

RESULTS OF APPLICATION CIRCULATION

City File Number: OZS-2021-0014

Consolidated Comment Report

Date: October 26, 2021

File: OZS-2021-0014

Applicant/Owner: Maurizio Rogato / 2775980 Ontario Inc.

Location: 34-2500 Williams Pky

Proposal: Proposed Zoning By-law Amendment to permit a Pet Crematorium with Enclosed Mezzanine.

This report contains comments from the technical groups who have reviewed the proposal. Additional comments may be forthcoming pending the review of any revised drawings/reports/etc. The applicant/owner must address all of the comments by creating a "Comment Response Table" identifying how all comments have been addressed. In order to resubmit, please upload all revised drawings/reports/etc., and as a final step, upload the "Comment Response Table". If you have any questions or concerns, please contact the planner assigned to your file: Andrew Ramsammy, (905) 874-3473 or Andrew.Ramsammy@brampton.ca.

Development Review		Not Cleared Comments
Andrew Ramsammy - andrew.ramsammy@brampton.ca		
<i>Conditions</i>		
<i>Final Comments</i>	<p>All re-submissions are to be accompanied by a detailed cover letter that responds to all comments identified within this report. Responses such as `Noted` or `Done` do not constitute sufficient detail. Please provide this written response to each of the individuals that have provided comments on this application.</p> <p>Prior to resubmission of the application, please provide a copy of the Cover Letter to the Assigned Development Planner via email for review.</p> <p>The Draft Zoning By-law Amendment must be modified to amend the existing site specific zone to add the 'Pet Crematorium' use, with associated requirements and restrictions to limit the use to 'only one pet crematorium' and limit the associated gross floor area permitted for that use.</p> <p>Please provide a site specific definition to be included with the amendment. Currently, a 'Pet Crematorium' use is not a defined use in the By-law. This definition should speak to the proposed operation on site (services offered, operations etc.)</p>	
Accessibility Review		Cleared
Sylvia Ingham - sylvia.ingham@brampton.ca		
<i>Conditions</i>	cleared	

<i>Final Comments</i>	
Building Review Cleared	
Anthony Magnone - anthony.magnone@brampton.ca	
<i>Conditions</i>	
<i>Final Comments</i>	<ul style="list-style-type: none"> • The applicant/owner to provide a copy of the final version of the geotechnical report, signed and sealed by the QP, at time of permit application. • The applicant owner must obtain a demolition permit to remove any existing buildings on the site. • All mandatory inspections for any issued permits must be passed and the permit be closed. • Any other building code comments will be addressed during the site plan approval application. • Any plumbing comments will be addressed during the site plan approval application.
Capital Works Review Cleared	
Ricardo Scattolon - ricardo.scattolon@brampton.ca	
<i>Conditions</i>	
<i>Final Comments</i>	There are no issues to comment on at this time. Any changes to the site plan may require further review.
Development Engineering Review Cleared	
Olti Mertiri - olti.mertiri@brampton.ca	
<i>Conditions</i>	
<i>Final Comments</i>	No comments
Economic Development Review Cleared	
Sabrina Chirco - sabrina.chirco@brampton.ca	
<i>Conditions</i>	
<i>Final Comments</i>	<p>Economic Development supports the application for the business of a pet crematorium. The client has been diligent during the planning process to ensure they abide by all municipal and provincial regulations that are required. More specifically, they have followed the requirements as outlined under the Environmental Protection Act to submit an ECA (includes noise and air emissions) before any equipment or work is done to the space. In doing so, they have obtained clearance by the Ministry that will allow them to operate, pending zoning approval.</p> <p>In addition to Provincial compliance they have been very sensitive to the public during open houses and meetings to address any concerns neighboring businesses and residents have towards the type of use.</p> <p>Finally, Brampton among other municipalities have seen the effects of COVID on our business community. By supporting this application we are facilitating efficient uses in areas that are vacant or underutilized. As well, this contributes to employment density of the area as outlined in the Growth Plan Policy.</p>

