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Date March 7, 2024 **Report No.** 2024-140
To Chair and Members
City of Brantford Committee of Adjustment
From Lindsay King
Development Planner

1.0 Type of Report

Committee of Adjustment Decision Regarding Application for Consent

2.0 Topic

APPLICATION NO.: B09-2024
AGENT: GSP Group Inc c/o Brandon Flewwelling
APPLICANT/OWNER: GrandBridge Energy
LOCATION: 150 Savannah Oaks Drive

3.0 Recommendation

- A. THAT application B09-2024 requesting to sever a parcel of land from the subject property addressed at 150 Savannah Oaks Drive, having a lot area of approximately 4,392 m², and retain a parcel of land having a lot area of approximately 54,277 m², BE APPROVED; subject to the conditions attached to Report 2024-140 as **Appendix A**, and;
- B. THAT the reasons for the approval of B09-2024 are as follows: the proposed consent has regard for the matters under Section 51(24) of the *Planning Act*, Staff are satisfied that the proposed development is desirable and compatible with the surrounding area and will not result in adverse impacts

on surrounding properties, and conforms with the general intent and purpose of the Zoning By-law and Official Plan, and;

- C. THAT pursuant to Section 53(17)-(18.2) of the *Planning Act*, R.S.O 1990, c. P.13, the following statement SHALL BE INCLUDED in the Notice of Decision:

“Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 6.2 of Report No. 2024-140.”

4.0 Purpose and Description of Application

The purpose of this consent application is to sever one lot from the existing property. The severed lot is intended to accommodate the development of a paramedic building, while the retained lot will continue to host the Grand Bridge Energy office without any changes to its existing configuration. The proposed severed lot is illustrated below in **Figure 1** with a dashed red line.

