



# BOUSFIELDS INC.

Project No. 2359

May 9, 2023

Trista Di Lullo  
Secretary-Treasurer of the Committee of Adjustment  
City of Guelph  
1 Carden Street  
Guelph, ON N1H 3A1

Dear Trista,

***Re: Updated Application for Minor Variance & Re-Circulation of Site Plan Materials, 384 Crawley Road, Guelph, Industrial Equities Guelph Corporation on behalf of NewCold Advanced Cold Storage Logistics***

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On behalf of our client *NewCold Advanced Cold Storage Logistics* care of the property owner *Industrial Equities Guelph Corporation*, the “**Owners**” of the property municipally addressed as 384 Crawley Road in the City of Guelph (“subject site”), we are pleased to submit the enclosed Minor Variance Application (“**MVA**”) to permit the development of the subject lands for a state-of-the-art cold storage and manufacturing facility and complex for NewCold Advanced Storage Logistics (“**NewCold**”).

NewCold is a global company that specializes in providing innovative cold storage and logistics solutions for the food industry. They operate as a full-service logistics partner that designs, builds, and operates temperature-controlled facilities for the storage and distribution of frozen food products. The requested minor variances would facilitate NewCold’s first entry into the Canadian market, and would further contribute to Guelph’s concentration of Agri-Innovation research and technology expertise, and related infrastructure.

The ultimate build out for the site will include five large manufacturing and warehousing buildings up to 46-metres-tall (maximum) with unique cold storage and automation technologies, loading areas, parking lots, and office space. Natural heritage conservation and tree compensation works will also be provided as part of one of the phases of development.

As set out in the *Application and Planning Rationale for Minor Variance* letter, two minor variances are requested for the subject site under the in-force and effect ZBL (Zoning By-law 1995-14864) and seven are requested from the New ZBL (Zoning By-law 2023-20790) not yet in force. These variances are intended to facilitate NewCold’s proposed development of the subject site across all proposed phases that will be subject to the site plan approval process.

In order to understand the requested variances we have also provided a conceptual site plan and related supporting materials. Following our meeting with City staff of Wednesday, April 26, 2023, staff have requested that the variances proceed ahead of the formal site plan application (“**SPA**”), but that the SPA materials should be circulated to staff for review and reference with the MVA. Accordingly, a formal SPA will be submitted at the time of approval of the minor variances by the Committee of Adjustment. The SPA will be for a Phased Site Plan, starting with Phase 1.

As well, following feedback received from the Committee of Adjustment of Friday May 5, 2023, we have revised the variances requested based on feedback received. As well, NewCold has provided for more electric vehicle parking, bicycle parking, and is focusing on Phase 1 for this submission. Accordingly, variances are longer requested for relief from parking for warehouse and manufacturing uses, electric vehicle parking and long-term bicycle parking for Phase 1.

The forthcoming SPA will be for Phase One only and includes the extension of Southgate Drive to Crawley Road as per the recently approved Official Plan Amendment No. 80 (“OPA 80”), including the new site-specific policy (9.13.3.13) for the subject site. Phase One also includes a 46-metre-tall frozen high-bay warehouse providing 14,682 m<sup>2</sup> of gross floor area, a 2-storey frozen dispatch warehouse connected to the high-bay warehouse providing 7,120 m<sup>2</sup> of gross floor area, 1,100 m<sup>2</sup> of office space also connected to the high-bay warehouse as a 3-storey bump-out, a snow removal and equipment storage area, a future municipal stormwater management facility, and associated parking and loading areas.

In this regard, the variances requested are required in order to facilitate all of the phases contemplated by the conceptual site plan including Phase 1, which will be brought forward as a standalone phase.

In support of the formal MVA, we are pleased to include the following materials, some of which are required as part of the MVA, and some of which are circulated to you for your review and reference as they relate to the future phased SPA:

- Updated and complete Minor Variance Application form (online);
- A minor variance application fee of \$1,354 (paid under separate cover);
- Updated Minor Variance Rationale Letter, prepared by Bousfields Inc. (May 9, 2023);
- Updated Zoning Compliance Matrix which assesses the proposed site plan against the Old and the New Zoning By-Laws;
- Copy of the OPA 80 Decision and new Site-Specific Policy 9.13.3.13 for 384 Crawley Road;

- Updated Site Plan and Architectural Drawings, prepared by AECOM (May 9, 2023);
- Environmental Impact Study, prepared by Natural Resource Solutions Inc. (April 2023);
- Feasibility Noise Study – Phase 1, prepared by AECOM (April 16, 2023);
- Hydrogeological Study, prepared by GM BluePlan Engineering (April 21, 2023);
- Southgate Drive Extension Noise Impact Study, prepared by AECOM (April 19, 2023);
- Traffic Geometric Plan, prepared by AECOM (April 26, 2023);
- Traffic Impact and Parking Study, prepared by AECOM (April 25, 2023); and
- Concept Landscaping Plans, prepared by AECOM (April 2023).

A formal request for pre-application consultation for the SPA has also been submitted today under separate cover.

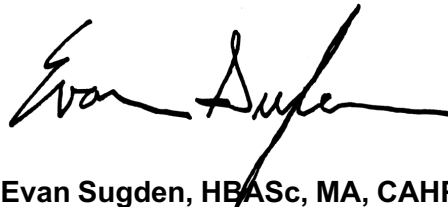
We trust the above and the enclosed make for a complete application, and kindly request that you proceed to deem the application complete. When the notice sign is ready to be installed on the property, please reach out to the undersigned as soon as it's available.

Yours truly,

**Bousfields Inc.**



**David Falletta, MCIP, RPP**  
Partner



**Evan Sugden, HBASc, MA, CAHP, RPP, MCIP**  
Senior Planner

*Cc. Clients (NewCold)*  
*McMillan LLP*  
*Spanier Group*  
*Cowie Capital Partners Inc.*  
*McCarthy Tétrault LLP*  
*AECOM*  
*NRSI*  
*Krista Walkey (City of Guelph)*  
*Bill Bond (City of Guelph)*