

Date: 2021-11-22

File: C06W01.005

Subject: **Recommendation Report**
Application to Amend the Zoning By-law
(To zone portions of the site for Industrial Business,
Open Space and Floodplain purposes)
GWD Ltd c/o Maple Lodge Farms Limited
8175 Winston Churchill Boulevard
Ward: 6

Contact: Rob Nykyforchyn, Development Planner, Development Services,
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Report Number: Planning, Bld & Ec Dev-2021-1192

Recommendations:

1. **That** the report titled: **RECOMMENDATION REPORT**, Application to Amend the Zoning By-Law, GWD Ltd., c/o Maple Lodge Farms Limited, 8175 Winston Churchill Boulevard, Ward 6 (File: C06W01.005), dated November 22, 2021 to the Planning and Development Committee Meeting of December 6, 2021, be received;
2. **THAT** the Application to amend the Zoning By-law, submitted by GWD Ltd., c/o Maple Lodge farms Limited, Ward: 6, File: C06W01.005, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and conforms to the Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan for the reasons set out in this report;
3. **THAT** the amendment to the Zoning By-law, generally in accordance with the by-law attached as Appendix 7 of this report be adopted;
4. **THAT** no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended.

Overview:

- **The applicant is proposing to demolish the existing Maple Lodge Farms retail sales and restaurant building located at 8175 Winston Churchill Boulevard and to construct a larger building close to Winston Churchill Boulevard that incorporates office, retail, restaurant and warehouse storage uses. In addition, the applicant is proposing to construct a second building in the central area of the site to house special event vehicles.**
- **The portion of the site that is to be developed is designated “Industrial” in the Official Plan, and “Highway and Service Commercial” in the Bram West Secondary Plan (Area 40, Chapter A). Amendments to these documents are not proposed, and the application conforms to the policies associated with these designations.**
- **The property is zoned "Agricultural (A)" by By-law 270-2004, as amended. An amendment to the Zoning By-law is required to rezone the westerly portion of the property with a site specific “Industrial Business (MBU)” zone category in order to allow these lands to be used for an industrial warehouse / office/ retail / restaurant operation within a new building, and to allow for the storage of the Maple Lodge Farms special events vehicles in a second building. The easterly portion of the site will remain in an “Agricultural (A)” zone category and the southerly portion of the site will be zoned for “Open Space (OS)” and “Floodplain (F)” purposes to protect the environmental features.**
- **On April 8, 2019 a statutory public meeting was held and no members of the public spoke to the application. Details of the Public Meeting are included in Appendix 9 of this report.**
- **The proposed Zoning By-law amendments represent good planning, is consistent with the Provincial Policy Statement, and conform to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the general intent of the City of Brampton Official Plan.**
- **The proposal is consistent with the “2018-2022 Term of Council Direction: A Compass for our Community” and supports the “A City of Opportunities” theme. The proposal is consistent with the direction of building complete sustainable communities to accommodate growth for people and jobs.**

Background:

The applicant is proposing to amend the Zoning By-law to redevelop the property at 8175 Winston Churchill for a new restaurant and retail store along with office and warehouse uses.

This application was received on December 18, 2018 and has been reviewed for completeness and found to be complete in accordance with Section 34 (10.4) of the Planning Act. On February 28, 2019, the City's Planning staff issued formal notice that the application was deemed to be a complete application.

The application was presented at a Public Meeting on April 8, 2019. No members of the public spoke to the application or submitted correspondence.

Current Situation:

Proposal (Refer to Appendix 1):

An application to amend the Zoning By-law has been filed in support of the proposed development. Details of the proposal are as follows:

- ◆ To construct a new building having a gross floor area of 2,011 square metres (21,719 sq.ft.) for the Maple Lodge Farms (retail) outlet store, which is comprised of office (234.4 sq.m.), warehouse (836.5 sq.m.), retail (729.6 sq.m.), and restaurant (210.4 sq.m.) purposes;
- ◆ To construct a new building having a gross floor area of 674.3 square metres (7,259 sq.ft.) for the storage of the Maple Lodge Farms special event team's vehicles and cooking equipment;
- ◆ To provide 159 vehicular parking spaces and 2 loading spaces;
- ◆ To create a 12.44 metre wide road widening block along the Winston Churchill Boulevard frontage; and,
- ◆ To close the two existing driveway connections to Winston Churchill Boulevard and to create a new temporary driveway access, which will be closed once the future east-west collector road is built along the north limit of the property.

Zoning By-law Amendment:

The subject property is currently zoned "Agricultural (A)" by By-law 270-2004, as amended.

The proposed new buildings are located on the westerly portion of the site (1.8 hectares / 4.5 acres in area) and this area is proposed to be zoned Industrial Business (MBU) with a special section to permit the development noted above. The easterly portions of the property will be retained and zoned for Agricultural purposes, while the southerly portion of the site will be rezoned for Floodplain and Open Space purposes to protect the environmental features.

