

Detailed Planning Analysis

City File No. C06W01.005

Overview:

The Planning Act, Provincial Policy Statement (PPS), the Growth Plan for the Greater Golden Horseshoe (Growth Plan), the Region of Peel Official Plan, and the City's Official Plan provide directions that support land use planning in a logical and well designed manner, and supports sustainable long term economic viability. An analysis of the subject proposal was completed against these documents, which determined that the proposal meets the intent of the policy framework.

Planning Act:

The proposal has been reviewed for its compliance with matters of provincial interest as identified in Section 2 of the Planning Act. An assessment identified that the sections applicable to this application include, but are not limited to:

- (a) the protection of ecological systems, including natural areas, features and functions;
- (h) the orderly development of safe and healthy communities;
- (k) the adequate provision of employment opportunities;
- (p) the appropriate location of growth and development;
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and,
- (r) the promotion of built form that:
 - (i) is well designed,
 - (ii) encourages a sense of place, and
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

Regard for these sections is reflected in the proposed Zoning By-law Amendment in that the proposal:

- provides for employment opportunities.
- will designate natural areas under the appropriate designations and buffer areas for their protection.
- supports orderly development and appropriate growth in the area, and will make efficient use of land and existing infrastructure.

Provincial Policy Statement (2020):

The Provincial Policy Statement (PPS) sets out fundamental planning principles and provides policy direction on matters of provincial interest related to land use planning and development. This application is consistent with the following matters of Provincial interest as identified in the Provincial Policy Statement, which include, but are not limited to:

Section 1.1.1: Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
 - b) 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;*
 - c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
 - d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
 - e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*
 - f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;*
 - g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;*
 - h) promoting development and land use patterns that conserve biodiversity; and*
 - i) preparing for the regional and local impacts of a changing climate.*
- The proposed development is consistent with these policies of as it represents a more efficient use of land than what currently exists on the subject property and contributes to the long term financial well being of the City through the creation of jobs and infrastructure to support economic activity in the area. The proposed uses are appropriate for the surrounding context which is characterized by agricultural, farming, and poultry processing uses that are designated for future employment uses and the development itself will support multiple economic activities including office, warehouse and a restaurant use. The proposed development supports a land use pattern that avoids risk to public health and safety by comprehensively assessing existing and future land uses through the preparation of a Functional Servicing Report and the Environmental Impact Study included with this application. The applicant contends that their proposal is cost-effective, compact and efficient, and which minimizes land

consumption and servicing costs. In this regard, all necessary infrastructure and public services are available to meet current and projected needs.

Section 1.1.3.1:

1.1.3.1 Settlement areas shall be the focus of growth and development.

- Whereby Settlement Areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. In this regard, the proposal is located in an established Settlement Area that will contribute to the range and mix of land uses within the planning area. The proposal also provides for a logical extension of the Maple Lodge Farms Processing Plant which contributes to the long term employment and economic viability of the City.

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;*
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- d) prepare for the impacts of a changing climate;*
- e) support active transportation;*
- f) are transit-supportive, where transit is planned, exists or may be developed; and*
- g) are freight-supportive.*

Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

- Section 1.1.3.2 whereby this proposal expands the mix of land uses by providing employment uses in an area with existing infrastructure and services. This application meets these requirements by promoting the efficient use of land, infrastructure, and service facilities. It is supportive of the movement of freight.

1.7.1 Long-term economic prosperity should be supported by:

- a) promoting opportunities for economic development and community investment-readiness;*
- b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;*
- c) optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;*
- d) maintaining and, where possible, enhancing the vitality and viability of downtowns and main streets;*

- e) *encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;*
 - f) *promoting the redevelopment of brownfield sites;*
 - g) *providing for an efficient, cost-effective, reliable multimodal transportation system that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address projected needs to support the movement of goods and people;*
 - h) *providing opportunities for sustainable tourism development;*
 - i) *sustaining and enhancing the viability of the agricultural system through protecting agricultural resources, minimizing land use conflicts, providing opportunities to support local food, and maintaining and improving the agri-food network;*
 - j) *promoting energy conservation and providing opportunities for increased energy supply;*
 - k) *minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature; and*
 - l) *encouraging efficient and coordinated communications and telecommunications infrastructure.*
- Section 1.7.1 whereby the proposal will assist in the long term economic prosperity of the community by optimizing the availability of land uses, resources, infrastructure, and public service facilities. The location of the site will ensure that available infrastructure is used to its fullest.