Environmental Engineering Review		Cleared
Donna Sanders - donna.sanders@brampton.ca		
Conditions - ESA		
Conditions - FSR		
Final Comments - ESA	N/A	
Final Comments - FSR	N/A	
Note	Environmental Engineering Response Prior to Circulation – Michael Heralll This type of facility would need an Environmental Compliance Approval under Section 9 of the Environmental Protection Act. There are extensive requirements for an ECA for a waste thermal treatment facility including emissions modelling. Those models would allow an assessment of the odour impacts at the nearest point of impingement within the existing residential uses given the facility is located well within the 1000m influence zone. There are minimum olfactory thresholds that would need to be met at the nearest point of impingement, and the models and calculations would determine if this is feasible or requires further mitigation. The City does not become involved in the air quality model reviews as those are part of the ECA application.	
Heritage Review		Cleared
Merissa Lompart - merissa.lompart@brampton.ca		
Conditions		
Final Comments	There are no issues to comment on at this time. Any changes to the site plan may require further review.	
Initial GIS Update		Cleared
Chris Kovac - chris.kovac@brampton.ca		
Conditions		
Final Comments		
Noise Review		Cleared
Daniel Tang - daniel.tang@brampton.ca		
Conditions	No Noise Requirement	
Final Comments	No Noise Requirement	
Open Space Development Review		Cleared
Corrie Daneliak - corrie.daneliak@brampton.ca		
Conditions		
Final Comments	No comments.	
Park Planning Review		Cleared
Jaskiran Bajwa - jaskiran.bajwa@brampton.ca		

<i>Conditions</i>	No coments
<i>Final Comments</i>	No comments
Peel Region Review Cleared	
Andrew Ramsammy - andrew.ramsammy@brampton.ca	
<i>Conditions</i>	
<i>Final Comments</i>	
Planning Environment Review Cleared	
Stavroula Kassaris - stavroula.kassaris@brampton.ca	
<i>Conditions</i>	
<i>Final Comments</i>	
Policy Review Cleared	
Andrew Ramsammy - andrew.ramsammy@brampton.ca	
<i>Conditions</i>	
<i>Final Comments</i>	<p>The property is designated as 'Industrial' on Schedule A of the Official Plan (OP). Lands designated as Industrial within the Official Plan permit 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.</p> <p>The subject property is designated as 'Industrial' on Schedule SP14(a) of the Area 14 Secondary Plan. Lands designated Industrial within this Secondary Plan 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. This category will not prevent some of the land being used for other than industrial purposes, provided that such other uses primarily serve the principal use, being industry, and provided that such other uses do not serve uses of land within another land use classification. Such other uses, being uses auxiliary to the principle use. Industry, will be permitted provided that no constraint is imposed on the sound industrial development of the area.</p> <p>An Amendment to the Official Plan and Secondary Plan is not required.</p>
Sign Review Cleared	
Ross Campbell - ross.campbell@brampton.ca	
<i>Conditions</i>	-
<i>Final Comments</i>	There are no issues to comment on at this time. Any changes to the proposal may require further review.
Traffic Services Review Cleared	
Scott McIntyre - scott.mcintyre@brampton.ca	
<i>Conditions</i>	
<i>Final Comments</i>	<p>No TIS required</p> <p>No further comments</p>

Transit Review		Cleared
Michelle Lui - michelle.lui@brampton.ca		
<i>Conditions</i>	None.	
<i>Final Comments</i>	Brampton Transit has reviewed the referenced Site Plan Application and we note that our previous comments have been addressed. We have no further comments from a transit planning perspective.	
Urban Design Review		Cleared
Kanwal Aftab - kanwal.aftab@brampton.ca		
<i>Conditions</i>	n/a	
<i>Final Comments</i>	There are no issues to comment on at this time. Any changes to the site plan may require further review.	
Zoning Review		Not Cleared Comments
Elizabeth Corazzola - elizabeth.corazzola@brampton.ca		
<i>Final Comments</i>	<p>The proposed Zoning By-law amendment completely alters the existing zone permissions for this property. Lands are currently split zoned M3-Section 1513 and M4-1548 which permits a variety of industrial uses. Unit 34 is situated within the M3-1513 zone.</p> <p>Rezoning the land as proposed in the draft amendment will alter the existing zone designation with no recognition of existing permitted uses and/or the requirements and restrictions associated with those uses.</p> <p>It is recommended that the draft amendment be modified to amend the existing site specific zone and, rather than permitting the proposed use in a specific unit, the associated requirements and restrictions should limit the use to "only one pet crematorium" and limit the associated gross floor area permitted for that use.</p> <p>In addition, "a pet crematorium" is not a defined use in the By-law. A site specific definition should be included with this amendment.</p>	

Public Works

10 Peel Centre Dr.
Suite A
Brampton, ON
L6T 4B9
tel: 905-791-7800

peelregion.ca

July 7, 2021

Andrew Ramsammy,
Planner I
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
andrew.ramsammy@brampton.ca

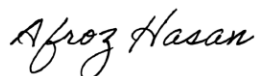
**RE: Region of Peel Comments
 Zoning By-Law Amendment Application
 34-2500 William Parkway
 City of Brampton
 OZS-2021-0014
 Regional File: RZ-21-014B**

Dear Mr. Ramsammy,

Region of Peel staff have reviewed the above noted Zoning By-Law Amendment Application proposing a site-specific zoning amendment for Unit 34 to permit a pet crematorium and have no objection to the Zoning By-Law Amendment Application.

