

Notice of Complete Application

The County of Brant has received an application for a draft plan of subdivision, official plan amendment and zoning amendment, in accordance with the Planning Act (R.S.O. 1990, C. P. 13) on **April 12, 2022** and has deemed the application complete on **April 27, 2022**.

File Number: **PS2-OPA1-ZBA14-22-RC**

Location: **269 German School Road**

Applicant: **Stremma (St. George) GP Inc.**

Agent: **David Falletta/Bousfields Inc.**

Purposed and Effect of Proposed Zoning Amendment:

An application has been received proposing an Official Plan Amendment, Zoning By-Law Amendment, and Draft Plan of Subdivision. The applicant's proposal consists of approximately 306 lots for single detached dwellings, 8 public roads, a public park, 3 swm ponds and a pumping station.

Notice Intent and Additional Information:

This notice is intended to make you aware of the proposed application and to invite your comments. The proposed Zoning Amendment is now being circulated to County Departments and Public Agencies for technical review. Once this has been completed, a report summarizing the proposal and the comments received will be prepared by the Planner and presented at a public meeting with a recommendation to Council. Notice of Public Meeting will be given to those who received this Notice and those requesting such Notice.

Additional information regarding the proposed Zoning Amendment is available to the public for inspection in person, telephone and e-mail at the following:

Planning Department Office: 66 Grand River Street N. Paris, On. N3L 2M2 between 8:30a.m.- 4:30pm.

Planner telephone: 519.44BRANT x **3002**

Planner e-mail: **ryan.cummins@brant.ca**

Accessible formats and communications supports are available upon request, please notify the Planner in advance of the hearing.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Brant before the By-law is passed, the person or public body is not entitled to appeal the decision of the County of Brant to the Ontario Land Tribunal. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the County of Brant before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so. If you wish to be notified of the decision of the County of Brant in respect to the proposed zoning By-law amendment, you must make a written request to the County Deputy Clerk, c/o the County of Brant at 66 Grand River St. N. Paris ON N3L 2M2 or by email at clerks@brant.ca.

Written submissions will become part of the public record.