Figure 1 - Concept Plan

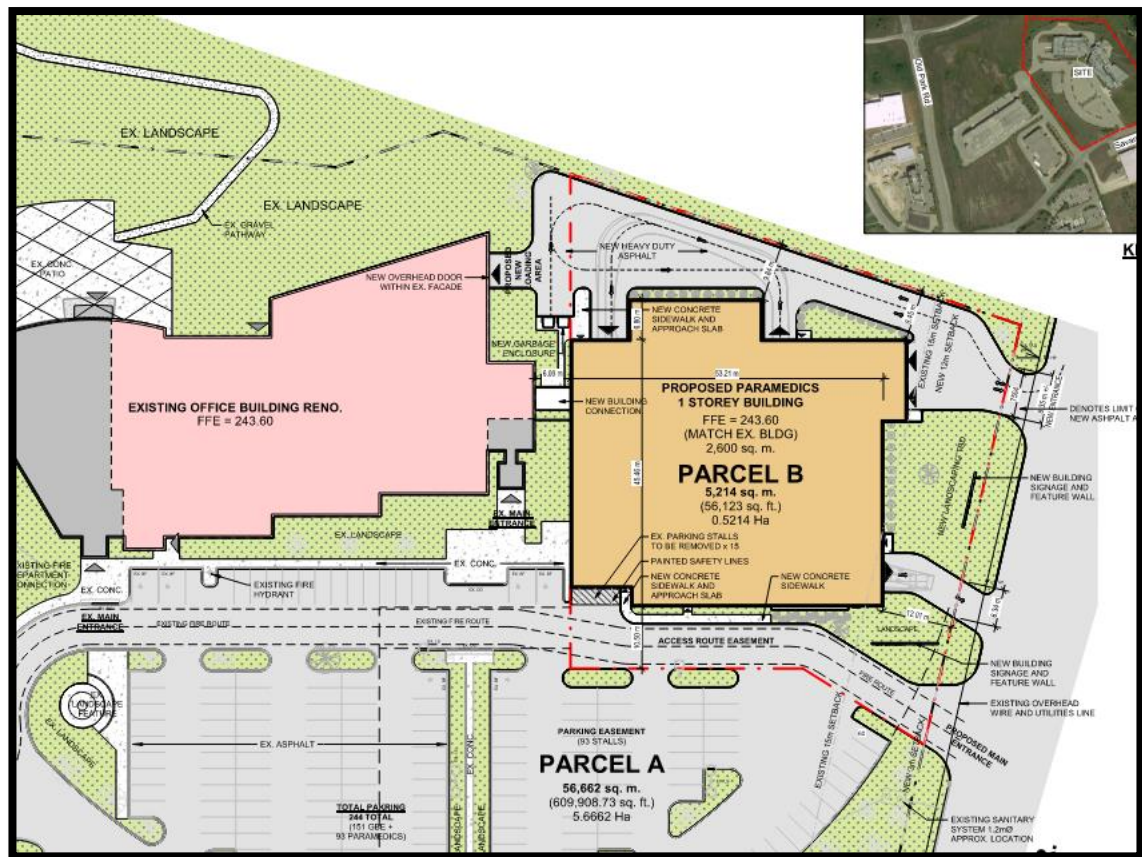
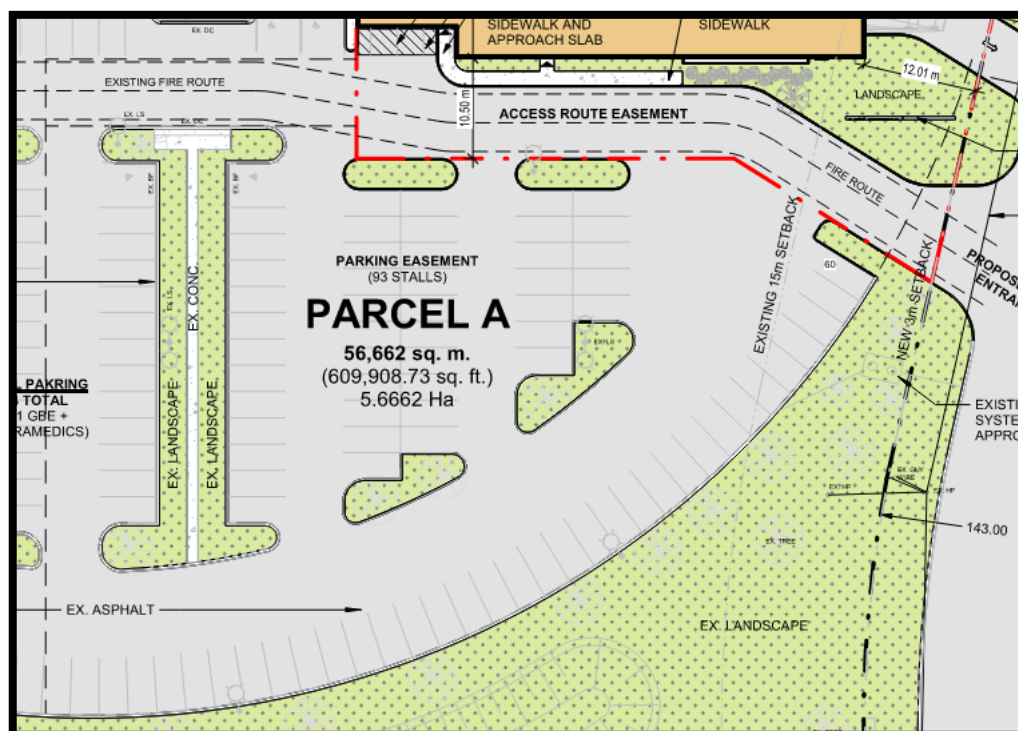


Figure 2 shows the proposed parking arrangement; the applicant proposes a parking easement on the retained lot, in favour of the severed lot, accommodating the 93 required parking spaces, and an access easement on the severed lot, in favour of the retained lot, to allow for access to the parking spaces associated with the existing Grand Bridge Energy office.

Figure 2 - Proposed Parking and Access Easements



If approved, the severed lot will have a frontage of 49 m onto Savannah Oaks Drive, while the retained lot will maintain 86 m of frontage, also onto Savannah Oaks Drive. The site is designated Prestige Employment (shown in **Appendix B**) and zoned General Industrial – Special Exception 5 (shown in **Appendix C**). The applicant is pursuing a concurrent Zoning By-law Amendment to address various proposed site deficiencies. Their Zoning By-law Amendment Application was approved on February 28, 2024, and will come into full force and effect after the 20 day appeal period, pursuant to the *Planning Act*. The applicant is also planning to submit a Site Plan Application in the near future to facilitate this development.

