

Alysha Dyjach

From: Raymond Archer [REDACTED] >
Sent: Thursday, January 27, 2022 4:07 PM
To: Alyssa Seitz
Cc: Alysha Dyjach
Subject: Re: Meeting Feb 1st St. George Plans for 1.3 Million Sq Ft Distribution Centre

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Good afternoon,

Thank you for the additional information.

I think one critical thing Brant County needs to consider is Hwy 5 which turns into Beverly St as you enter St. George is already busy with truck traffic. The noise (trucks at 3:00 or 4:00am) braking, gearing down and up, along with excessive speeds, are a real concern. Given this proposal for rezoning it will only increase.

A bypass needs to be considered or no trucks allowed through the Village.

I live at 8 Beverly Street East and have complained on several occasions to Brant County but nothing has been done.

Regards,

Brian

Brian Archer [REDACTED]

On Jan 27, 2022, at 3:27 PM, Alyssa Seitz <alyssa.seitz@brant.ca> wrote:

Hello,

Thank you for your interest in file ZBA1-22-KD.

As you are aware, this application is seeking a zoning by-law amendment to re-zone the subject lands from Agricultural to M2 Light Industrial to permit the proposed Warehouse use.

The application is scheduled to be presented to Council for information only on Feb 1st. No decision on this application will be made at the February 1st meeting.

As part of the complete application, the following studies and reports were submitted.

- Planning Justification Report, prepared by WEBB Planning Consultants;
- Site Plan, Elevation & Rendering drawings, prepared by JRI Architects;
- Fire Route & Signage (refer to Site Plan);
- Landscape Plan, prepared by MSLA Associates;
- Noise Study, completed by Aeroustics;
- Environmental Impact Assessment, completed by Dougan & Associates;
- Geomorphological Assessment, prepared by Geoprocess Research Associates;
- Functional Servicing Report, prepared by Meritach Engineers;
- Stormwater Management Report, prepared by Meritech Engineers;
- Servicing, Lot Grading & Drainage, Erosion & Sedimentation Control Plans – refer to Functional Servicing Report;

- Transportation Impact Study, prepared by JD Engineering;
- Parking Analysis – refer to TIS;
- Truck Turning Plan - refer to TIS;
- Geotechnical Study, prepared by GHD Limited;

I have included a link below which allows you to access these public documents. The planning justification report will specifically provide the most detailed information to you as a resident/neighbour.

 [ZBA1-22-KD-282A Highway # 5](#)

I hope this information is helpful to you,

Alyssa Seitz
Planning Administrative Assistant/ Secretary Treasurer to the Committee of Adjustment
Development Services Department
County of Brant
66 Grand River Street North, Paris, On N3L 2M2

T 519.449.3300 x 3014 | F 519.442.3461 | www.brant.ca

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-----Original Message-----

From: Alysha Dyjach <alysha.dyjach@brant.ca>
Sent: Thursday, January 27, 2022 3:19 PM
To: Alyssa Seitz <alyssa.seitz@brant.ca>
Subject: FW: Meeting Feb 1st St. George Plans for 1.3 Million Sq Ft Distribution Centre

Hi Alyssa,

Can we get this gentleman more information on the application?

Thanks,

Alysha

-----Original Message-----

From: Raymond Archer <rbarcher777@gmail.com>
Sent: Thursday, January 27, 2022 1:10 PM
To: Alysha Dyjach <alysha.dyjach@brant.ca>
Subject: Re: Meeting Feb 1st St. George Plans for 1.3 Million Sq Ft Distribution Centre

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Can you please confirm where on the Brant County website I can get more details concerning this proposed rezoning?

Thanks,
Brian

Brian Archer [REDACTED]

> On Jan 27, 2022, at 11:46 AM, Alysha Dyjach <alysha.dyjach@brant.ca> wrote:

>

> Mr. archer,

>

> I have added your name to the list of delegations who are attending the February 1 Planning Meeting to discuss this issue. The meeting starts at 6:00 pm and will be virtual via zoom. Additional information on the meeting, including the zoom link, will be forwarded closer to the meeting date.

>

> Thanks so much,

>

>

> Alysha Dyjach, B.A., MPA

> Director of Council Services/ Clerk

> Corporate Services- Council Services Division County of Brant

> 31 Mechanic Street, Suite 207

> Paris, Ontario

> (C) [REDACTED] (T) 519-449-2451 x2220

>

>

> -----Original Message-----

> From: Raymond Archer <rbarcher777@gmail.com>

> Sent: Thursday, January 27, 2022 10:56 AM

> To: clerks <clerks@brant.ca>

> Subject: Meeting Feb 1st St. George Plans for 1.3 Million Sq Ft Distribution Centre

>

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>

>

> Good afternoon,

> As a St. George resident I am very concerned with this proposal. I would like to attend the meeting, can you please ensure I am registered and confirm the date, time and location of the meeting?

> Thank you.

