

Date: 2021-07-30

File: OZS-2021-0014

Subject: Information Report
Application to Amend the Zoning By-Law
(To permit a Pet Crematorium Use with the Enclosed Mezzanine.)
2775990 Ontario Inc. – Blackthorn Development Corp.
34-2500 Williams Parkway
West of Humberwest Parkway, North side of Williams Parkway
Ward: 8

Contact: Andrew Ramsammy, Development Planner, Planning, Building and Economic Development, Andrew.Ramsammy@brampton.ca, 905-874-3473; and,
Steve Ganesh, Manager, Planning, Building and Economic Development, Steve.Ganesh@brampton.ca

Report Number: Planning, Bld & Ec Dev-2021-858

Recommendations:

1. **THAT** the report titled: **Information Report**, Application to Amend the Zoning By-law, **Blackthorn Development Corp. – 2775980 Ontario Inc., 34-2500 Williams Parkway – Ward 8 (City File: OZS-2021-0014 and Planning, Bld & Economic Development-2021-858)**, dated July 30, 2021 to the Planning and Development Committee Meeting of September 13, 2021 be received; and,
2. **THAT** Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Overview:

- **The application is proposing to permit the addition of a Pet Crematorium use to the existing developed industrial site. The proposed use will have a minimum separation distance of 280 metres to a sensitive land use (daycare located in an industrial unit on Williams Parkway).**

- **The property is designated “Industrial” in the Official Plan and “Industrial” in the Gore Industrial North Secondary Plan (Area 14). An amendment to the Official Plan and Secondary Plan is not required.**
- **The property is split-zoned as “Industrial Four – 1548 (M4-1548) & “Industrial Three - 1513 (M3-1513)” by By-Law 270-2004, as amended. Unit 34 is designated as M3-1513. An amendment to the Zoning By-law is required to permit the Pet Crematorium use, with a minimum separation distance of 280 metres from Residential, Open Space or Institutional uses.**
- **This Information Report and the associated public meeting facilitate compliance with the Term of Council “A Well-Run City (Good Government)” priority with respect to encouraging public participation by actively engaging the community.**

Background:

The subject property is designated as Industrial within the Official Plan and the Gore Industrial North Secondary Plan (Area 14). The property was subject to a Draft Plan of Condominium Application (C07E08.015) in 2019. The Peel Standard Condominium Plan was registered in July 2020, as PCP-1081.

This application has been reviewed for completeness and found to be complete in accordance with Section 51 (19.1), Section 35 (10.4), and Section 22 (6.1) of the *Planning Act*. A formal Notice of Complete Application was provided to the applicant on May 26, 2021.

Current Situation:

Proposal (Refer to Appendix 1):

The applicant is proposing to amend the Zoning By-law permit the addition of a Pet Crematorium use to the existing Industrial Three – 1513 (M3-1513) Zoning By-law designation. The proposed use will have a minimum separation distance of 280 metres from an existing day care use (sensitive land use) that is located within an industrial unit at 2021 Williams Parkway, located to the south and west.

Additional details of the proposal are as follows:

- The proposed use will be limited to the Gross Floor Area (GFA) of the subject unit (Unit 34).
- An Enclosed Mezzanine is proposed to be added to Unit 34.

- No other changes are proposed to the Site as a whole.

Property Description and Surrounding Land Use (Refer to Appendix 2):

The lands have the following characteristics:

- A total site area of approximately 4.06 hectares (10.05 acres);
- A total frontage of approximately 219.5 metres (720.14 feet) along Williams Parkway;
- Has a total of six existing multi-unit buildings which form part of a standard Peel Region Condominium Corporation.
- The subject unit (Unit 34) has a Gross Floor Area (GFA) of approximately 181 sq.m.

The surrounding land uses are described as follows:

North: Industrial uses in the form of manufacturing facilities abut the land, with existing residential uses beyond Cottrelle Boulevard to the north;

South: Industrial and Commercial uses in the form of manufacturing facilities, daycare facility, and personal services facilities exist to the south of the subject land;

East: Industrial and Commercial and Institutional uses in the form of manufacturing facilities and food service facilities exist to the east of the subject lands. Residential and Open Space uses exist beyond Humberwest Parkway; and

West: Industrial and Commercial uses in the form of manufacturing facilities and personal service facilities exist to the west of the subject land.

Technical Considerations

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application. A complete review of technical planning and development implications will be undertaken and discussed within the Recommendation Report.

At this time, staff notes the following consideration that will need to be addressed:

- Proximity to sensitive land uses, including the existing day care use that is located in an industrial unit on a site located to the south and west, approximately 280 metres from the subject unit. The site is located more than 500 metres away from any residential uses.

An amendment to the Official Plan's policies regarding separation distances (300 metre separation distance) is deemed to not be required by staff in this case due to the modest nature of the change and the consideration that the applicant will need to also satisfy all Provincial requirements regarding separation to sensitive uses through a certificate of occupancy.

Further details on this application can be found in the Information Summary contained in Appendix 7. The future Recommendation Report will contain an evaluation of the various technical aspects, including matters addressed in the site specific studies submitted by the applicant.

Public Meeting Notification Area:

This application has been circulated to all relevant City departments and external agencies for comment and a sign informing the public of the submission of a development application for the property is erected on the site.

Notice of the statutory public meeting has been provided by mail to all property owners within 240 metres of the subject lands, and also through the Brampton Guardian, which exceeds the requirements of the Planning Act. The notices were provided at least 20 days in advance of the public meeting as per Planning Act requirements.

This report, along with the complete application requirements including studies, has been posted to the City's website.

Corporate Implications:

Financial Implications:

There are no financial implications identified at this time. Revenue collected through development application fees are accounted for in the approved operating budget. Any implications that arise through the continued processing of this application will be discussed within the future Recommendation Report.

Environmental Implications:

Pet Crematoriums in Ontario are permitted through the Ministry of the Environment, Conservation and Parks (MECP). Industrial equipment used in pet cremation operations are designed to ensure emissions from the gasification process can be neutralized. This process helps mitigate emissions to meet requirements of the MECP. On this note, to ensure the operation is not a nuisance to surrounding lands, a certificate of approval will be required from the MECP prior to the pet crematorium's operation.

Other Implications:

Other technical planning and development implications associated with this application will be undertaken and discussed within the Recommendation Report.

Term of Council Priorities 2019-2022:

This Information Report and the associated public meeting facilitate compliance with the Term of Council Priorities 2019-2022 “A Well-run City (Good Government)” priority, with respect to encouraging public participation by actively engaging the community. This application will be reviewed to ensure that the development proposal meets the direction and goals of the Term of Council Priorities 2019-2022, and will be discussed in the future Recommendation Report.

Conclusion:

Appropriate information and background studies have been received in order to hold a Statutory Public Meeting in compliance with the requirements of the *Planning Act*.

A future Recommendation Report will detail a complete technical analysis and assess the planning merits of this application to amend the Zoning By-law.

Authored by:

Reviewed by:

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Attachments:

- Appendix 1: Location Map
- Appendix 2: Official Plan Designations
- Appendix 3: Secondary Plan Designations
- Appendix 4: Zoning Designations
- Appendix 5: Aerial & Existing Land Use
- Appendix 6: Propane Facilities

Appendix 7:

Information Summary