A portion of the proposed development is planned to include a breezeway attaching the existing Grand Bridge Energy office to the planned paramedic building to facilitate shared training, senior staff offices, support staff offices, storage, locker rooms, and a community call centre. This design feature aims to

facilitate shared resources and operational efficiency between the two structures while maintaining distinct identities and functions.

5.0 Site Features

The subject lands are zoned M3-5 and Designated “Prestige Employment”, and house the Grand Bridge Energy Office and Operations Facility spanning roughly 9,270,000 m². The site has ample parking and easy access to Highway 403. It is surrounded by industrial warehouses on relatively large parcels.

Figure 3 - Aerial Photo (the star is the location of the proposed building)



6.0 Input from Other Sources

6.1 Technical Comment

Staff and agencies were circulated for technical comment on January 26, 2024. The following text summarizes the technical comments received.

Mississaugas of the Credit First Nation Staff request a Stage 1 Archaeological Study to assess archaeological potential, and depending on those results, a Stage 2 Archaeological Study may also be required at the proponent’s expense.

Building Department Staff request Spatial Separation and Exposure Protection Calculations specific to the building elevation facing the proposed severance line. This is included as a condition of approval.

Development Engineering Transportation Staff note that adequate parking supply and access are required for the severed parcel. Although there is sufficient parking in the existing parking lot for both the existing and proposed developments, staff request that a Parking Agreement be registered on title as a condition of approval.

Development Engineering Staff note that the applicant will be required to complete several permits with this development. They also request that a Grading and Drainage Plan be made as a condition of approval.

Environmental Services Staff identified that the subject lands are within Water Intake Protection Zone 2. As such, a Source Water Protection Declaration Form has been submitted. They also note that the proposed severed lot should be independently serviced and that a Servicing Plan be made a condition of approval.

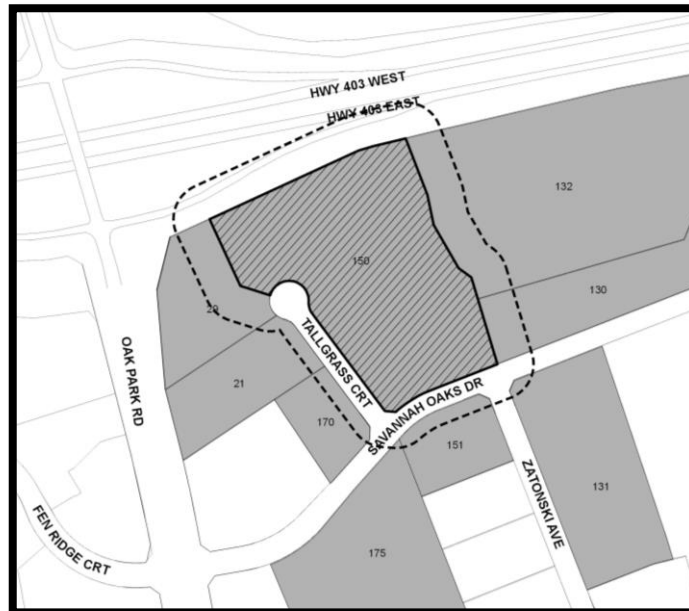
Fire Department Staff requested that an Ontario Building Code Matrix be provided and that a private hydrant may be required. These items can be required at the Site Plan stage, however these requirements have been communicated to the agent.

Economic Development Staff support the proposed severance and state that sought-after easements will optimize access and parking arrangements, reducing conflicts between passenger and parmedic vehicles.

6.2 Public Comment

Property owners within 60 m of the subject lands were circulated for comment on February 15, 2024, as shown in **Figure 4**. At the time of writing this Report, staff have not received any comment.

Figure 4 - Notification Map



7.0 Planning Staff Comments and Conclusion

This property is currently underutilized and presents an opportunity for the construction of a paramedic building, given its strategic location and the existing infrastructure. With ample parking available and its close proximity to Highway 403, the site is well-suited to accommodate the proposed facility, contributing to enhanced emergency medical services within the community.