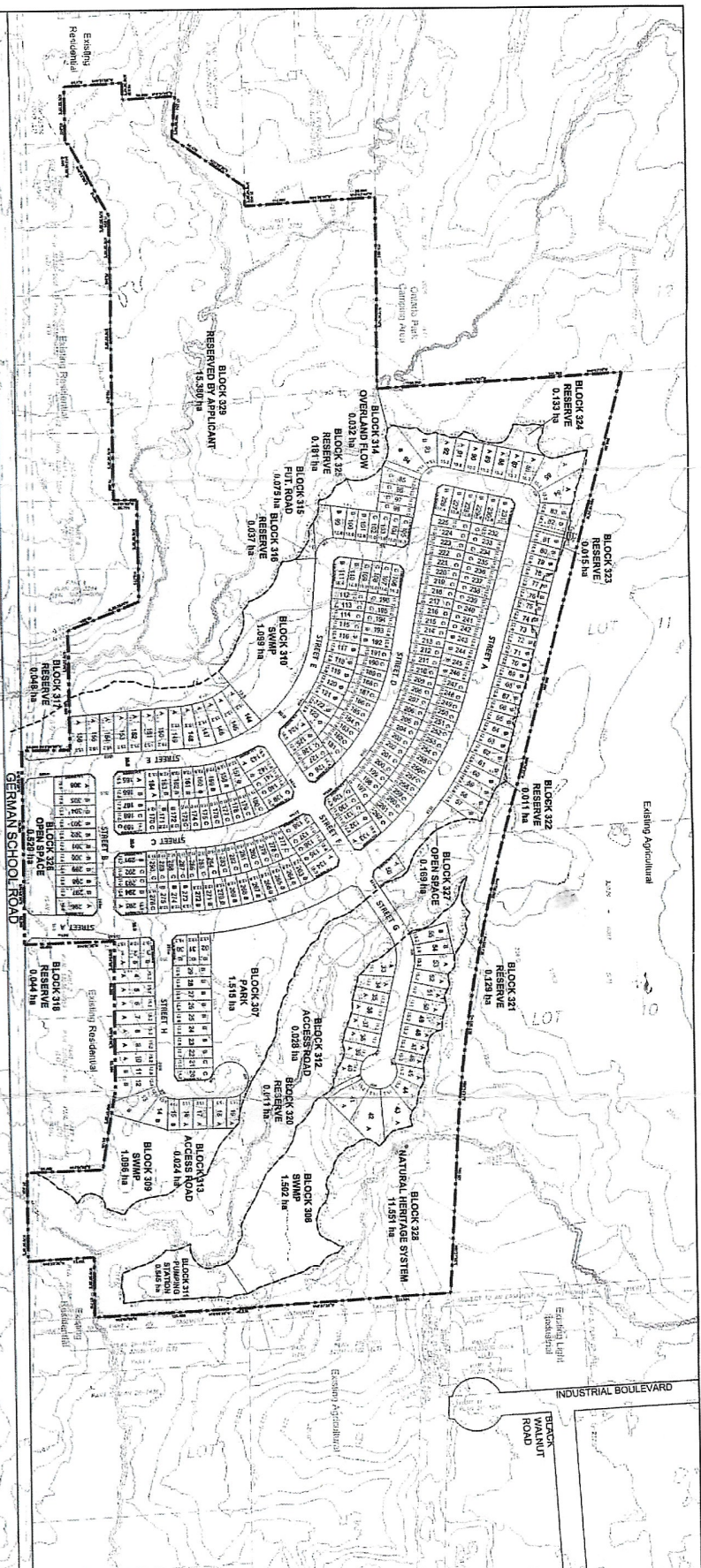
Development Charge Freeze

Pursuant to Section 26.1 and Section 26.2 of the *Development Charges Act*, as amended (DCA), the total amount of development charge for a development that is proceeding either through a Site Plan Control approval process or a Zoning By-Law Amendment approval process, is to be determined under the County of Brant's Development Charge By-Law on the date when the County has confirmed that a **complete application** has been accepted. If two years has elapsed since the approval of the relevant application to when the first building permit is issued, the amount of the development charge is that amount as on the date of the issuance of the building permit. Should a development be subject to both site plan and re-zoning applications, the latter date shall be used to determine the Development Charge. If neither of these applications apply, the Development Charge shall be the amount as set on the date the building permit is issued.

Interest on Frozen Development Charges

The interest rate for Development Charges frozen at the date of completed Site Plan application or Zoning By-Law amendment application, prior to building permit issuance, shall be Bank of Canada Prime + 2% annually. Bank of Canada Prime will be determined on the first business day of the month.

Please refer to the County of Brant's Development Charges Interest Rate Policy at the following link: <https://www.brant.ca/en/resident-services/Development-Charges-Bylaw.aspx>



LEGEND

- Subject Property
- Limit of Development (NSR, Sept. 2021)

AREA TABLE

181-2340 dated December 12, 2021	15,327	Ha
Residential Streets	15,327	Ha
Park	1,512	Ha
SWMP	1,512	Ha
Overland Flow	0.032	Ha
Access Road	0.028	Ha
Future Road	0.072	Ha
Open Space	0.059	Ha
Natural Heritage System	11,551	Ha
Reserve by Applicant	15,380	Ha
Total	60,893	Ha

ROADS	647	m
20.0m R.O.W.	2,205	m
20.0m R.O.W.	4,352	m
Total	2,712	m

UNIT COUNT	21	Units
15,200 (50) Streets	21	Units
12,800 (42) Streets	42	Units
11,000 (30) Streets	30	Units
Total	103,006	Units

SURVEYOR'S CERTIFICATE

I certify that: the boundaries of the lands to be subdivided and their relationship to the adjacent lands are correctly shown.

OWNER'S AUTHORIZATION

being the registered owner(s) of this subject land hereby authorize **BOUSFIELDS INC.** to prepare and submit a draft plan of subdivision for approval.

28 03 2022

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

- C. This represents the applicant's entire holding of undeveloped land in the vicinity.
- D. Residents' sewage, Reserve, Park, Swamp, Access, Pumping Station, Overland Flow, Future Road, NIS, Roads and Lands Reserved by Applicant.
- F. Flood water to be provided.
- H. Sanitary & storm sewers to be provided.
- I. Clay lean soil.
- K. Sanitary & storm sewers to be provided.



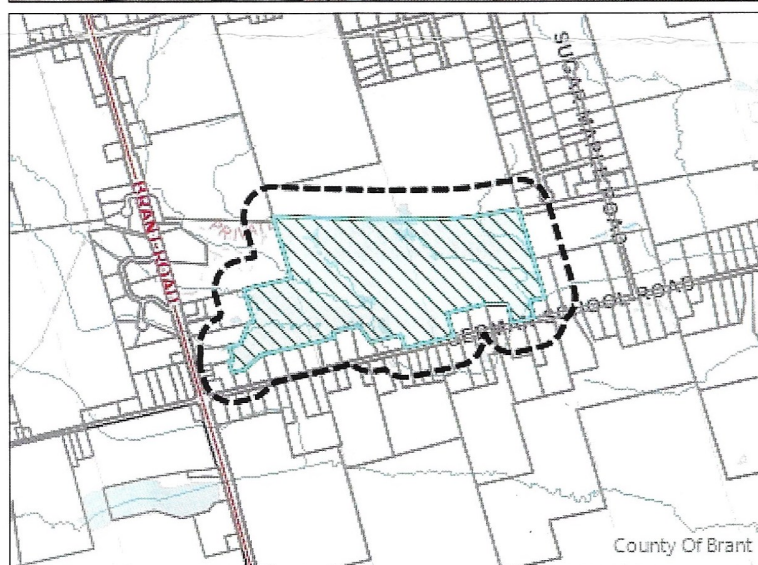
BOUSFIELDS INC.

3 Church Street, Suite 200
 Toronto, Ontario, M5E 1H2
 F: (416) 947-0791
 W: www.bousfields.ca

DRAFT PLAN OF PROPOSED SUBDIVISION PART OF LOTS 10, 11 AND 12 CONCESSION 2 GEOGRAPHIC TOWNSHIP OF SOUTH DUMFRIES COUNTY OF BRANT

1:2000
 Date rev: March 23, 2022
 1891-2340
 Planning Approval

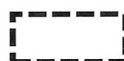
269 German School Road



Legend



Subject Lands



125m Offset for Circulation

This map is for illustrative purposes only. Information contained thereon is not a substitute for professional review or a site survey and is subject to change without notice. Any interpretations of conclusions drawn from this map are the sole responsibility of the user. Orthoimagery was flown in 2017.