2.1.5 Development and site alteration shall not be permitted in:

- a) *significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;*
- b) *significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;*
- c) *significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;*
- d) *significant wildlife habitat;*
- e) *significant areas of natural and scientific interest; and*
- f) *coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy 2.1.4(b) unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.*

2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

- Section 2.1.5 and 2.1.8 pertaining to Natural Features, which states that development and site alteration shall not be permitted in and/or adjacent to natural heritage features unless it has been demonstrated that there will be no negative impacts on the features, or their ecological functions. In this regard, no encroachment is proposed into any

designated natural heritage feature, and also the proposed restoration works and enhancements are expected to provide improvements to wildlife habitat and the feature's function.

Based on the above, staff is satisfied that the proposed development is consistent with policies in the Provincial Policy Statement.

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

The Growth Plan for the Greater Golden Horseshoe provides a framework for implementing Ontario's vision for managing growth in the region. The application will be evaluated against the Growth Plan for the Greater Golden Horseshoe to ensure that the proposal conforms to the Plan. An assessment of the Greater Golden Horseshoe sections applicable to this application include, but are not limited to:

1.2.1 Guiding Principles

The successful realization of this vision for the GGH centres on effective collaboration amongst the Province, other levels of government, First Nations and Métis communities, residents, private and non-profit sectors across all industries, and other stakeholders. The policies of this Plan regarding how land is developed, resources are managed and protected, and public dollars are invested are based on the following principles:

- *Support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime.*
- *Prioritize intensification and higher densities in strategic growth areas to make efficient use of land and infrastructure and support transit viability.*
- *Provide flexibility to capitalize on new economic and employment opportunities as they emerge, while providing certainty for traditional industries, including resource-based sectors.*
- *Support a range and mix of housing options, including additional residential units and affordable housing, to serve all sizes, incomes, and ages of households.*
- *Improve the integration of land use planning with planning and investment in infrastructure and public service facilities, including integrated service delivery through community hubs, by all levels of government.*
- *Provide for different approaches to manage growth that recognize the diversity of communities in the GGH.*
- *Protect and enhance natural heritage, hydrologic, and landform systems, features, and functions.*
- *Support and enhance the long-term viability and productivity of agriculture by protecting prime agricultural areas and the agri-food network.*
- *Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.*
- *Integrate climate change considerations into planning and managing growth such as planning for more resilient communities and infrastructure – that are adaptive to the impacts of a changing climate –and moving towards environmentally sustainable communities by incorporating approaches to reduce greenhouse gas emissions.*

Staff agree that the proposal will optimize the use of the existing and new infrastructure, and will create on new economic and employment opportunities while providing certainty for Maple Lodge Farms. In addition, the proposal will protect and enhance the existing natural heritage features and functions.

2.2 Policies for Where and How to Grow

2.2.1 Managing Growth

4. Applying the policies of this Plan will support the achievement of complete communities that:

- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;*
- b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;*
- c) provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;*
- d) expand convenient access to:*
 - i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;*
 - ii. public service facilities, co-located and integrated in community hubs;*
 - iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and*
 - iv. healthy, local, and affordable food options, including through urban agriculture;*
- e) provide for a more compact built form and a vibrant public realm, including public open spaces;*
- f) mitigate and adapt to the impacts of a changing climate, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and*
- g) integrate green infrastructure and appropriate low impact development.*

Staff agrees that this proposal supports the creation of complete communities, as it will contribute employment and open space uses which will add to a broader mix of land uses with convenient access to services and future transportation options. The open space will contribute to creating a vibrant public realm and environmental sustainability.

2.2.5 Employment

1. Economic development and competitiveness in the GGH will be promoted by:

- a) making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities;*
- b) 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;*

- c) *planning to better connect areas with high employment densities to transit; and*
- d) *integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment.*

Staff is of the opinion that the proposal supports the direction that economic development and competitiveness will be promoted by making more efficient use of existing employment areas and vacant underutilized employment lands and increasing employment densities. The applicant acknowledges that the site and the existing buildings are underutilized, undersized, and out of date and are in need of extensive upgrades.