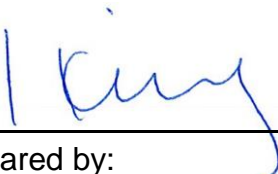
Table 1 - Consent Criteria


Criteria for Considering a Consent Application	Discussion
1. That the application conforms to the Official Plan	<p>Section 9.3 (g – i) of the Official Plan outlines criteria for the subdivision of land and stipulates when consents are appropriate, which includes:</p> <ul style="list-style-type: none"> <i>g) A Consent to sever land shall only be considered where a Plan of Subdivision is deemed to be unnecessary and where the application conforms to the policies of the Official Plan,</i> <i>h) The maximum number of new lots approved by the City on one property through Consent shall be three (3), where appropriate.</i> <p>The proposed severance application satisfies the general intent of the Official Plan regarding severances.</p>
2. The dimensions and shapes of the proposed	The proposed retained and severed lots satisfy the provisions in the site-specific zoning, was approved by Council on February 28, 2024.

Criteria for Considering a Consent Application	Discussion
lot	
3. The adequacy of utilities and municipal services	The retained parcel and severed lots will have frontage on a municipal roadway and have access to municipal services and utilities. It is noted that a condition of approval of this consent application is that a Servicing Plan prepared by a qualified Engineer licensed in the Province of Ontario be submitted to the satisfaction of the Manager of Development Engineering or his/her designate, as shown in Appendix A .

While recommending approval, staff acknowledges the importance of ensuring compliance with various regulatory requirements and addressing technical considerations raised by different departments. The suggested conditions of approval, including the completion of a Stage 1 Archaeological Study, submission of a Servicing Plan, and a registered parking agreement and easements are crucial for ensuring the site is properly developed which will be addressed through the site plan control process.

Concurrent Zoning By-law Amendment and future Site Plan Application will provide additional safeguards to ensure that the site is developed systematically and orderly. These processes will facilitate comprehensive planning and design, addressing site deficiencies and ensuring compatibility with surrounding land uses while promoting community safety. Therefore, staff are supportive of this application and recommend approval of application B09-2024.

8.0 
Prepared by:
Lindsay King
Development Planner
Prepared on: February 29, 2024


Reviewed by:
Joe Muto, RPP, MCIP
Manager of Development Planning

Appendix A – Conditions of Consent

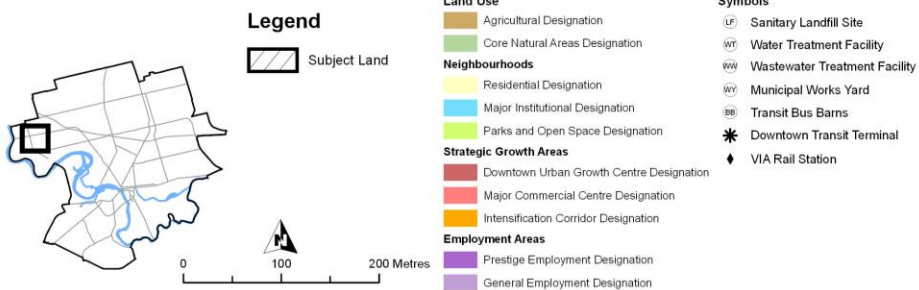
1. Receipt and confirmation that concurrent Zoning By-law Amendment application PZ-17-23 is in full force and effect.
2. Receipt of Spatial Separation and Exposure Protection Calculations for the existing medical building and proposed mixed-use building, to the satisfaction of the Chief Building Official or their designate;
3. Receipt of a registered Reference Plan showing the severed and retained parcels, and proposed parking and access easements;
4. Establishment of a Parking Agreement with the retained and severed property owners as parties, registered on title;
5. Receipt of a Stage 1 Archaeological Assessment, together with associated Ministry letter, be submitted, to the satisfaction of MCFN DOCA and the Manager of Long Range Planning and his/her designate. If it is determined that a Stage 2 is required, MCFN DOCA is expected to be involved in the field study with MCFN Field Liaison Representation (FLR) on-site participation;
6. Receipt of confirmation that all taxes are paid up to date;
7. Receipt of confirmation that the applicant shall submit to the Secretary-Treasurer a draft of the Transfer deed for review (*Upon registration a final copy of the Transfer deed shall be provided to the City*);
8. Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that the deposited Reference Plan showing the severed and retained parcels of land has been received.
9. Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that a Wastewater Allocation Request Form has been submitted and approved.
10. The Owner/Applicant shall provide a Servicing Plan prepared by a qualified Engineer licensed in the Province of Ontario, to the satisfaction of the Manager of Development Engineering or his/her designate. The Servicing Plan shall indicate that the severed and retained parcels have been independently serviced with a sanitary and storm sewer connection to a legal outlet for each parcel of land (severed and retained) and that these services do not cross the proposed severance line(s) and are connected directly to City infrastructure.
11. The Owner/Applicant shall be responsible, financial and otherwise, to provide sanitary sewer connections to each parcel of land (severed and retained) to ensure each parcel has been independently serviced to the satisfaction of the Manager of Development Engineering or his/her designate.

