

Attachment 1 - CHRONOLOGY for SPA01-2022 (related Zoning Application Z08-2022) - 10 Watson Road Roll #106585

Dec 17, 2021	Property purchased by 2222183 Ontario Inc.
Jun 01, 2022	Site Plan Application SPA01-2022 and related Zoning Application Z08-2022 received by Town Planning
Jul 12, 2022	Public Meeting held for both applications
Jan 24, 2023	Recommendation Report PLN05-2023 (dated Jan 20, 2023) on Council Agenda By-law 2023-05 passed rezoning property from Development (D) to Employment Exception Two (M1-2) Zone By-law 2023-06 passed authorizing the Town to enter into a Site Plan Agreement with the Owner
Apr 06, 2023	Final Site Plan Agreement sent via email to Agent for signature and security. The only outstanding issue is the Servicing Plan between Owner and Moco Subdivision (reconstruction of Watson Road).
Apr 27, 2023	Response from Agent: <i>"Sorry for the late reply on this. Thanks for sending us the final draft. I have a question. The SPA does not have the development charges written on it. Is it possible for the Town to include that in the agreement? If not, please let us know the amount and timing of the DC payments."</i>
NOTE: at the time the Town did not collect DC charges for employment uses, since then the Town's DC By-law has been updated to collect them.	
Jun 06, 2023 to Aug 09, 2024	Email exchange between Agent, Moco Subdivision Engineering Consultant and Burnside discussing Servicing Plan and FINAL Engineering Plans

NOTE: To date not resolved.

Apr 09, 2024	Email from Planner to Agent: <i>"It has been over a year (April 6, 2023) since we sent you the final Site Plan Agreement for execution. To date we have not received the signed and secured document back. Could you please advise as to the status of the development by April 16, 2024."</i> Response from Agent:
--------------	--

Attachment 1 - CHRONOLOGY for SPA01-2022 (related Zoning Application Z08-2022) - 10 Watson Road Roll #106585

"Thanks for the follow-up. I have included the owner to advise the status of the development by the requested date.

I will follow up with him and make sure a response is provided on time."

Apr 16, 2024

Response from Agent:

"Thanks for the follow up. The main reason we have not made good progress on this file is primarily because the civil work cost component is significantly more than the budget. Higher civil cost is realized primarily due to the need for significant fill and retaining wall to support the drainage towards the Watson Road to drain into the future storm sewer, as detailed in our SPA package.

The owner is under the opinion that the retaining wall, significant fill as well as the stormwater management system proposed in our SPA submission is not very much necessary as the adjacent developments do not appear to have such features. The owner is asking weather we (RAE) can drain the site drainage in the same way as pre-development conditions (Towards the creek) like other neighbouring properties with some simple LID measures so that the civil cost can be significantly reduced. Is this something we can discuss with you and Gord to revisit our storm drainage design and possibly eliminate the need for the retaining wall, site fill as possibly with simpler storm water management system?

Please advise your thoughts on this when you get a chance. We can chat over the phone if you need further clarification in this regard."

Apr 23, 2024

Response from Burnside:

"...We have no objection to draining the site in the manner you have described: towards the creek with LID measures put in place. Please let me know if further discussion is required...gf

Response from Agent:

"...Thanks for that. I would like to hand sketch our thoughts and send it to you later this or next week. So that we can agree in principle before we make the design change and provide details... Does it sound reasonable?"

Response from Burnside:

"That would be fine...gf"

Jul 30, 2024

Email from Burnside to Agent:

"...We have not heard anything on this file since our exchange of emails in April. As you will recall there were discrepancies between your servicing drawing and the work done by Valdor Engineering for the

Attachment 1 - CHRONOLOGY for SPA01-2022 (related Zoning Application Z08-2022) - 10 Watson Road Roll #106585

reconstruction of Watson Road. We had requested that the consultants for each project work together to achieve a servicing plan. However, the latest Moco drawing set still differs from your latest site plan. Please confirm that these latest drawings for Moco are acceptable. Otherwise, please mark up Moco's drawing with any requested changes. We note that the location where 10 Watson site plan shows a storm service is not an acceptable location as there is an existing hydrant there. The Watson Road project is now advancing so please respond by end of day on Thursday otherwise we will leave Moco's drawings as shown. Let me know if you have any questions. Regards...gf"

Response from Owner's Engineer:

"We are looking into it and respond our comments by Thursday."

