

April 29th, 2024

GSAI File # 390-005

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

Attention: Valerie Schmidt
Senior Planner

Re: Redline to Kal Tire Site Plan
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 the approved Site Plan associated with SP1-2022 for the distribution centre building under construction (the “proposed redline”). The proposed redlines constitute minor revisions to the Site Plan and have been requested by the tenant who intends to occupy the building in Q4 2024. The proposed redlines will implement the desired business operations and provide for a fenced-in storage yard and secured gates, among others. The proposed redlines are outlined below and are illustrated on the enclosed redline and blackline Site Plan prepared by Glen Piotrowski Architect Ltd. included with this letter:

1. NEW FENCE ADDED ALONG NORTH PROPERTY LINE
2. ADDED ACCESS GATE @ PUMP HOUSE
3. ADDED 24' WIDE TILT UP GATE @ NORTH ENTRANCE.
4. REVISED THE CURB TO ACCOMODATE TILT-UP GATE PAD
5. ADDED 20' WDE SLIDING GATE @ SOUTH ENTRANCE
6. REVISED THE CURB TO ACCOMODATE SLIDING GATE RAIL
7. RELOCATED THE FIRE HYDRANT
8. REVISED THE GEOMETRY OF THE FIRE ROUTE. REMOVED THE HAMMERHEAD AND INTRODUCED A BULB FOR TURNING
9. NEW GATES ADDED TO ACCESS THE POND AREA

10. NEW EXTENT OF ASPHALT INDICATED IN THE SOUTH

11. CONCRETE PAD LOCATION INDICATED for FUTURE PROPANE TANK

Site Plan (Final) Agreement

The Site Plan (Final) Agreement (the “Agreement”) was executed as of December 5th, 2023. 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.*”

We anticipate that the following Schedules appended to the Agreement will need to be replaced:

1. Site Plan for Proposed Warehouse Distribution Centre (A0.04), prepared by G. Piotrowski Architect, February 16, 2022, revision date April 14, 2023, to be replaced with,
 - Site Plan for Proposed Warehouse Distribution Centre (A0.04), prepared by G. Piotrowski Architect, February 16, 2022, revision date April 23, 2024
2. Landscape Plan (L1), leased lands prepared by MHBC Planning, Urban Design & Landscape Architecture, October 2018, revision date September 13, 2023; and
3. Site Servicing, Grading & Stormwater Management Plan (G-1) dated July 24, 2023.

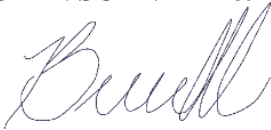
Summary

This request represents a minor adjustment to the Site Plan has no impact to the already approved reports, plans and studies associated with the approval of SP1-2022. These revisions are tenant-driven and will implement the desired business operations and safety protocols to allow the distribution centre to operate. **As such, we kindly request that Council consider the replacement of the Site Plan and related drawings as a redline exercise and give staff the authorization to proceed with the drawing replacement.**

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. Site Plan for Proposed Warehouse Distribution Centre (A0.04), prepared by G. Piotrowski Architect, February 16, 2022, revision date April 23, 2024 – REDLINE
2. Site Plan for Proposed Warehouse Distribution Centre (A0.04), prepared by G. Piotrowski Architect, February 16, 2022, revision date April 23, 2024 – BLACKLINE

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