

June 01, 2022

Town Ref: -

RAE Ref: 21081601-LTR1-CS-VER0

The Town of Grand Valley
5 Main Street North,
Grand Valley, Ontario L9W 5S6
Phone: (519) 928-5652

Attention: Mark H. Kludge
Planning Department

**Reference: Construction of Warehouse Facility at 10 Watson Road (formerly Industrial Drive)
Site Plan Application & Amendment to Zoning By-Law**

Dear Mr. Kludge,

On behalf of the Owner (CEPE International - 2222183 Ontario Inc.), we are pleased to forward the Site Plan Application and Amendment to Zoning By-Law for the construction of a warehouse facility at 10 Watson Road (formerly Industrial Drive), Town of Grand Valley.

CEPE International - 2222183 Ontario Inc. (CEPE) is an importing and trading organization in frozen / chilled foods servicing the Canadian Market and has been in operation since 1996. As part of the business development initiatives, CEPE has purchased the subject lands located at 10 Watson Road (formerly Industrial Drive) to construct a new warehouse facility. The Project Site is located on Watson Road as shown in Figure 1.

The subject land (Pin Number 34068-0013 (LT)) is part of Lot 3, Registered Plan 130, which is zoned as "Development (D) zone under the zone under the Town of Grand Valley Zoning By-law BL 09-10 – Schedule A-2. The Development (D) zone permits erection, alteration or using any building or structure for agricultural crop operation, grazing of livestock, home occupation and legal existing uses in accordance with section 4.16 of the Zoning By-Law 09-10. In order to permit the proposed development, an amendment to the current zoning is being requested to provide rezoning for the land to "Employment (M1) Zone. The Employment M1 zone permits the development of warehouses. Refer to the legal survey and the Planning Justification report provided as part of the application package for more details.

The proposed warehouse facility is a single storey structure with a total building area of 1,440 m² (15,500ft²) and an approximate height of 9.1 m (30 ft) providing sufficient space for operations. The facility also includes an office space. The facility access will be through Watson Road with single access for all operational and emergency vehicles.

We anticipate that the proposed facility at the new location will provide local employment and support the Town's growth plans.



Figure 1: Subject Property and Project Site

We have enclosed a complete Site Plan Application package and Amendment to Zoning By-Law for the proposed facility. The application package was prepared in accordance with the requirements identified in the Pre-Consultation Notes dated September 10, 2021, applicable federal, provincial and municipal regulations and guidelines as well as best architectural & engineering practices. All deliverables are prepared in accordance with Town's Site Plan Submission Guidelines as well as the County and Provincial standards and guidelines. Table 1 below provides a list of deliverables requested as per the Pre-Consultation Notes dated September 10, 2021, from the Town. Reasons for not including any deliverable, if any, are also provided in this table.

As part of the deliverables, we have provided a Parking Justification Report and Planning Justification Report in accordance with the County's guidelines/standards as well as the Provincial standards.



Below is a summary of our submission.

1. Covering Letter
2. Site Plan Application Form
3. Amendment to Zoning By-Law Form
4. Deliverables as per Table 1(PDF version)

Please note that Application Fee for the Site Plan Application (\$5,000.00) and Application Fee for the Amendment to Zoning By-Law Application (\$2,500.00) will be paid over the over the phone with a credit card by CEPE.

Table 1: List of Deliverables

Deliverable	Remarks
Drawings:	
a) Cover Page and Drawing Index	Included
b) Legal Survey Plan	Included
c) Architectural Drawings (Massing & Conceptual Plans, Elevations)	Included
d) General Notes	
d) Site Servicing Plan	Included
e) Site Grading Plan	Included
f) Storm Drainage Plans	Included
g) Sanitary Drainage Plan	Included
h) Erosion and Sedimentation Plan	Included
i) Standard Details Drawings	Included
j) Lighting Plan	Not Included (Lighting is proposed on Building only)
k) Landscape Plan	Not Included (Landscape details are provided on Site Plan)
Reports:	
a) Functional Servicing Report (includes Storm Water Management)	Included
b) Parking Justification	Included
c) Planning Justification Report	Included
d) Geotechnical Report	Included

We hope that we have provided a complete package as per the Town's requirements. It is in our best interest to closely work with the Dufferin County, Town, GRCA and other review agencies to complete all requirements promptly and obtain the Site Plan Approval and Amendment to Zoning By-Law as soon as possible. Should you have any questions or require further clarification, please do not hesitate to contact Ragu Nathan at (647) 625-6615.

Yours truly,

RA Engineering Inc.

A handwritten signature in blue ink, appearing to read 'S. Ragu'.

Ragu Nathan, P.Eng., PMP.
President and CEO

Copies:

David Navaratnarajah – CEPE International – 2222183 Ontario Inc.