

# 282A Hwy 5, St George Development Proposal



Development Management Services provided by Panattoni  
Development Company Canada

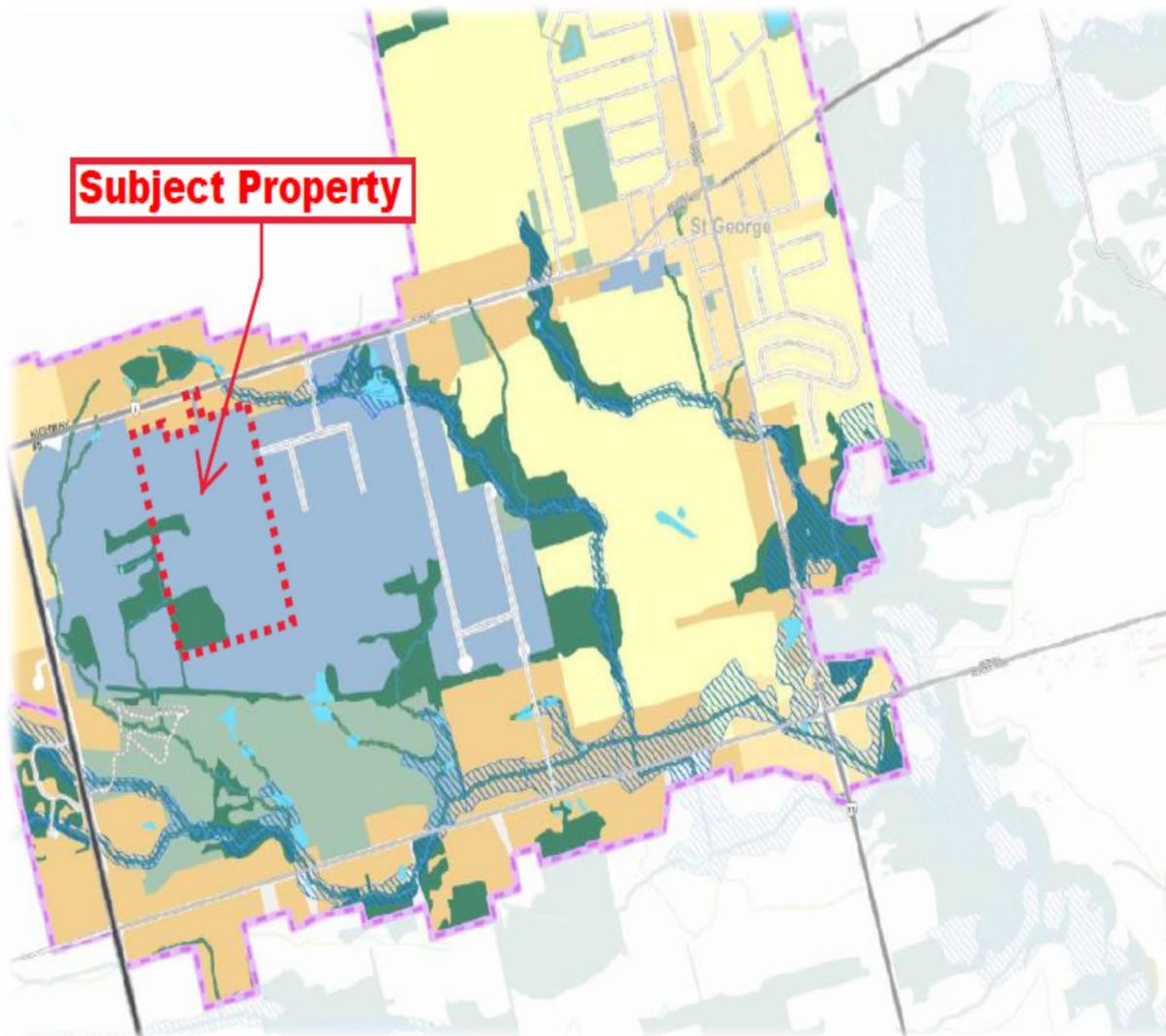
County of Brant Planning Committee, Feb. 1, 2022



