



June 6, 2022

SUBMITTED VIA EMAIL ONLY

County of Brant
66 Grand River Street North
Paris ON N3L 2M2

Attention: Ms. Nancy Davis
County Deputy Clerk

Dear Ms. Davis,

Re: Proposed Residential Development, Stremma (St. George) GP Inc.
Applications for Official Plan and Zoning By-law Amendment
County Application File No/s: PS2-OPA 1, ZBA 14-22-RC

WEBB Planning Consultants are retained by CSG Limited Partnership (CSG LP) to act as their Agent for the purpose of coordinating the necessary municipal planning approvals to facilitate the development of the lands located at 282A Highway 5, St. George.

The County is currently processing planning applications for the CSG LP lands, applications for a Zoning By-law amendment and Site Plan Approval. The applications will facilitate the development of the lands for warehousing and logistics uses in keeping with the intent of the Employment Designation that applies to the subject property and adjoining lands pursuant to the County of Brant Official Plan.

We have received the Notice of Complete Application that was distributed by the County of Brant in relation to the proposed residential development of the lands owned by Stremma (St. George) GP Inc. The proposal is to be presented at a Public Information Meeting of the County's Planning Development Committee on June 7th, 2022 and we wish to provide the following preliminary comments for consideration by the County and the applicant/owner.

The proposed redesignation of the Stremma lands will result in the introduction of sensitive land uses in immediate proximity to lands that are designated Employment and intended to accommodate a mix of Industrial uses pursuant to the County's Official Plan. Consistent with Provincial Policy and the County Official Plan, the proposed land use change shall consider matters of land use compatibility and avoid potential conflicts through adherence to the Ministry of the Environment, Conservation & Parks (MECP) land use compatibility guidelines.

The MECP Guidelines establish Potential Influence Areas and Recommended Minimum Separation Distances to inform land use planning decision making and to prevent or minimize problems due to the encroachment of sensitive land uses and industrial uses on one another. For example, the Potential Influence Area from Class II industries is 300

metres with a recommended minimum separation distance of 70 metres. It is our submission that consideration of the proposed residential development shall adhere to the intent of the Guidelines and undertake the necessary supporting studies to justify the intended land use change.

A further issue that arises with the potential development is integration with an evolving road network that has been identified through the County's review of the CSG LP planning applications. Specifically, County operations staff are recommending the implementation of a new municipal road that will extend through the CSG LP lands and connect to German School Road. It is our expectation that the Plan of Subdivision for the proposed residential development will integrate with this planned road alignment in keeping with the intent of County Operations staff.

We would respectfully request that this written submission be entered into the Public Record on behalf of CSG LP for the June 7th Public Information Meeting. Further, we are requesting to be added to the distribution list for any future meetings in regard to this development proposal and be provided the opportunity to review technical studies that are submitted in support of the development proposal. We reserve the right to provide further comments on other matters of concern.

Thank you for the opportunity to put forward this submission on behalf of CSG LP. Please contact our office immediately should you have questions or require additional information following the receipt of this submission.

Yours truly,

WEBB Planning Consultants Inc.



James Webb, MCIP, RPP

cc: Mat Vaughan, Development Services, County of Brant
CSG Limited Partnership