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12. The Owner/Applicant shall provide a Grading and Drainage Plan prepared by a qualified Engineer licensed in the Province of Ontario, to the satisfaction of the Manager of Development Engineering or his/her designate.
 13. Receipt of confirmation that the Development Engineering Department requirements have been met.
 14. That the above conditions be fulfilled and the Certificate of Consent be issued on or before **March 7, 2026**, after which time the consent will lapse.

Appendix B – Official Plan

OFFICIAL PLAN EXCERPT MAP

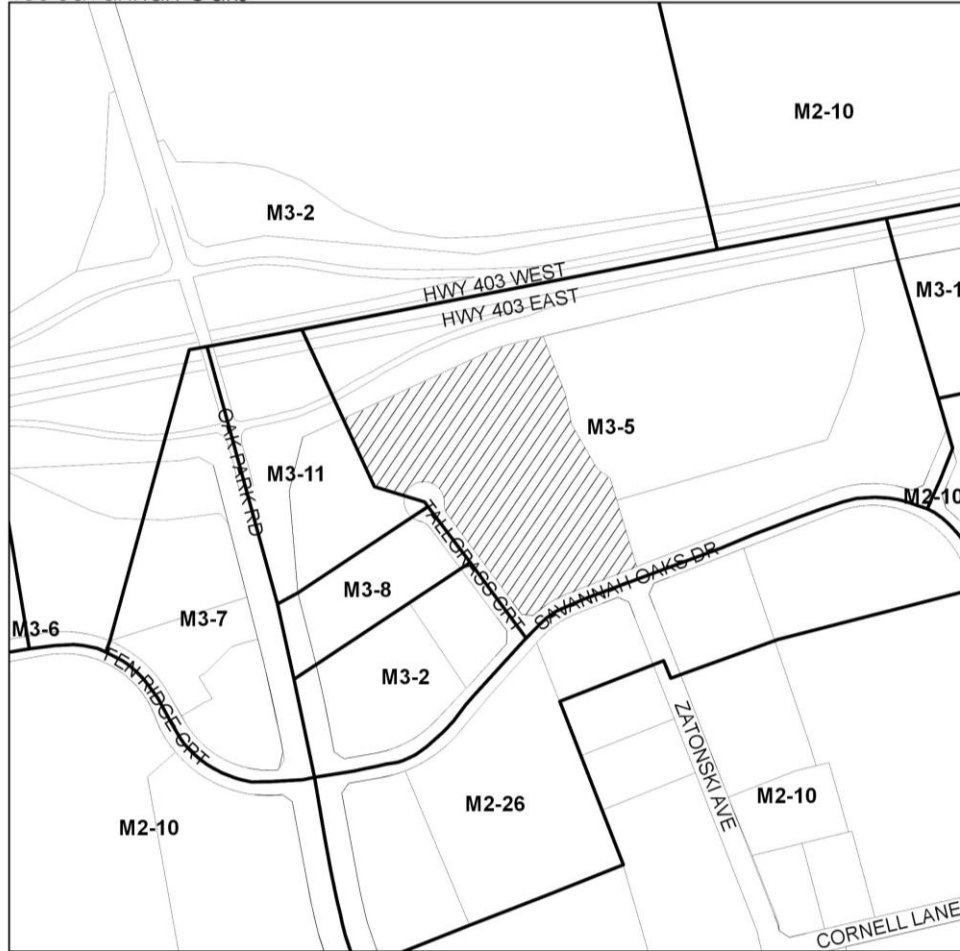
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 150 Savannah Oaks



Appendix C – Zoning

ZONING

Application: B09/2024
150 Savannah Oaks



ZONING (Bylaw 160-90) and County of Brant(61-16)
M2 GENERAL INDUSTRIAL
M3 BUSINESS PARK INDUSTRIAL ZONE
- # Exception Number



Legend
Subject Land
Zone Boundary



0 150 300 Metres