2.2.7 Designated Greenfield Areas

1. *New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:*
 - a) *supports the achievement of complete communities;*
 - b) *supports active transportation; and*
 - c) *encourages the integration and sustained viability of transit services.*
2. *The minimum density target applicable to the designated greenfield area of each upper-and single-tier municipality is as follows:*
 - a) *The Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will plan to achieve within the horizon of this Plan a minimum density target that is not less than 50 residents and jobs combined per hectare; and*
 - b) *The City of Kawartha Lakes and the Counties of Brant, Dufferin, Haldimand, Northumberland, Peterborough, Simcoe and Wellington will plan to achieve within the horizon of this Plan a minimum density target that is not less than 40 residents and jobs combined per hectare.*
3. *The minimum density target will be measured over the entire designated greenfield area of each upper-or single-tier municipality, excluding the following:*
 - a) *natural heritage features and areas, natural heritage systems and floodplains, provided development is prohibited in these areas;*
 - b) *rights-of-way for:*
 - i. *electricity transmission lines;*
 - ii. *energy transmission pipelines;*
 - iii. *freeways, as defined by and mapped as part of the Ontario Road Network; and*
 - iv. *railways;*
 - c) *employment areas; and*
 - d) *cemeteries.*
4. *Councils of upper-and single-tier municipalities may request an alternative to the target established in policy 2.2.7.2 where it is demonstrated that the target cannot be achieved and that the alternative target will support the diversification of the total range and mix of housing options and the achievement of a more compact built form*

in designated greenfield areas to the horizon of this Plan in a manner that is appropriate given the characteristics of the municipality and adjacent communities.

5. *The Minister may permit an alternative to the target established in policy 2.2.7.2. If council does not make a request or the Minister does not permit an alternative target, the target established in policy 2.2.7.2 will apply.*

Staff contend that the proposal is considered to represent an appropriate and desirable land use within the City's designated Greenfield Area, and over the long term will contribute towards the area's employment targets. The City's Policy Section has estimated that the site should yield 131 jobs within the portion of the site that is to be zoned for Industrial Business (MBU) purposes. The applicant's submission indicates that the new facility will employ 130 employees within three years of operation.

Based on the above, staff is satisfied that the proposed development conforms to the policies of the Growth Plan (2020).

Region of Peel Official Plan:

The Region of Peel Official Plan (the "ROP") is the primary long-range strategic land use policy document for the Region of Peel. It is a broad land use policy document, which provides Regional Council with a long-term policy framework for guiding growth and development in Peel while having regard for protecting the environment, managing renewable and non-renewable resources, and outlining a regional structure that manages this growth. It also provides guidance to the area municipalities in the preparation and implementation of their local Official Plans.

The subject lands are located with the "Urban System" as established in the Regional Official Plan (Schedule D). The application has been evaluated against the Region of Peel Official Plan to ensure that the proposal conforms to the Plan. An assessment of the Region of Peel Official Plan sections applicable to this application include but are not limited to:

5.3.1.3: This proposal will establish healthy complete communities. It provides a working opportunity that respects the adjacent natural environment and characteristics of existing communities.

5.3.1.4: This proposal will add to the mix of land uses by providing employment uses in an appropriate area. This development will make efficient use of land, services, and infrastructure.

5.5.1.6 and 5.5.4.1.5: This proposal will support the development of complete communities. By providing employment uses it will contribute to a diverse mix of land uses and to a range of jobs. It will also contribute towards providing high quality open space through the protection of the natural environmental features.

5.6.1.6: This proposal satisfied this objective as it plans for employment uses within an appropriate employment area.

In addition, the proposed development has been assessed against the Regional policies pertaining to the Urban System, Regional Road widening conveyances and driveway access connections, site servicing, and waste management.

Consultation with the Region indicate that the ultimate access to and from the site will be from the future east-west collector road that is proposed to be built to the north of the subject property. Based on the information contained within the applicant's Traffic Impact Study (TIS), the northerly full moves access driveway is considered to be supportable on an interim basis. All technical issues will be addressed through the site plan approval process.