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# The Proposal





**Subject Property**

### Legend

- |  |  |
|--|--|
|  Neighbourhoods                     |  Natural Heritage System for the Growth Plan          |
|  Community Corridor                 |  Key Components of the County Natural Heritage System |
|  Community Node                     |  Erosion Hazards                                      |
|  General Employment                 |  Paris Two Zone Flood Plain                           |
|  Prestige Employment                |  Paris Two Zone Policy Area Floodway                  |
|  Open Space                         |  Paris Two Zone Policy Area Flood Fringe              |
|  Prime Agriculture                  |  Flooding Hazards (One Zone Concept)                  |
|  Rural Hamlet                       |  Special Policy Areas                                 |
|  Rural Lands                        |  The Downtown Core Special Policy Area                |
|  Block Plan                         |  The Flats Special Policy Area                        |
|  DGA Community Density              |  |
|  DGA Employment Density             |  |
|  Excess Lands                       |  |
|  Prime Agriculture Holding          |  |
|  Strategic Employment Lands Reserve |  |
|  |  Provincial Road                                      |
|  |  Arterial Road  |
|  |  Collector Road                                      |
|  County of Brant Boundary           |  Local Road   |
|  Assessment Parcel                 |  Private & Laneway                                  |
|  Building Footprint               |  Railway Line                                       |
|  Lots and Concession              |  Permanent Watercourse                              |
|  Primary Settlement Area          |  Intermittent Watercourse                           |
|  Secondary Settlement Area        |  Watercourse  |
|  Rural Hamlet and Villages        |  |

# 282A Hwy 5, St George – SITE LOCATION



# 282A Hwy 5, St George – Artists Render

Developed by  
**PANATTONI**®



# 282A Hwy 5, St George – Site Plan



### SITE STATISTICS

282 HIGHWAY 5 ST. GEORGE, COUNTY OF BRANT, ONTARIO  
BLOCK 2

EXISTING ZONING: A1 - AGRICULTURE  
PROPOSED BASE ZONING: M2 - LIGHT INDUSTRIAL

COVERAGE %	HA	ACRE	SQ FT	SQ M	
TOTAL LOT AREA	100.00%	38.52	86,911	3,877,462.78	382,222.32
BLOCK 1**	100.00%	19.26	43,371	1,917,961.57	186,159.95
BLOCK 2**	100.00%	19.26	43,371	1,917,961.57	186,159.95
STREET RIGHT OF WAY	5.48%	1.98	4,484	212,922.74	20,781.17

\*\*Minimum lot area = 1.100 hect

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#### BLOCK 1

COVERAGE	PERMITTED	PROPOSED	SQ FT	SQ M
HA	100.00%	2,147,792.0	196,529.9	

BUILDING 2 SFA	COVERAGE	PERMITTED	PROPOSED	SQ FT	SQ M
OFFICE (INCLUDED IN BUILDING)	50% MAX	21.68%	888,437.4	82,274.7	

PAVED AREA	COVERAGE	PERMITTED	PROPOSED	SQ FT	SQ M
LANDSCAPED AREA (HARD + SOFT) INC. ALL CONSTRUCTION MATERIAL AND BUFFER	10% MIN	26.67%	572,794.2	53,208.9	
SEWER GRAB	10% MIN	41.85%	894,814.4	83,112.4	

#### PARKING

	REQUIRED	PROVIDED
CAR PARKING (INC. BARRIER FREE) = 100 sqm/CP	100	276
OFFICE SPACE**	8	16**
BARRIER FREE (5% OF CAR PARKING)**	5	13**
LONG TERM (5% OF CAR PARKING) (2%)	5	10
LONG TERM (5% OF CAR PARKING) (2%)	5	10

\*\* County of Brant parking requirements: 1000 sqm of Office Floor Area for Warehouse  
\*\* 1 - Type A (2 side entry) and 8 Type B (2 side) provided

