



Delegation Request Form

Name of Delegate(s) (comma separated) *

Bruno Artenosi

Delegation Status

Attending as an Individual

Representing a Group / Organization / Business

Name of Group / Organization / Business *

18-20 Papple Rd Inc.

Subject Matter *

Changing a Site Plan Agreement by adding more land to the site

Committee/Council Meeting that you would like to attend *

County of Brant Council

Recommendation to Council / Committee (Please indicate below what action you would like the County of Brant to take with respect to the above-noted subject matter). *

We are in the midst of rectifying parking at the new site just built at 18 Papple Rd in 2024. The issue has arisen a tenant that want to begin their business there. It was discovered a couple of months ago. Our initial expectation when we built the project, from the then market conditions was that small general contractors would not need more parking that we provided. We designed and the building was approved with 19 Parking spots. We did not anticipate how the market has changed.

We have been before the County to try and find a solution to this issue. We were given a couple of options to solve the matter, one of which was to add more land at the rear or at the side of the existing site. We opted to add No. 10 Papple Rd to the site, and in so doing we add 28 additional parking spaces. Plans for this have already been filed with the County. At the moment the County has enabled us to proceed with a reduced amount of building leasehold improvement based on the parking that we now have. While that is very much appreciated, the tenant cannot really operate his business until the entire space is made available. He has local customers that are waiting for him to open up.

We understand that the Site Plan has to be amended and we are prepared to do that. What we are seeking from the County is an agreement whereby we convey the additional land now, submit and complete the Amended Site Plan Agreement with whatever else the County desires to solve the issue. We are all very anxious to expedite the process but we understand that by the time the Amended Site plan agreement goes through the process, a lot of time and expense is being wasted and the clientele is waiting for the services to open up. We are here to ask Council's help with a practical assistance to enter into the suggested agreement. The developer already has \$75,000 lodged for security with the County. He is prepared to add to that to this process on the basis that the agreement lets him complete the leaseholds as we go through the planning approval process. The developer will not delay the process in any way. He will not give possession until the Site Plan Agreement is finalized. In fact, they have already prepped the property for parking purposes.

Subject to the County's approval, we suggest the following setps:

- i) The additional land is conveyed to the the registered owner of 18 Papple Rd. A copy of the deed will be supplied to the County
- ii) The Amended Site Plan Agreement application is filed with the County (already filed)
- iii) We will provide a written agreement to incorporate our suggestion to the County solicitors for the County's approval
- iv) The agreement would deal with the developer functioning on the works and security to be lodge with the County
- v) On execution of the agreement in (iii) the County considers the building permit for the entire leaseholds and issues a permit for same
- vi) The developer preps the added parking according to the plans submitted with the Amended Site plan application to be approved
- vii) Once everything has been approved by the County, the developer would be granted occupancy of the units.
- viii) The developer is in the process of developing a larger complex at the corner of Colborne St and Papple Rd. That is planned to come before Council on January 19th.
- ix) Anything else reasonable that the County wants to be included in the agreement.

This submission is not able to be copied. Please send us a copy of what we have filed.

Contact Name *

Bruno Artenosi

Contact Phone Number *

[REDACTED]

Email Address

[REDACTED]

Mailing Address *

[REDACTED]

Will a PowerPoint presentation be made? *

No

Yes

Please be advised that submitting a delegation request is not a confirmation that the delegation has been confirmed. The Clerk's Department reserves the right to have the delegation appear at a different meeting than the one requested if the topic of the delegation better aligns with the mandate of a different Committee.

Thank You for your submission.

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