b: Block 92 (Park), Blocks 93-94 (Open Space), Block 95 (Infiltration Gallery), Blocks 96-107 (0.3 m Reserve), Blocks 108 and 109 (Road Widening).
  - c. Stage 2a: Block 9 (Open Space), Blocks 10-22 (0.3m Reserve).
  - d. Stage 2b: Block 6 (Park), Blocks 7 and 8 (Open Space), Blocks 9-12 (0.3m Reserve).
  - e. Stage 3: Block 11 (Open Space), Block 12 (Walkway), Blocks 13-17 (0.3m Reserve).
  - f. Stage 4: Block 2 (0.3m Reserve).

2. Condition 2 is deleted.

3. Condition 8 is deleted and replaced as follows:

8. Stage 1a shall be limited to 125 single-detached dwelling traffic equivalents, and will not include external road improvements. Additionally, for Stage 1b of the Development, the County has allocated no less than 100 single-detached dwelling traffic equivalents. A greater number of units may be agreed between the County and Developer or determined by the Local Planning Appeal Tribunal in a future Hearing.

Subsequent Stages of the Development will require off-site road network improvements as determined by the Grand River Street North Environmental Assessment Study (EA Study), which may include the easterly extension of Silver Street from Grand River Street North to the Development, and the realignment of Paris Links Road to connect with the Silver Street extension.

4. Condition 17 is deleted and replaced as follows:

17. The Development shall be limited to following maximum building heights as illustrated on Figure 2 and the Draft Plan shall include a schedule identifying the lots subject to this restriction:
  - a. On lands zoned RM3-15, no building shall be greater than 20.0 metres in height;
  - b. On lands zoned RM1-30, no building shall be greater than 12.0 metres in height;

- c. On lands zoned RM1-39, no building shall be greater than 12.0 metres in height;
- d. On lands zoned R1-35, no building shall be greater than 10.5 metres in height;
- e. On lands zoned R1-36, as illustrated on Figure 2, no building shall be greater 7.5 metres in height;
- f. On lands zoned RM1-33, as illustrated on Figure 2, no building shall be greater than 12.0 metres in height. Within these lands windows leading to noise sensitive spaces are prohibited on the third storey along the north elevation of the northernmost block, as illustrated Figure 1; and
- g. On lands zoned R2-33, no building shall be greater than 12.0 metres in height.

5. Condition 21(f) is deleted and replaced as follows:

- f. A restrictive covenant that prohibits windows leading to noise sensitive spaces on the third storey along the north wall for buildings proposed within Block 7 of Stage 2a;

6. Condition 23(l) is deleted and replaced as follows:

- (l) The Developer is to construct a new multi-use trail and reconstruct the existing trails within the County owned property at 59 Paris Links Road, from Paris Links Road and Block 131 (Walkway) and Block 128 (Park) of Stage 1a to Charlton Drive/Riverview Terrace.