If you have any questions or concerns, please contact me
(afroz.hasan@peelregion.ca 905 791 7800 x4401) at your earliest convenience.

Yours truly,



Afroz Hasan
Junior Planner, Development Services
Region of Peel

Ramsammy, Andrew

From: Graham Wigley <Graham.Wigley@alectrautilities.com>
Sent: 2021/06/28 3:40 PM
To: Ramsammy, Andrew
Cc: Seefon Tan; Gaurav Robert Rao
Subject: [EXTERNAL]34-2500 Williams Pkwy - OZS-2021-0014

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Hi Andrew,

There will be no comments required for the application OZS-2021-0014 at 2500 Williams Pkwy. Please note, any upgrades to the existing electrical service will require the customer to adhere to our current standards and conditions of service with the customer bearing all necessary construction costs. If the existing transformer is insufficient for the unit upgrade, the transformer must be upgraded and relocated outside as a pad service with the customer bearing all necessary construction costs.

Thank you,



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Ramsammy, Andrew

From: GTAW New Area <gtaw.newarea@rci.rogers.com>
Sent: 2021/06/14 9:11 AM
To: Trdoslavic, Shawntelle; Ramsammy, Andrew
Subject: [EXTERNAL]RE: [OZS-2021-0014] Notice of Application and Request for Comments: DUE JUN 23/2021

Follow Up Flag: Follow up
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Rogers Communications Canada Inc, has no objections.

Thank you

Monica LaPointe
Coordinator
gtaw.newarea@rci.rogers.com
Outside Plant Engineering GTAW
3573 Wolfedale Road.
Mississauga ON L5C 3T6
416 913 0693/ 647 643 1446

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Sent: 10-Jun-21 9:59 AM
To: planninginfo@peelregion.ca; FarouqueAlthaf <althaf.farouque@peelregion.ca>; Alex Martino (alex.martino@peelregion.ca) <alex.martino@peelregion.ca>; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.ca>; Suzanne Blakeman <suzanne.blakeman@peelsb.com>; Nicole Hanson <nicole.hanson@peelsb.com>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification <planification@csmiamonde.ca>; circulations@wsp.com; GTAW New Area <gtaw.newarea@rci.rogers.com>; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; Dave A. Robinson <davea.robinson@alecrautilities.com>; Municipal Planning <municipalplanning@enbridge.com>; christopher.fearon@canadapost.ca
Cc: Ramsammy, Andrew <Andrew.Ramsammy@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail@brampton.ca>; Danton, Shauna <Shauna.Danton@brampton.ca>
Subject: [OZS-2021-0014] Notice of Application and Request for Comments: DUE JUN 23/2021

Good Morning

Please find attached the **Notice of Application and Request for Comments**.

An application for **34-2500 Williams Parkway** with an assigned file number of **OZS-2021-0014** was submitted to City of Brampton for review and the applicant submitted materials are made public on **BramPlan Online** for review.

Please review and provide your comments to the assigned planner, **Andrew Ramsammy by June 23, 2021**

If you have any concerns please contact the assigned planner, Andrew at Andrew.Ramsammy@brampton.ca

How to Access Applicant Submitted Documents

<https://www.youtube.com/watch?v=2KLexaEefpM>

Thanks and have a great day!

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Economic Development

City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2

shawntelle.trdoslavic@brampton.ca

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Ramsammy, Andrew

From: planification <planification@csviamonde.ca>
Sent: 2021/06/10 11:04 AM
To: Trdoslavic, Shawntelle
Cc: Ramsammy, Andrew
Subject: [EXTERNAL]RE: [EXTERNE] - [OZS-2021-0014] Notice of Application and Request for Comments: DUE JUN 23/2021

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Good Morning,

The Conseil scolaire Viamonde has no comment regarding the proposed Zoning By-law Amendment (File No. OZS-2021-0014) for 34-2500 Williams Parkway to permit a Pet Crematorium with enclosed mezzanine.

Best regards and have a good day.

