



February 22, 2022

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

Attention: Kayla DeLeye, BA, MA, MCIP, RPP, Ec.D
Senior Planner

Dear Ms. DeLeye,

Re: Application for Draft Plan of Subdivision and Zoning By-law Amendment
County Application No.'s PS2-20-RC & ZBA-33-20-RC
Rest Acres & Bethel Road, Paris, County of Brant

As you are aware, the above noted property has been acquired by new owners who are continuing to pursue the necessary municipal approvals to facilitate the development of employment uses. Panattoni Development Company (PDC) are acting as the development managers for the purpose of overall co-ordination of the development with WEBB Planning Consultants retained to act as the Agent to facilitate the processing of the planning applications.

1.0 OVERVIEW

The subject property comprises 43.3 hectares of developable land within the Brant 403 Business Park East with primary frontage on Rest Acres Road (Highway 24) and Bethel Road. The lands are intended to be developed for a range of Employment uses consistent with the Policies of the Official Plan with the exterior portions to exhibit enhanced architecture and site planning to reflect the prestige character of the business park.

It is noted that the planned development of the lands aligns with and implements key elements of the County's Strategic Plan specific to economic resilience and growth of a diversified local economy. The Strategic Plan committed to partnering with landowners and delivering serviced shovel ready employment lands. This development will utilize and directly benefit from the road and intersection improvements already completed as well as planned investment in municipal services. The development will in turn secure significant Development Charge revenue and future increase in municipal tax assessments.

The prior owners had submitted applications for a Draft Plan of Subdivision and Zoning By-law amendment to implement development of the lands for a variety of industrial uses and associated infrastructure in keeping with the intent of the Official Plan. In addition to a preliminary Draft Plan, the materials accompanying the planning applications included a range of technical, natural environment and design studies intended to demonstrate conformity with County planning policies and engineering design guidelines.

The County of Brant and outside agencies completed a review of the initial planning submission and supporting studies and issued detailed comments that are to be addressed to facilitate the continued processing of the planning applications. These detailed comments have been evaluated by the team of consultants retained by the new owners with updates now completed to the various supporting studies and revisions to the layout of the proposed development blocks and new municipal road as shown on the updated Draft Plan of Subdivision.

To facilitate the continued processing of the planning applications we are pleased to provide the comprehensive resubmission that is comprised of the following plans and reports:

- Comment Response Matrix;
- Draft Plan of Subdivision, revised, prepared by WEBB Planning Consultants;
- Preliminary Overall Site Plan, prepared by JRI Architects;
- Preliminary Stormwater Management Report, prepared by Meritech;
- Preliminary Servicing Report, prepared by Meritech (Includes Overall Servicing Plan, Sanitary Plan & Profile, Preliminary Grading Plan);
- Traffic Impact Study, prepared by JD Engineering;
- Stage 1 & 2 Archaeological Assessment, Lincoln Environmental;
- Parcel Registrar Abstract;
- Draft Zoning By-law Amendment, prepared by WEBB Planning Consultants.

2.0 REVISED DRAFT PLAN OF SUBDIVISION

Accompanying the submission is a revised Draft Plan, updated to reflect comments from County staff, modifications associated with the civil engineering design, and development considerations based on the anticipated end users. The following points summarize the revisions to Draft Plan:

- Sanitary pump station is relocated interior to the site abutting Street “A”, this location aligns with comments from County Operations staff;
- Stormwater Management Block reconfigured to address relocation of pump station;
- Drainage easements added to implement recommendations of updated Stormwater Management Report;
- The east-west segment of Street “A” has been shifted northerly and centered on the property line with abutting lands to the north to facilitate orderly development and integration with the lands to the north. Shift in the alignment was undertaken following preliminary consultations with the abutting landowner;
- Daylighting triangles added to intersection of Street “A” with Bethel Road and Potruff Road;

- The configuration and number of development Blocks is revised, a total of four development Blocks now proposed. The internal Blocks are consolidated into larger singular Blocks, intent is to retain flexibility to accommodate potential tenant demands. Subject to timing of securing tenants and confirming land requirements, updates to Block configuration to be confirmed in advance of final Plan Registration or subject to Part-Lot-Control if following Plan Registration. No changes to the development Blocks abutting Bethel Road.

3.0 PRELIMINARY OVERALL SITE PLAN

JRI Architects have prepared an overall Site Plan illustrating the anticipated development of the subject lands for the intended warehouse and logistics uses. The general layout for each of the Blocks has been guided by the applicable Regulations of the M1 and M2 Zone categories of the Zoning By-law with regard to setbacks, lot coverage and landscaping requirements.

The Site Plan illustrates the anticipated development with a total of 6 industrial buildings proposed having an aggregate gross floor area of 182,980 square metres. Each building is planned with warehousing as the primary use, ancillary offices will typically occupy less than 5% of the total gross floor area (GFA) of each building.