#### LOADING SPACES

	REQUIRED	PROVIDED
TRUCK LEVEL DOORLOADING SPACE**	8	126
TRAILER PARK	8	100
DRIVE IN	8	2

\*\* Proposed Min. Loading Space = 3 x 7 per 10,000 sqm in excess of 5,000 sqm

#### TRUCK ROUTE

	MIN. (m)	PROPOSED (m)
DRIVE IN	6	6.5

#### PARKING DETAILS

	MIN. (m)	PROPOSED (m)
DRIVE IN	2.8 x 5.5	2.8 x 5.5

#### BUILDING HEIGHT ABOVE GRADE

	MAX. (m)**	PROPOSED (m)
DRIVE IN	13.7**	13.7

\*\* 11.2 of County of Brant zoning by-law states that if any portion of any building is erected above a height of 13.2 metres, the required yard dimensions shall be increased by 1.5 metres for each 1.5 metres by which such portion of the building exceeds 13.2 metres.  
\*\* Proposed building height exceed 11.2 m from 13.2 maximum height requirement; however, the provided setbacks allow additional building height per except from County of Brant zoning by-law 11.2

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#### PROPOSED YARD SETBACKS

	MIN. (m)	PROPOSED (m)
NORTH (SIDE)	3.0	45.0
EAST (FRONT)	7.5	48.7
SOUTH (SIDE)	3.0	248.2
WEST (REAR)	3.0	49.3

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#### BLOCK 2

COVERAGE	PERMITTED	PROPOSED	SQ FT	SQ M
HA	75.00%	1,316,882.0	142,995.3	

BUILDING 2 SFA	COVERAGE	PERMITTED	PROPOSED	SQ FT	SQ M
OFFICE (INCLUDED IN BUILDING)	50% MAX	28.54%	613,932.1	56,992.7	

PAVED AREA	COVERAGE	PERMITTED	PROPOSED	SQ FT	SQ M
LANDSCAPED AREA (HARD + SOFT) INC. ALL CONSTRUCTION MATERIAL AND BUFFER	10% MIN	24.17%	518,023.3	48,218.9	
SEWER GRAB	10% MIN	17.07%	364,859.8	33,796.1	

#### PARKING

	REQUIRED	PROVIDED
CAR PARKING (INC. BARRIER FREE) = 100 sqm/CP	104	401
OFFICE SPACE**	8	16**
BARRIER FREE (5% OF CAR PARKING)**	5	13**
LONG TERM (5% OF CAR PARKING) (2%)	5	10
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\*\* County of Brant parking requirements: 1000 sqm of Office Floor Area for Warehouse  
\*\* 1 - Type A (2 side entry) and 8 Type B (2 side) provided

#### LOADING SPACES

	REQUIRED	PROVIDED
TRUCK LEVEL DOORLOADING SPACE**	8	106
TRAILER PARK	8	100
DRIVE IN	8	2

\*\* Proposed Min. Loading Space = 3 x 7 per 10,000 sqm in excess of 5,000 sqm

#### TRUCK ROUTE

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#### PROPOSED YARD SETBACKS

	MIN. (m)	PROPOSED (m)
NORTH (SIDE)	3.0	61.0
EAST (FRONT)	7.5	61.0
SOUTH (SIDE)	3.0	65.5
WEST (REAR)	3.0	38.2

**NOTES:**

- VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- DO NOT SCALE DRAWINGS.
- REPORT ALL DIMENSIONS OF ORIGINAL SURVEY OR AS SHOWN ON PREVIOUS PLANS.
- THE OWNER IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR CONSTRUCTION.
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**NOTE:**  
SURVEY INFORMATION ILLUSTRATED ON THIS DRAWING WAS TAKEN FROM SURVEY FILE NO. A20200268, PREPARED BY SPIGHT VAN NOSTRAND & GIBSON LTD ON NOV. 19, 2020.

**FOR GRADE, ELEVATIONS, SLOPES AND LIMITS OF SITE WORK REFER TO METEORCH CIVIL DRAWINGS**

**DATE:** 2021-00

**SCALE:** 1:1500

**DATE:** SEPTEMBER 2021

**DRAWN:** MS

**CHECKED:** JR

**SCALE:** 1:1500

**DATE:** SEPTEMBER 2021

**DRAWING NUMBER:** SP101

**CLIENT:** NEW INDUSTRIAL DEVELOPMENT  
282 HWY 5 ST. GEORGE, COUNTY OF BRANT, ON

**DRAWING TITLE:** OVERALL SITE PLAN  
SITE STATISTICS

**DRAWN:** MS

**CHECKED:** JR

**SCALE:** 1:1500

**DATE:** SEPTEMBER 2021

**DRAWING NUMBER:** SP101



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



 282A Hwy 5, St George | Artist Rendering

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

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- **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

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- 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

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- **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