7. Condition 23(k) is deleted.

8. That the following additional Conditions be inserted:

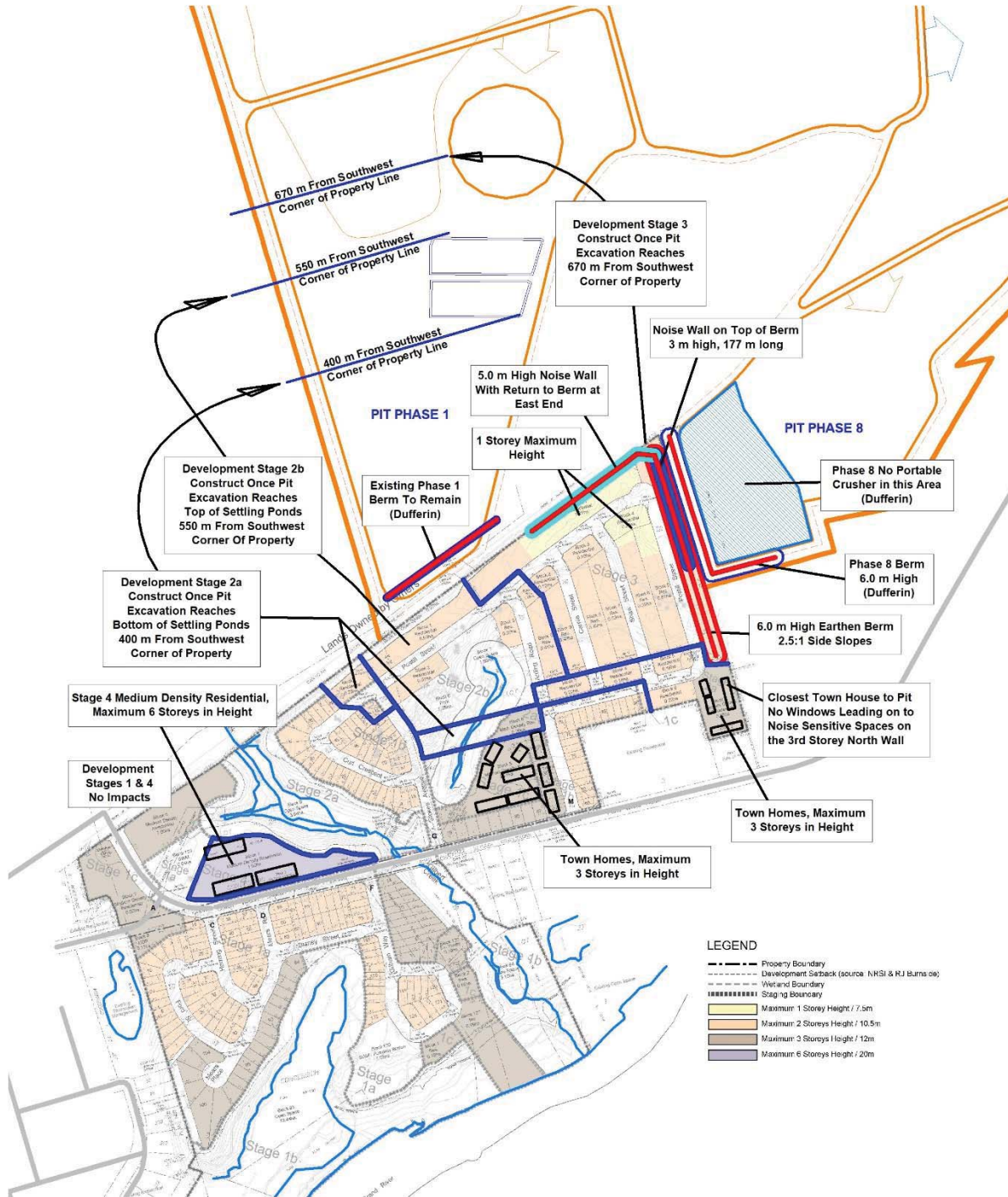
- a. The Developer shall erect a sign within seven (7) days after registration of Stage 1a on the lands Zoned RM3-15, identifying the Developer's contact information, and the permitted uses and zoning regulations application to such lands.
- b. That the County will convey to PG, part of the Paris Links Road allowance traversing Stage 1a, Lot 16 and adjacent to Stage 1c, Blocks 7 and 8 as shown on the Plan of Subdivision and such conveyance shall be at fair market value as determined by the following appraisal procedure:

The Parties shall:

- i. Agree upon terms of reference for an appraisal report;
  - ii. Jointly retain an appraiser to complete the report;
  - iii. Each bear 50% of the cost of the report; and,
  - iv. Be bound by the value conclusion of the report.
- c. That the private road to be located on Stage 1c, Blocks 7 and 8 and the adjacent portion of Paris Links Road that is to be conveyed to PG provide for publicly-accessible sidewalks.
- d. That the Developer dedicate and provide to the County all of the paths and park blocks in Stages 1a and 1b prior to the registration of Stage 1b.
9. Figure 1 is deleted and replaced as follows:

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Figure 1 – Phasing and Acoustical Shielding From Adjacent Aggregate Operation

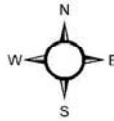


10. Figure 2 is deleted and replaced as follows:

**Figure 2 – Zoning of Paris Grand Property and Maximum Building Heights to Mitigate Adjacent Aggregate Operation**

**SCHEDULE B: PROPOSED ZONING**  
**File Number: PS4-13-MD**

Former Town of  
**PARIS**



1:9,500

160 80 0 160 320  
Meters