As noted in the following discussion, the development is proposing site specific modifications with respect to the required number of parking spaces. In addition, at the request of County Natural Heritage staff, the site specific Zoning Regulations include the requirement for a planting strip along the Bethel Road frontage having a width of 6.0 metres consisting of a continuous row of trees.

All buildings are intended to be a single storey in height with a measured height of 13.7 metres. The proposed height complies with the applicable Employment Zone Regulations which allow minor increases in permitted building height provided that there are corresponding increases in the yard setbacks.

4.0 ZONING BY-LAW AMENDMENT

The prior application submitted on behalf of Telephone City Aggregates (TCA) had proposed to amend the Zoning of the subject lands to generally implement the layout of the Draft Plan with the development Blocks to be zoned as either M1 Zone – Prestige Industrial, M1-xx Zone – Prestige Industrial modified, and M2 Zone – Light Industrial. The modifications to the M1 Zone sought additional permitted uses including manufacturing, open storage, and warehousing uses.

The proposed SWM Pond and stormwater conveyance channels are proposed to be zoned as OS1 Zone – Open Space. The development Blocks are proposed to be zoned as M1 Zone Modified and M2 Zone Modified.

The rezoning application also sought the removal of the Holding Provision on the basis that the parallel processing of the Zone Change and Draft Plan of Subdivision would satisfy all technical matters to be addressed to facilitate the orderly development of the lands including the design and construction of municipal infrastructure.

With the proposed draft plan revisions, it is necessary to seek changes further refinements to the Zoning to reflect the revised layout as described below. A revised draft Zoning By-law amendment has been prepared and accompanies the resubmission.

4.1 Permitted Uses

The re-zoning seeks to modify the permitted uses for the subject lands in a manner that is generally consistent with the TCA submission which proposed increasing the scope of uses for the M1 Zone. With warehousing and logistics operations as the primary intended use of the lands, the three Blocks to be rezoned as M1 Zone – Prestige Industrial are to be subject to a modification wherein warehousing is to be added as an additional permitted use. No such modification is necessary for Block 4 which is to be zoned M2 Zone as warehousing is already included as a permitted use.

4.2 Parking Regulations

According to the Parking Regulations in Section 5.12 of the Zoning By-law, the proposed warehouse and ancillary offices would require a total parking supply based on the applicable ratio of 1 space per 100 square metres of warehouse floor area and 1 space per 30 square metres of office floor area.

Panattoni Development Company have significant experience developing similar uses throughout the Province of Ontario and experience with the unique parking demands associated with the combined warehouse and ancillary office use. Based on this perspective, a site specific parking Regulation is proposed that aligns with the intended development.

The Transportation Impact Study prepared by JD Engineering includes an analysis of parking demand in support of the proposed Regulation. The analysis includes a best practices rationalization based on established developments and the parking requirements of other municipalities located in proximity to the County of Brant – the City of Brantford and the City of Hamilton specifically. The parking ratios of these municipal Zoning By-laws are significantly lower by comparison.

On the basis of the discussion provided in the TIS it is our opinion that the proposal to include a site specific parking Regulation for the intended warehousing uses is appropriate, the recommended ratio of one space per 160 square metres of warehouse and ancillary office floor areas combined.

This Regulation shall only apply to the warehouse and ancillary office use with the further stipulation that the ancillary office floor space is not to exceed 10% of the total floor area. All other permitted uses would be subject to the applicable parking standards as outlined in Section 5.12 of the Zoning Bylaw.

4.3 Planting Strip – Bethel Road

Through the review of the initial planning submission, County Natural Heritage Staff commented on the Bethel Road frontage and recommended the addition of a Planting Strip, 6.0 metres in width consisting of a continuous row of trees.

As the Zone Requirements for the Employment (M) Zones M1 and M2 do not at present include Regulations for a planting strip, a site specific Regulation is proposed to be included in the amending By-law and applicable to the blocks that abut Bethel Road.

5.0 PUBLIC CONSULTATION

Please note that the new owners and their consulting team have engaged in direct dialogue with the adjoining property owners for the purpose of introductions and updates regarding the on-going processing of the planning applications. We are aware of prior consultations with the neighbours and their concerns on matters including groundwater, stormwater management, tree management and traffic.

It is understood that the resubmission of the planning applications will likely trigger an informal meeting of County's Planning Committee. The consulting team looks forward to participating in this meeting and continued dialogue with the neighbours to provide updates on the development proposal and address any technical issues arising from the review of the resubmission.

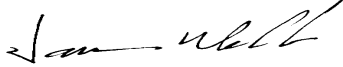
6.0 SUMMARY

On behalf of PDC we are pleased to co-ordinate the submission of the accompanying materials to facilitate the continued processing of the applications for Draft Plan Approval and implementing Zoning By-law amendment. Subject to the circulation and review of these materials we look forward to staff's endorsement of the Draft Plan and the preparation of recommended Conditions of Draft Plan Approval as appropriate to implement the development.

