

Information Summary

Notwithstanding the information summary provided below, staff advise that, prior to finalizing recommendations to Council, this application will be further evaluated for consistency with the Provincial Policy Statement (2020), conformity with the Growth Plan for the Greater Golden Horseshoe (2020), the Regional of Peel Official Plan and the City of Brampton Official Plan.

Planning Act R.S.O 1990 and Provincial Policy Statement, 2020

The proposal will be reviewed for its compliance to matters of provincial interest as identified in the Planning Act R.S.O 1990 in terms of:

- The orderly development of safe and healthy communities (2 h);
- The adequate provision of employment opportunities (2 k);
- The co-ordination of planning activities of public bodies (2 m);
- The resolution of planning conflicts involving public and private interests (2 n); and
- The protection of public health and safety (2 o).

The proposal will also be reviewed for its compliance to the Provincial Policy Statement (PPS). The PPS policies that are applicable to this application include but are not limited to:

- Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term (1.1.1 a);
- Accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs (1.1.1 b);
- avoiding development and land use patterns which may cause environmental or public health and safety concerns (1.1.1 c);
- Planning authorities shall promote economic development and competitiveness by (section 1.3.1 a & b):

- Providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- Providing opportunities for diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- Within employment areas planned for industrial or manufacturing uses, planning authorities shall prohibit residential uses and prohibit or limit other sensitive land uses that are not ancillary to the primary employment uses in order to maintain land use compatibility. Employment areas planned for industrial or manufacturing uses should include an appropriate transition to adjacent non-employment areas (1.3.2.3).

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

The subject lands are within the “Built-Up Area – Conceptual” on Schedule 2 – A Place to Grow Concept of the Growth Plan for the Greater Golden Horseshoe (2020). The Growth Plan promotes development that contributes to complete communities, creates street configurations that support walking, cycling and sustained viability of transit services which creates high quality public open spaces. The proposal will be evaluated against the Growth Plan for the Greater Golden Horseshoe (GGH) to ensure that it conforms to the Plan. The GGH plan sections applicable to this amendment include but are not limited to:

- Within settlement areas, growth will be focused in (section 2.2.1.2 c i to iv):
 - Delineated built-up areas;
 - Strategic growth areas;
 - Locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and
 - Areas with existing or planned public service facilities;
- Applying the policies of this Plan will support the achievement of complete communities that (2.2.1.4 a):
 - Feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;
- Economic development and competitiveness in the GGH will be promoted by (section 2.2.5.1 a, b and d):
 - Making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities;
 - Ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan;

- Integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment;
- Municipalities will plan for all employment areas within Settlement areas by (section 2.2.5.7 c)
 - Providing an appropriate interface between employment areas and adjacent non-employment areas to maintain land use compatibility.

Regional Official Plan

The subject application is within the “Urban System” designation on Schedule D, and “Built-Up Area” on Schedule D4 as established in the Regional official Plan. The proposal will be evaluated against the Region of Peel Official Plan to ensure that it conforms to the Plan. The Region of Peel Official Plan sections that are applicable to this application include but are not limited to:

- Support the development of area municipal official plan policies including, but not limited to, setbacks for residential developments, transportation corridors and the separation of sensitive land uses from both planned and existing sources of harmful emissions (section 2.2.3.3.7)
- Direct urban development and redevelopment to the Urban System within the 2031 Regional Urban Boundary, as shown on Schedule D, consistent with the policies in this Plan and the area municipal official plans (Section 5.3.2.2);
- Direct the area municipalities, while taking into account the characteristics of existing communities, to include policies in their official plans that (Section 5.3.2.6 a)
 - Support the Urban System objectives and policies in this Plan;
 - Provide transit-supportive opportunities for redevelopment, intensification and mixed land use.
- Protect and support employment areas for employment uses, as defined and designated in area municipal official plans. For the purposes of this policy, employment areas are those that contain land designated (section 5.6.2.6):
 - In Brampton: Office, Industrial and certain Business Corridor lands, as further defined in the Brampton Official Plan.

Official Plan:

The property is designated “Employment” on Schedule 1 – City Concept; and “Industrial” on Schedule A – General Land Use Designations of the City of Brampton Official Plan.

The “Employment” designation is a wide designation that includes various employment generating land uses such as industrial, retail, business and office uses. The “Industrial” designation permits light to heavy industrial uses such as manufacturing, processing, repair and service, warehousing and distribution.

The proposal will be evaluated against the Official Plan to ensure that it conforms to the Plan. The Official Plan policies that are applicable to this application include but are not limited to:

- The “Industrial” designation identified on Schedule “A” of this Plan shall provide for the development of industrial, manufacturing, distribution, mixed industrial/ commercial, commercial self-storage warehouses, data processing and related uses and limited office uses, and may also permit limited service and retail uses, open space, public and institutional use as practical and appropriate subject to the appropriate sub-designations and policies in the relevant Secondary Plan. Within the Industrial designation, areas intended for open storage and truck trailer parking shall be identified in the relevant Secondary Plan. Places of Worship shall be permitted in limited locations subject to Section 4.9.8 of this Plan (section 4.4.2.1);
- The City will accommodate employment growth to 2031 in the order of 70,000 to 90,000 employment land employment jobs, which may include limited amounts of service, retail, office and institutional uses. This growth will occur on new lands designated primarily as employment land and existing vacant employment lands. Some of the employment growth may be accommodated through the intensification of existing employment areas provided that the City-wide forecasts as outlined in (section 4.4.2.2);
- The City shall promote the development of Industrial uses in locations accessible to existing and proposed transportation terminal facilities, public transit and major components of the regional, provincial and national transportation system, including airport, road and rail facilities (section 4.4.2.7).
- Notwithstanding Section 4.8.5.8 (viii), Hazardous Waste Processing Use for Hazardous Waste Chemicals or Manufacturing Intermediaries, or Medical, Veterinary or Pathological Waste, and Thermal Degradation (Hazardous Waste) Use for Medical, Veterinary or Pathological Waste may only be permitted by way of a Site-Specific Zoning By-law Amendment on lands designated Industrial, provided the use is located a minimum of 300 meters from a Sensitive Land Use, and where the following matters have been demonstrated to the satisfaction of the City (section 4.8.5.9 ix):
 - The applicant shall conduct a review of surrounding land uses to demonstrate the compatibility of the proposed facility with land uses in the potential influence area of the application;