> Regards,

> Brian

>

> Brian Archer ([REDACTED])

Alysha Dyjach

From: jrbowery jrbowery <[REDACTED]>
Sent: Thursday, January 27, 2022 2:26 PM
To: clerks; Planning
Cc: john.wheat@sympatico.ca; johnmacalpine@brant.ca; David Bailey; will.bouma@pc.ola.org
Subject: proposed warehouse outside St. George ZBA1-22-KD

Follow Up Flag: Follow up
Flag Status: Flagged

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Brant County Staff,

As residents of St. George and living at 58 Beverly St.W., we are opposed to this particular proposal. Maybe we are overreacting but from what little we have seen, there is no road infrastructure to support this venture let alone the air and noise pollution from all these additional trucks in the area. We cannot see how this venture can go forward in this location.

Looking forward to Brant County not approving this proposal.

Thanks...Jim and Shannon Bowery

Subject: Proposed depot in St. George

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Dear Mr. Mayor and Councillors,

As a resident of St. George I am writing to express my thoughts on the distribution facility proposed for 282a Hwy 5 in St. George. I understand it is on the agenda for the Planning and Development Committee Meeting on Feb. 1. I hope

First off, I am against this particular project mainly due to the amount of traffic it would generate. First of all the truck traffic will create noise and air pollution which I'm sure you will agree is not desirable. If the trucks are allowed through town, they will be passing the school yard and school crossing, putting the children in the school at risk, when they are out at play and on their way to and from school.

I lament for the property owners who will be directly affected having this facility behind them and for the homeowners who will have the proposed entrance run right beside their property.

I hope that, to quote Mayor Bailey (on another issue) "Just because we can do this and just because this is allowed to happen on this piece of property, it shouldn't". In the event however, that this request is inevitable and impossible for Council to turn down, I would like to see some plan that would not allow traffic to come through the village of St. George along Hwy 5. I don't know if that is possible but in my mind any traffic coming from areas east of the village could come along Hwy#403 and then access the facility from Hwy #24.

Thank you for taking my input into consideration and for all the work you do in the best interest of the Village of St. George.

Sincerely,
Sue Martin

Alysha Dyjach

From: Eleanor Durnford <[REDACTED]>
Sent: Monday, January 31, 2022 2:44 PM
To: Alysha Dyjach
Subject: Re: Written Submission: 282A HWY 5, (File number: ZBA1-22-KD)
Attachments: 270HWY5.jpg

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Hi Alysha,

The last email I promise! I have attached another image that outlines the flooding issue if that is also helpful.

The image shows the flooded area after days of heavy rain, on the development site map the location shown is the irregular cut out from on the northeast corner. Kayla from planning can assist you with the location I'm talking about if you are unsure.

Thanks!
Eleanor Durnford

On Mon, Jan 31, 2022 at 2:33 PM Eleanor Durnford <[REDACTED]> wrote:

Oops.... here is the link:

https://res.cloudinary.com/dissqoetq/video/upload/v1643657499/270HWY5/270HWY5_qbgf3p.mov

On Mon, Jan 31, 2022 at 2:33 PM Eleanor Durnford <[REDACTED]> wrote:

Hi Alysha,

I have also created this public link, please test it and if the link is accessible you may use it to view the video file. :)

Thanks,
Eleanor

On Mon, Jan 31, 2022 at 2:22 PM Eleanor Durnford <[REDACTED]> wrote:

Good afternoon Alysha,

I made the video under 3 MB from 12 MB, let me know if it is small enough to include now.

Thanks,
Eleanor Durnford

On Mon, Jan 31, 2022 at 2:06 PM Alysha Dyjach <alysha.dyjach@brant.ca> wrote:

Mr. & Mrs. Durnford,

Unfortunately, your video is too large for me to forward via email to County Councillors. If you could post the video to the internet and then provide me with the link, then I can forward the link to the Councillors. Or you can attend the meeting tomorrow night and share your screen while you are playing the video.

I can confirm that your correspondence was included as part of the agenda package and has been forwarded to the Committee for review.

Thanks so much,

Alysha Dyjach, B.A., MPA

Director of Council Services/ Clerk

Corporate Services- Council Services Division

County of Brant

31 Mechanic Street, Suite 207

Paris, Ontario

(C) [REDACTED] (T) 519-449-2451 x2220

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From: Eleanor Durnford <[REDACTED]>
Sent: Tuesday, January 25, 2022 1:10 PM
To: clerks <clerks@brant.ca>; Planning <planning@brant.ca>
Subject: Written Submission: 282A HWY 5, (File number: ZBA1-22-KD)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Please see the attached written submission regarding the rezoning of subject land 282A HWY 5, (File number: ZBA1-22-KD) as well as the video attachment referenced in the document.

If you could please kindly confirm documents have been received, that would be greatly appreciated.

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

Thanks for your time and consideration.

Sincerely
Eleanor & Jeff Durnford
270 HWY 5, St. George

