

282A Hwy 5, St George Development Proposal



Development Management Services provided by Panattoni
Development Company Canada

County of Brant Planning Committee, Feb. 1, 2022



The Proposal

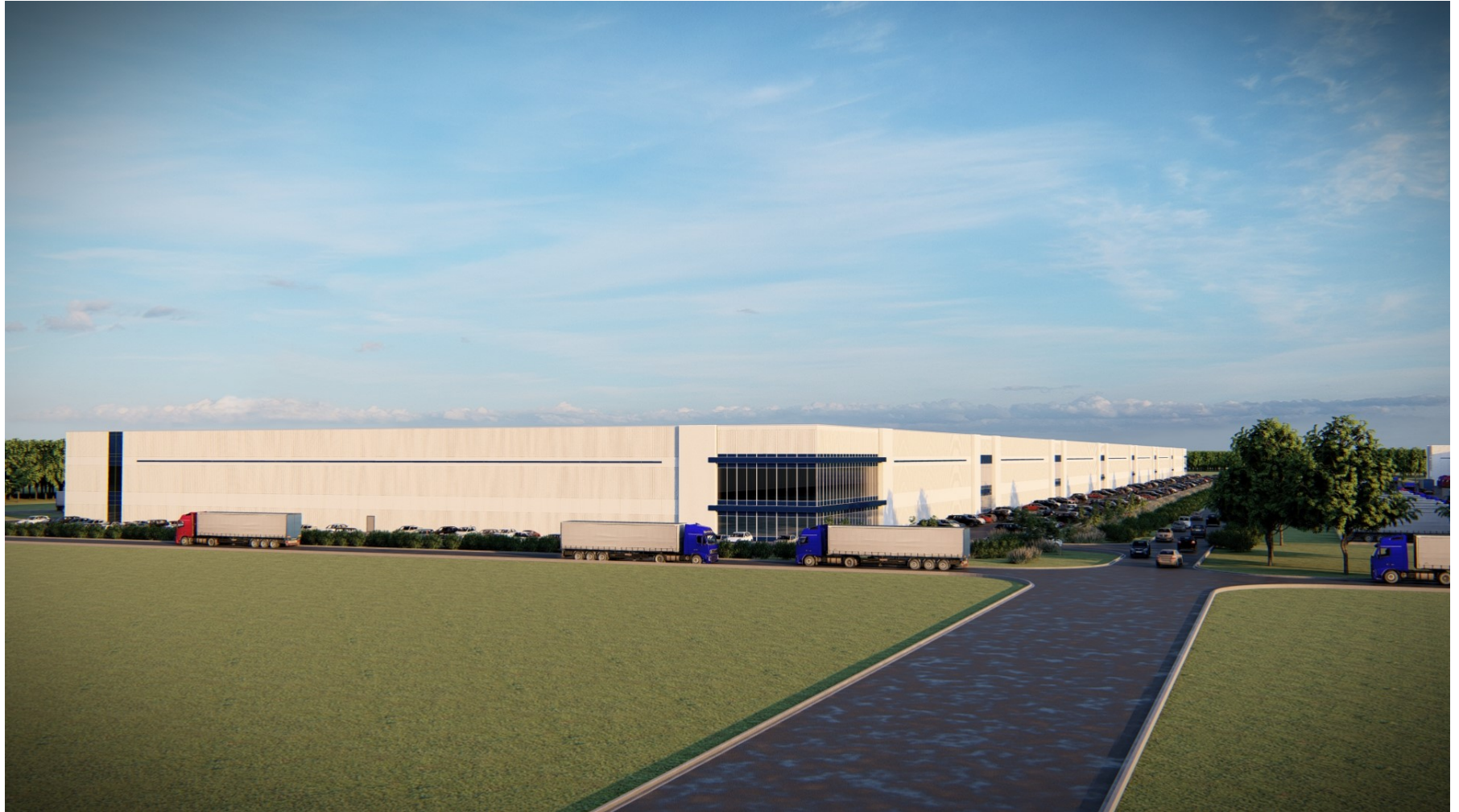


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282A Hwy 5, St George – SITE LOCATION