Property Description and Surrounding Land Use: (Refer to Appendix 6)

The property has the following characteristics:

- ◆ is located at 8175 Winston Churchill Boulevard, which is about 450 metres (1,476 ft)

- north of the Steeles Avenue West and Winston Churchill Boulevard intersection;
- ◆ is rectangular in shape and has an overall site area of 6.0 hectares (14.8 acres);
 - ◆ has a frontage of 129.4 metres (424.7 feet) along the east side of Winston Churchill Boulevard, and a lot depth of 402.5 metres (1,320.8 ft);
 - ◆ contains a one storey single detached residential dwelling (known municipally as 8175 Winston Churchill Boulevard), a greenhouse structure, a two storey industrial building (which is partially used by the Maple Lodge Farms Chicken Shop and Factory Outlet), a one storey modular building (for agricultural storage), and farming equipment and vehicles which are stored at the rear of the property; and,
 - ◆ the southern limit of the property is traversed by the Mullet Creek which is a tributary of the Credit River.

The surrounding land uses are described as follows:

- North: A single detached dwelling, and beyond which is the Maple Lodge Farms processing plant;
- South: Mount Zion Cemetery and agricultural lands;
- East: Agricultural lands; and,
- West: Winston Churchill Boulevard, and beyond which is agricultural lands within the Town of Halton Hills.

Refer to Appendix 6 for a map showing an aerial photograph and existing land uses.

Summary of Recommendations

This report recommends that Council approve the application and enact the Zoning By-law amendment attached hereto as Appendix 7.

Planning Analysis Summary

The proposed Zoning Amendment was evaluated with regard to the Planning Act, the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, and the Region of Peel Official Plan. It was found that the application represents good planning and conforms to the policies within the noted documents. It also appropriately considers matters of provincial interest as set out in Section 2 of the Planning Act.

The subject property is designated “Industrial” and “Open Space.” The Industrial section of this Plan provides for the development of light to heavy industrial uses such as manufacturing, processing, repair and service, warehousing and distribution as well as ancillary uses. The proposal is consistent with the Industrial policies outlined in Section 4.4.2 of the City’s Official Plan.

The subject site is located within the Bram West Secondary Plan Area and is predominantly designated “Employment: Highway and Service Commercial”. This designation permits a range of uses including office, retail and service uses,

restaurants, retail warehousing, hotels and motels, specialty food and grocery stores, and select industrial uses which have a substantial retail component. The proposed development will consist of a number of these components including office, warehousing/storage, retail and restaurant floor space. The uses proposed are consistent with those permitted in the Secondary Plan.

The detailed analysis can be found in Appendix 8.

Access:

The proposed development includes a new access to Winston Churchill Boulevard. The Region has indicated that the applicant will need to enter into an Access Agreement to document that a temporary driveway connection to Winston Churchill Boulevard will be permitted only until such time as the future east-west collector road is built to the north of the subject property in which will provide the permanent driveway connection to the site. This can be addressed through the site plan approval process.

Community Engagement:

The application was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands in accordance with and exceeding the Planning Act requirements. The public was also notified of this application by way of the public information signage that was erected on the property that contained information on the proposed designation/zone changes being requested.

The statutory public meeting for this application was held on April 8, 2019. No members of the public attended this meeting or provided written correspondence. Results of the Public Meeting are contained within Appendix 9.

A copy of all departmental/agency comments is attached as Appendix 10 to this report. This report along with the complete application requirements, including studies have been posted to the City's website.

Corporate Implications:

Financial Implications:

There are no financial implications associated with this application. Revenue that is collected through the development application fees are accounted for in the approved operating budget.

Economic Development Implications:

Economic Development supports the application from Maple Lodge Farms to redevelop their chicken shop, factory outlet and warehouse. Maple Lodge Farms has been operating the chicken Shop and factory Outlet in Brampton for over 40 years and now need to modernize operations to continue as a top tier supplier to grocery stores across Canada. The chicken shop and factory outlet also provide a substantial amount of profit to their business, with sales of \$20 million in 2019 and \$25+ million in 2020.

Maple Lodge Farms is also one of the City's top employers with over 2000+ jobs and continue to be strong partners in Brampton's Food and Beverage Processing Sector. They continue to lead the industry through cutting edge technology, top quality products and Brampton's rich agriculture tradition.

As noted in the City's Economic Recovery Strategy, as the City recovers from the pandemic, we will build on strategic advantages such as our Food and Beverage Processing Sector. During the pandemic and as we move towards a post-pandemic world, the Food and Beverage sector and our logistics sector remain strong and resilient, and also continue to add employment and investment to our City.

Other Implications:

There are no other corporate implications associated with this application.

Term of Council Priorities:

This application is consistent with the 2018-2022 Term of Council, in particular "with the "City of Opportunities" theme. It supports the building of complete communities by supporting the City's employment base.

Living the Mosaic – 2040 Vision:

This report has been prepared in full consideration of the overall vision that the people of Brampton will "Live the Mosaic". This report aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres.

Conclusion:

The Development Services Department undertook a circulation of the application to ensure that all technical and financial matters have been satisfactorily addressed. Staff is satisfied that the Zoning By-law Amendment application is appropriate for the site. The amendment is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe (2020) and the Peel Region Official Plan. Furthermore, the application is consistent with the principles and overall policy direction of the City's Official Plan. Staff therefore recommend that the Zoning By-law Amendment be approved.

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Attachments:

Appendix 1 - Concept Site Plan & Zoning Plan

Appendix 2 - Location Map

Appendix 3 - Official Plan Designation

Appendix 4 - Secondary Plan Designations

Appendix 5 - Zoning Designations

Appendix 6 – Existing Land Uses

Appendix 7 - Zoning By-law Amendment

Appendix 8 - Detailed Planning Analysis

Appendix 9 - Public Meeting

Appendix 10 - Results of Application Circulation

