

April 25th, 2024

GSAI File # 390-005

Town of Amaranth
Planning Department
374028 6th Line
Amaranth, ON
L9W 0M6

Attention: Valerie Schmidt
Senior Planner

Re: Amendment to By-law 64-2023
Redline to Schedule A – Holding Lift Area
513058 2nd Line
Township of Amaranth, County of Dufferin
OPTrust Amaranth 6 Inc. (c/o Nicola Institutional Realty Advisors)
Related File No. SPA1-2022

Dear Ms. Schmidt,

Glen Schnarr and Associates Inc. (“GSAI”) are the planning consultants for Nicola Institutional Realty Advisors, asset managers and agents for the OPSEU Pension plan and owners of the property noted above the generally located northwest of the intersection of 2nd Line and County Road 109 and adjacent to and north of the OBRAG/County Trail (the “subject lands”).

We are respectfully requesting a minor amendment/redline to By-law 64-2023 which removed a portion of the Holding zone from lands zoned M1-10(H) and as illustrated on Schedule “A” of the Township of Amaranth Zoning By-law 17-2004.

The purpose of this request is to alter the location of the 9.0 metre wide private servicing road extending from 2nd Line to the sewage treatment plant and stormwater management pond nearest the Hydro easement (the “proposed redline”). Generally, the proposed redline adjustment would see the private service road moved north to be opposite the gravel pit entrance on the opposite side of 2nd Line. Further, minor internal adjustments have been made to ensure that vehicles can maneuver satisfactorily through the internal service road and to the sewage treatment plant area, stormwater management pond and remaining areas of the subject lands upon redevelopment.

Subject Lands

The subject lands have a gross area of 50 hectares (123.58 acres). The subject lands are designated Employment Area by the Township of Amaranth Official Plan and are zoned Industrial Exception 10 (H) (M1-10 (H)) and Industrial Exception 10 (M1-10) by Township Zoning By-law 17-2014.

Hydro Easement

As part of this request, the road crossing over the existing Hydro One easement has been adjusted and increased in size from 10 metres to 15 metres at the suggestion of Hydro One. The current agreement with Hydro One allows for the service road crossing with underground services including a storm sewer, sanitary forcemain and a sanitary sewer and a watermain across Hydro One's easement. Hydro One has indicated that the proposed redline can be adjusted in the existing easement agreement through a simple drawing swap.

Site Plan (Final) Agreement

The Site Plan (Final) Agreement (the "Agreement") was executed as of December 5th, 2023. The Agreement requires that suitable ingress and egress be providing to the servicing lands being the private septic system, stormwater management pond and any related infrastructure. Further, the Agreement provides that *"...approved PLANS AND DRAWINGS may be modified without amendment to this Agreement, provided such modifications are expressly agreed to by the Council of the Township in writing."* The proposed redline will assist in implementing the requirements of the Agreement by providing for suitable ingress and egress to the servicing lands.

The following Schedules appended to the Agreement will need to be replaced:

- H-Removal & Servicing Lands Key Plan (A.0.04a), prepared by G. Piotrowski Architect, dated November 17, 2021 revision date April 14, 2023
 - With and appended to this Letter and illustrating the new service road alignment and H lift area:
 - Overall Site Plan (A101.3), prepared by Ware Malcomb and dated April 24, 2024
- Sewage Treatment and Disposal, Site Plan (SP-1) prepared by Tathan Engineering, dated June 2023, revision date June 2023
 - To be replaced with appended drawing Sewage Treatment and Disposal, Site Plan (SP-1) prepared by Tathan Engineering, dated February 2022, revision date April 2024

Summary

This request represents a minor adjustment to the Holding (H) zone limits and has no impact to the already approved reports, plans and studies associated with the lift of the Holding (H) zone over the servicing lands. The relocation and realignment of the service road will provide for more suitable access to the subject lands and alters the alignment to ensure appropriate turning and truck access to the servicing lands and subject lands overall upon future redevelopment of the currently vacant areas. **As such, we kindly request that Council adjust Schedule A of By-law 64-2023 to accommodate this request.**

Kindly review and schedule this request on the May 1st or 15th Council dates. We thank you for your continued support on this project. Please feel free to contact the undersigned should you have any questions or if you would like to discuss further.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



Bruce McCall-Richmond, MCIP, RPP
Senior Associate

Appended:

1. Redline – Holding Zone Lift Areas (Overall Site Plan (A101.3), prepared by Ware Malcomb and dated April 24, 2024
2. Sewage Treatment and Disposal, Site Plan (SP-1) prepared by Tathan Engineering, dated February 2022, revision date April 2024
3. By-law 64-2023

Cc. Nicole Martin, Township of Amaranth
Ashley Harris, Township of Amaranth
Minesh Dave, Nicola Institutional Realty Advisors
Thomas Adamietz, Nicola Institutional Realty Advisors
Paul Au, Nicola Institutional Realty Advisors