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 <p>NORTH</p>		<p>1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.</p> <p>2. DO NOT SCALE DIMENSIONS.</p> <p>3. REPORT ALL DISCREPANCIES OF ERRORS, OMISSIONS OR OMISSIONS TO THE ARCHITECT OR DESIGN CONSULTANT IMMEDIATELY.</p> <p>4. THE "NO LATER REVISIONS" PROVISION IN THIS CONTRACT IS APPLICABLE FOR CONSTRUCTION.</p> <p>5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.</p> <p>6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.</p>	
<p>NOTE: SURVEY INFORMATION ILLUSTRATED ON THIS DRAWING WAS TAKEN FROM SURVEY FILE NO. A202005010000, PREPARED BY SPEIGHT VAN NORDSTRA & GORDON LTD ON NOV. 16, 2020.</p> <p>FOR GRADE, ELEVATIONS, SLOPES AND LIMITS OF SITE WORK REFER TO METECHO CIVIL DRAWINGS</p>			
2.	DEC 12/21	RECEIVED FOR SITE PLAN APPROVAL	
6.	DEC 08/21	ISSUED FOR CONSULTANT COORDINATION	
9.	NOV 02/21	ISSUED FOR SITE PLAN APPROVAL	
10.	DEC 08/21	ISSUED TO CLIENT FOR CONSULTANTS	
11.	NOV 24/21	ISSUED FOR CLIENT REVIEW	
12.	NOV 16/21	ISSUED FOR CLIENT REVIEW	
13.	AUG 11/21	ISSUED FOR CLIENT REVIEW	
14.	DATE	REVISION	BY
			
			
		4 PRINCE GEORGE DRIVE, E708-0000, GEORGETOWN, ONTARIO	
<p>CLIENT</p>  <p>PANATTONI</p> <p>185 THE VICT MALL, Suite 800 Toronto, ON M5C 1S1</p>			
<p>PROJECT</p> <p>NEW INDUSTRIAL DEVELOPMENT</p> <p>205 HWY 5 ST. GEORGE, COUNTY OF BRANT, ON</p>			
<p>DRAWING TITLE</p> <p>OVERALL SITE PLAN STATISTICS</p>			
<p>DRAWN MS</p> <p>CHECKED JR</p> <p>SCALE 1:1500</p> <p>DATE SEPTEMBER 2021</p>			
PROJECT NUMBER		DRAWING NUMBER	
2021--00		SP101	

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282A Hwy 5, St George – Elevation (Bldg 1)

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 282A Hwy 5, St George | Artist Rendering



282A Hwy 5, St. George – Benefits to the Community

- **Controlled Growth** – This development is consistent with the County of Brant Official Plan's designation for the area and expands upon the existing industrial node to the east, providing in-demand industrial product suited to the market
- **Infrastructure Improvements** – Development will include improvements and upgrades to existing right-of-way's, implementation of a new road network within the site, extension of available services to the site, etc
- **Expand the Tax Base** – As proposed, this development would represent millions of dollars a year in property tax contributions to municipal coffers
- **Job Creation** – High quality product attracts high quality tenants who require skilled workers in various areas of operations, and the development will result in the addition of hundreds of quality new jobs to the area
- **Development Charges** – As proposed, this development would represent over \$10 million of capital contribution by way of development charges, with additional contributions for permits, cash-in-lieu, and more. This alone would represent over 30% of the total approved capital budget for Brant County in 2021 – significant revenue for the community.



282A Hwy 5, St. George – Supporting Studies and Plans

- Planning Justification Report, prepared by **WEBB Planning Consultants**
- Site Plan, Elevation & Rendering drawings, prepared by **JRI Architects**
- Landscape Plan, prepared by **MSLA Associates**
- Noise Study, completed by **Aercoustics**
- Environmental Impact Assessment, completed by **Dougan & Associates**
- Geomorphological Assessment, prepared by **Geoprocess Research Associates**
- Functional Servicing Report, prepared by **Meritech Engineers**
- Stormwater Management Report, prepared by **Meritech Engineers**
- Servicing, Lot Grading & Drainage, Erosion & Sedimentation Control Plans, prepared by **Meritech Engineers**
- Construction Management Plan, prepared by **Meritech Engineers**
- Transportation Impact Study, prepared by **JD Engineering**
- Parking Analysis & Truck Turning Plan, prepared by **JD Engineering**
- Geotechnical Study, prepared by **GHD Limited**
- Hydrogeological Study, prepared by **GHD Limited**
- Photometric Plan & Lighting Details, prepared by **Lapas Consulting Engineers**
- Stage 1-2 Archaeological Assessment, prepared by **Lincoln Environmental**



282A Hwy 5, St. George – Next Steps

- **Acknowledgement of Concerns**

- Resident and local Stakeholder concerns have been heard and acknowledged, namely:
 - Noise / Light Pollution
 - Traffic Impacts, including site access
 - Scale and visual impacts
 - Groundwater and run-off

- **Public Engagement**

- In the spirit of openness and dialogue, Panattoni to arrange a follow-up meeting with neighbours / local stakeholders in the coming weeks (format & details forthcoming)
- This meeting represents an opportunity for direct dialogue with the developer and the full project design team / technical experts.
- All prepared studies to be shared for review and discussion

- **The Path Forward**

- Continuation of the planning process, led by Webb Planning Consultants and County of Brant Planning Dept., in accordance with Official Plan & applicable by-laws.
- County and Agencies to review submission and provide comments.
- Updates to Technical Reports to address issues as noted.
- Staff to complete review having regard for Planning Policy Framework
- Presentation of Staff Report & Recommendation at a Public Meeting