- The applicant shall demonstrate that appropriate mitigation and/or buffering measures can be implemented to address any potential adverse impacts from the operation including, but not limited to noise, odour, vibration, dust, traffic and the impacts of an operational upset or accident;
 - The applicant shall demonstrate the appropriate traffic management measures through a Traffic Impact Study;
 - The applicant shall provide an Operational Management Plan to demonstrate how they will manage litter, vermin, and odour;
 - The applicant shall demonstrate appropriate wastewater and stormwater management measures;
 - The applicant shall provide appropriate visual screening of the operation;
 - The applicant shall provide sufficient development setbacks and/or buffers to protect, preserve and enhance the natural heritage system; and
 - The applicant shall provide a Fire Safety Consultant Report.
- Where it is required to provide the following information to support an application for a Certificate of Approval, as required under the Ontario Environmental Protection Act, the applicant shall provide the following information to the City:
 - Air Quality (including odour) Impact Report; and
 - Noise Study.

The applicant has submitted the necessary documents as required by section 4.8.5.9 ix of the Official Plan for Staff review. A detail review will be provided in the future Recommendation Report.

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.

Secondary Plan:

The property is designated "Industrial" in the Gore Industrial North Secondary Plan (Area 14). The Gore Industrial North Secondary Plan policies that are applicable to this application include but are not limited to:

- Industrial Use Area shall mean land which is predominately used for industry. The Industrial Use category includes such activities as warehousing, manufacturing, processing of raw or semi-processed materials, repair workshops, and the storage of goods. Industry will be permitted provided that no constraint is imposed on the sound industrial development of the area. In no case will a residential use be permitted in the Industrial Use Area, with the exception of one dwelling unit for the use

of a caretaker or person employed in the maintenance of land, buildings, or equipment thereon (section 1.1);

- Industrial uses will be subject to development standards to ensure that adjoining use areas in close proximity to the industrial use area will not suffer. To this end, adequate setbacks, planting strips and screening will be required (section 3.1.2).

The proposal is consistent with the policies of the Gore Industrial North Secondary Plan. An amendment to this plan is not required.

Zoning By-law:

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.

The Industrial Three – 1513 (M3-1513) Zone permits the following uses:

- The warehousing and storage of goods and products and materials within an enclosed building;
- The manufacture and assembly of the following products:
 - Clothing and finished textile or fabric products;
 - Printing and bookbinding and lithographing;
 - Die castings involving the use of plastics and light metals including aluminum zinc;
 - Light manufacturing of tubing, pipes, tools and instruments, electrical components, building hardware, telephone, television, radio and electronic components, drugs and pharmaceutical products, cosmetics and associated products;
- Shops for the repair or manufacturing of small goods and wares;
- Business, professional and administrative offices connected with another permitted purpose;
- Exhibition and conference halls;
- Radio, television broadcasting and transmission facilities;
- One dwelling unit, as part of an industrial building, only for the use of a caretaker or night watchman employed in connection therewith;
- Any use by a public body of the same general character as the other permitted purposes;

- Purposes accessory to the other permitted purposes, including a retail outlet operated in connection with an industrial use located on the site, provided that the total gross floor area of the retail outlet is not more than fifteen percent (15%) of the total gross floor area of the industrial use.
- The manufacturing, assembly, storage and distribution of semi-finished and finished products;
- Dry cleaning plants, laundry and dyeing establishments, excluding any dangerous uses;
- Dairy products plants and bakeries;
- A builder's supply yard or a contractor's yard including a repair and assembly shop, but excluding any scrap metal storage or salvage yards;
- Any purposes accessory to the other permitted purposes.

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. A site specific definition should be included with this amendment. This use is classified as a "Hazardous Waste Processing Use" as it constitutes "veterinary waste disposal" as currently defined in the by-law. Hazardous waste processing use must be located a minimum of 1000m from lands zoned Residential, Open Space or Institutional.

Sustainability Score and Summary

1. Bronze Threshold Score NOT Achieved

The City of Brampton's Sustainability Metrics are used to evaluate the environmental sustainability of development applications.

To measure the degree of sustainability of this development application, a Sustainability Score and Summary were submitted. The application has a Sustainability Score of 9 points, which does not achieve the City's Bronze threshold. City staff will verify the sustainability score prior to the Recommendation Report. It is understood that the application is proposing a use to operate within an existing Industrial plaza. There may be minimal opportunities to achieve a Bronze threshold score.

Documents Submitted in Support of the Application

- Zoning By-law Amendment application form;
- Draft Zoning By-law Amendment;
- Comment Response Matrix;
- Site Concept Plan;

- Unit Concept Plan;
- Property Survey;
- Draft Public Notice Signage;
- Public Consultation Strategy;
- Planning Justification Report;
- Noise Attenuation Statement;
- Dust Odour Report;
- Parcel Abstract; and
- Sustainability Scoring Matrix and Summary.