Aug 01, 2024

Email from Owner's Engineer to Burnside

"I did the review on Moco drawings and comments are the following;

Storm:

We can move the proposed STM MH to the STM Plug location provided in MOCO's drawing. See Screen shot 1; pipe is shown in blue color.

Sanitary:

We would like to keep the proposed SAN MH4 as it is. If MOCO wants to keep the SAN plug as shown in their drawing, no problem, we can move the proposed SAN MH to SAN Plug as shown in MOCO's drawing. See screen shot 2; pipe is shown in orange color.

Hydraulic calculations are in acceptable limit for all cases mentioned above.

Water:

We would like to keep the proposed water service connection as it is in our site plan (at the west side of the lot as the proposed building is at the west side). But MOCO drawing shows the plug at the east side. See screen shot 3. Please move this plug to west side of the property.

Please let me know if you have any questions.

Aug 09, 2024

Burnside response:

"Thank you...we are working with Moco to make these amendments....gf"

NOTE: To Planning's knowledge there has been no further communication on this issue.

Oct 08, 2024

Planning is made aware that the property is for sale.

Feb 05 – 06, 2024

Planning's email discussion with David S. Moore Sr. V.P. Broker, of Indusite Realty Corporation:

Attachment 1 - CHRONOLOGY for SPA01-2022 (related Zoning Application Z08-2022) - 10 Watson Road Roll #106585

"Hello Mr. Moore

Yes, you are correct the uses are restrictive, however that is what the Owner agreed to and applied for when they submitted their Zoning (Z08-2022) and Site Plan (SPA01-2022) Applications in 2022.

Here is an excerpt from the January 2023 Recommendation Report:

The Agent on behalf of the Owner has submitted Zoning and Site Plan Applications to facilitate the development of a 1,440 m² warehouse facility with associated office space on the subject lands municipally know as 10 Watson Road.

Engineering has raised some concerns with the proposal, but Planning is of the opinion that the Site Plan Agreement provides the necessary protection of the Town's interests. The Site Plan Agreement also address Council's concerns regarding the retaining wall, parking, septic system, and construction timing.

*Planning is also proposing to **limit the uses on the property to those specific to the proposed development:***

- business, professional, or administrative office*
- warehouse*
- accessory retail*

Planning is relying on the Site Plan Drawings and submitted Reports to ensure the approved development is constructed accordingly, does not encumber Town operations (Fire and Wastewater Treatment Plant) and for any future By-law Enforcement issues (if required)."

"Mark,

So, a business, professional or administrative office, a warehouse with accessory retail are the only permitted uses? What if an owner wanted to open a small manufacturing operation? There are no other uses permitted under an EM 1 zone? This is really restrictive, unless I am missing something."

"Hello

There are no other permitted uses, only those listed in the By-law I sent you."

"Mark,

Thank you for the zoning information regarding 10 Watson Rd. Are there other uses permitted at this location under the EM 1 zoning designation?"

"Hello

Attached is the site-specific Zoning By-law for 10 Watson Road.

Please be advised the final Site Plan Approval has not been issued and any new owner wishing to build would have to complete that process,

Attachment 1 - CHRONOLOGY for SPA01-2022 (related Zoning Application Z08-2022) - 10 Watson Road Roll #106585

Updated Drawings, sign-off from Town Engineering, preparation of Site Plan Agreement (fees and securities)."

Mark,

"I am looking to confirm the zoning and permitted uses for this lot. The marketing package is attached to assist. TY"

May 15, 2025

To date the Site Plan Agreement for File SPA01-2022 is NOT finalized, NOT signed and NOT secured.

Updated FINAL Drawings and Cost Estimates (for securities) are required due to the length of time the file has been inactive.