Kenny Lamizana

Agente de Planification, Secteur de l'immobilisation, de l'entretien et de la planification
Planning Officer, Building, Maintenance and Planning Department
Conseil Scolaire Viamonde | 116 Cornelius Parkway, Toronto, ON M6L 2K5



De : Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>

Envoyé : 10 juin 2021 09:59

À : planninginfo@peelregion.ca; FarouqueAlthaf <althaf.farouque@peelregion.ca>; Alex Martino (alex.martino@peelregion.ca) <alex.martino@peelregion.ca>; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.ca>; suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification <planification@csviamonde.ca>; circulations@wsp.com; gtaw.newarea@rci.rogers.com; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; DaveA.Robinson@alecrautilities.com; Municipal Planning <municipalplanning@enbridge.com>; christopher.fearon@canadapost.ca

Cc : Ramsammy, Andrew <Andrew.Ramsammy@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail@brampton.ca>; Danton, Shauna <Shauna.Danton@brampton.ca>

Objet : [EXTERNE] - [OZS-2021-0014] Notice of Application and Request for Comments: DUE JUN 23/2021

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Please review and provide your comments to the assigned planner, **Andrew Ramsammy by June 23, 2021**

If you have any concerns please contact the assigned planner, Andrew at Andrew.Ramsammy@brampton.ca

How to Access Applicant Submitted Documents

<https://www.youtube.com/watch?v=2KLexaEefpM>

Thanks and have a great day!

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Economic Development

City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2

shawntelle.trdoslavic@brampton.ca

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Ramsammy, Andrew

From: Koops, Krystina <Krystina.Koops@dpcdsb.org>
Sent: 2021/06/14 3:40 PM
To: Ramsammy, Andrew
Cc: Hanson, Nicole
Subject: [EXTERNAL]Comments OZS 2021-0014

Follow Up Flag: Follow up
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**RE: Notice of Application and Request for Comments
Application to Amend the Zoning By-law
2500 Williams Parkway, unit 34
OZS 2021-0014**

The Dufferin-Peel Catholic District School Board has reviewed the above-noted application and since the proposed development is for a pet crematorium, no students are anticipated from this development.

The Board has no comments or objection to the further processing of this application.

Regards,

Krystina Koops, MCIP, RPP

Planner - Planning Department
Dufferin-Peel Catholic District School Board
40 Matheson Boulevard West, Mississauga ON L5R 1C5
Tel: 905-890-0708 ext. 24407 | Email: krystina.koops@dpcdsb.org
Website: www.dpcdsb.org | Twitter: @DPCDSBSchools | YouTube: DPCDSBVideos

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Ramsammy, Andrew

From: Hanson, Nicole <nicole.hanson@peelsb.com>
Sent: 2021/06/15 12:55 PM
To: Ramsammy, Andrew
Cc: Sousa, Phillip; Gooding, Nick; Koops, Krystina
Subject: [EXTERNAL]Fw: OZS-2021-0014 Notice of Application and Request for Comments: DUE JUN 23/2021
Attachments: Notice of Application and Request for Comments (June 2, 2021).pdf

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Dear Andrew,

The Peel District School Board has reviewed the above noted application.
Based on the Board's School Accommodation Criteria, the Board has no comment as this application is for non-residential development, and no students are anticipated.

Respectfully,

Nicole Natalie Hanson | B.A(Hons), MES(Pl.), RPP, MCIP
Planning Officer - Development
Planning and Accommodation Support Services
Peel District School Board
a: 5650 Hurontario Street, Mississauga
t: 905-890-1010 ext. 2217 | e: nicole.hanson@peelsb.com

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Sent: June 10, 2021 9:59 AM
To: planninginfo@peelregion.ca <planninginfo@peelregion.ca>; FarouqueAlthaf <althaf.farouque@peelregion.ca>; Alex Martino (alex.martino@peelregion.ca) <alex.martino@peelregion.ca>; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.ca>; Blakeman, Suzanne <suzanne.blakeman@peelsb.com>; Hanson, Nicole <nicole.hanson@peelsb.com>; Cox, Stephanie <Stephanie.Cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification <planification@csvgiamonde.ca>; circulations@wsp.com <circulations@wsp.com>; gtaw.newarea@rci.rogers.com <gtaw.newarea@rci.rogers.com>; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; DaveA.Robinson@alecrautilities.com <DaveA.Robinson@alecrautilities.com>; Municipal Planning <municipalplanning@enbridge.com>; christopher.fearon@canadapost.ca <christopher.fearon@canadapost.ca>
Cc: Ramsammy, Andrew <Andrew.Ramsammy@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail@brampton.ca>; Danton, Shauna <Shauna.Danton@brampton.ca>
Subject: [EXTERNAL] [OZS-2021-0014] Notice of Application and Request for Comments: DUE JUN 23/2021

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If you have any concerns please contact the assigned planner, Andrew at Andrew.Ramsammy@brampton.ca

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Thanks and have a great day!

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Economic Development

City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2

shawntelle.trdoslavic@brampton.ca

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