We trust that you will find this submission complete and suitable for the continued processing of the development applications. Please contact our office immediately should you have questions or require additional information following preliminary review of this submission.

Yours truly,

WEBB Planning Consultants Inc.

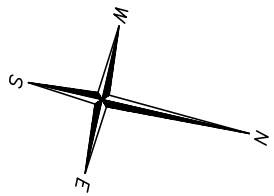
A handwritten signature in black ink, appearing to read 'James Webb', written in a cursive style.

James Webb, MCIP, RPP

cc: Panattoni Development Company

AGRICULTURE

AGRICULTURE



DRAFT PLAN

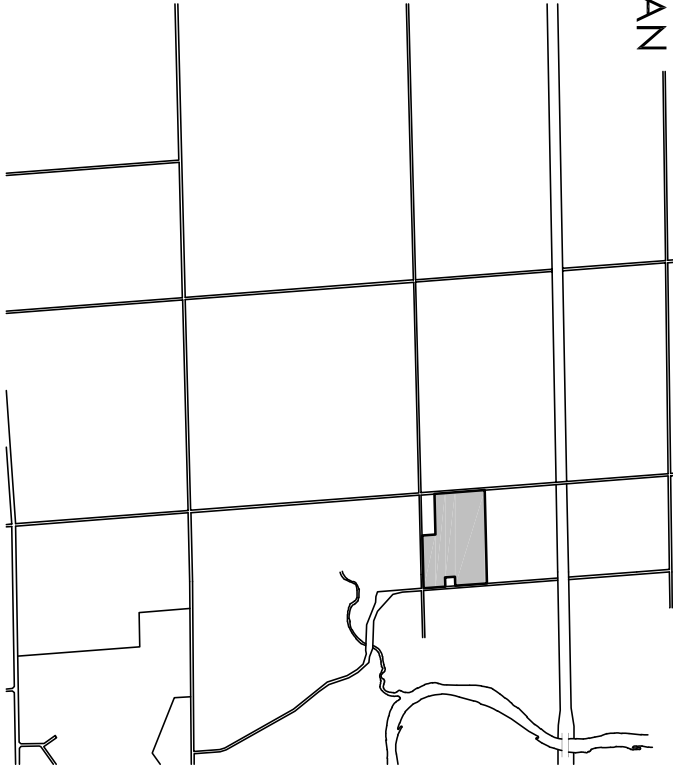
OF
SUBDIVISION

PART OF LOTS 11 & 12 CONCESSION 2

COUNTY OF BRANT

(GEOGRAPHIC TOWNSHIP OF BRANTFORD)

KEY PLAN



LAND USE SCHEDULE

Use	Lot/Blocks	No. of Blocks	Area
MX-1 Industrial	1-4	4	36.25 Ha
Storm Water Management	5	1	2.68 Ha
Sanitary Pump Station	6	1	0.20 Ha
Storm Water Management Channel	7-8	2	1.35 Ha
One Foot Reserve	9-11	3	0.04 Ha
Roads	12-16	5	2.47 Ha
Total		16	43.39 Ha

REQUIRED INFORMATION

UNDER SECTION 51(17), OF THE PLANNING ACT

- A AS SHOWN
- B AS SHOWN
- C AS SHOWN
- D EASEMENT, STORM WATER MANAGEMENT, PUMPING STATION
- E AS SHOWN
- F AS SHOWN
- G MUNICIPAL WATER SUPPLY
- H SANDY LOAM
- I AS SHOWN
- J ALL SERVICES AS REQUIRED
- K AS SHOWN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEREIN REFERRED TO ARE CORRECTLY SHOWN ON THE PLAN

SIGNED _____ DATE _____ 2022

OWNERS CERTIFICATE

I AUTHORIZE WEBB PLANNING CONSULTANTS TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL

SIGNED _____ DATE _____ 2022
Wade Dodkin, Brent Insulated Locks Limited
Partnership by its General Partner GreyCan 13 Properties Inc.
SIGNED _____ DATE _____ 2022
Wade Dodkin, GreyCan 13 Properties Limited
Partnership by its General Partner GreyCan 13 Properties Inc.

REVISIONS/ISSUE CHART

No.	Description	Date	Initial
1.	Revised for Draft Plan Approval	November 19, 2021	
2.	Revised for Draft Plan Approval	February 11, 2022	
3.	Revised for Draft Plan Approval	June 2, 2022	
4.	Revised for Draft Plan Approval	June 10, 2022	

WEBB

GREYCAN 13
PROPERTIES LIMITED
PARTNERSHIP

DESIGNED BY: -	SCALE: 1:1500
DRAWN BY: SB	DATE: -
CHECKED BY: JW	DRAWING NO.
PROJECT: -	DP-1