The proposed development is consistent with the Region's policies as it comprises a more compact form of development within the Regional Urban Boundary that will efficiently use existing Regional services and infrastructure. The proposal also supports the development of a healthy urban community that respects the characteristics of the existing community and protects the natural environment.

The applications conform to the policies of the Region of Peel Official Plan, and support its intent of achieving complete communities, a strong economy and represents an efficient use of land and infrastructure.

City of Brampton Official Plan:

The City of Brampton's Official Plan provides comprehensive policies that facilitate land use decision making. The purpose of the plan is to guide development and infrastructure decisions and to set the basis for addressing the challenges of growth in Brampton. The Plan incorporates upper level planning policies of the PPS, Growth Plan and Regional Plan.

The subject lands are designated:

- "Industrial" and "Open Space" on Schedule A – General land Use designations in the Official Plan (Refer to Appendix 3);
- "Valleyland / Water Course Corridor" and "Other Wetland" on Schedule D: Natural Heritage features and Areas;
- "Block Plan Area 40-4" on Schedule H: Block Plan Areas. Note: Section 5.5.1 Community Block Plans and Community Block Plan Amendments states that Block Planning shall not be required for Block Plan Area 40-4, and in this regard, the subject site and the surrounding planning areas are exempted from the Block Plan process; and,
- "Employment Areas", "Open Space", and "Designated Greenfield Area" on Schedule 1: City Concept.

Within the Employment designation of the Brampton Official Plan (BOP), it is recognized that employment areas accommodate a certain range of ancillary uses without negatively impacting the viability of employment lands or employment operations. According to Section 4.4.2.1, within the “Industrial” designation, the BOP envisages predominantly industrial, manufacturing, distribution, mixed industrial/commercial, commercial self-storage warehouses, data processing and related uses and limited office uses. The designation may also permit limited service and retail uses, open space, public and institutional uses as practical and appropriate subject to the sub-designations and policies in the relevant Secondary Plan. As per Section 4.4.2.5, through Secondary Planning, the “Industrial” designation will be further refined into various sub-designations and specific policies will be set out with respect to office, retail and service uses, and restaurant uses, along with the appropriate requirements and restrictions. The proposal which consists of retail, office, and warehouse space is permitted under the “Industrial” designation and therefore conforms to these policies.

Additional policies that are applicable to this application include but are not limited to:

Policy 3.2.2.2: Brampton’s Designated Greenfield Area forms part of the Region of Peel’s Designated Greenfield Area which is planned to achieve a density of 50 residents and jobs combined per hectare by 2031. Brampton shall contribute to this target by planning to achieve a density of 51 persons and jobs per hectare over its Designated Greenfield Area by 2031, in accordance with the Growth Plan policies for measuring density.

- The proposal is expected to achieve the minimum density on the lands that are being rezoned for Business industrial uses.

Policy 4.4.1.5: At the development review or Secondary Plan stage, the planning of Business Corridor designations shall satisfactorily address the following matters:

- (i) A system of internal roads that will minimize direct access from commercial uses to highways or arterial roads;*
- (ii) The location of ingress and egress points to highways or arterial roads;*
- (iii) The impact of the type and volume of vehicular traffic to be generated by the particular use on roadways and at intersections, and its effects on the use and operations of adjacent properties;*
- (iv) The location and number of on-site parking spaces for all types of vehicles and their effect on adjacent properties and the generation of stormwater runoff and its impacts on water quality and infrastructure;*
- (v) The impact of large surface parking areas dominating the street edge;*
- (vi) The types and locations of outside storage facilities and their effects on adjacent properties;*
- (vii) Opportunities for transit-supportive patterns and designs including pathways;*

(viii) The siting, massing and landscaping of development that will contribute to a unified and cohesive street edge; and,

(ix) Accessibility for persons with disabilities.

- This proposal will obtain interim road access from Winston Churchill Boulevard until such time as the east-west local road is constructed. At that time, access to Winston Churchill Boulevard will be closed off. This application included a Traffic Impact Study which examined the impact of traffic from this proposed development on the existing and planned road network. The results of this study are covered further later in this report. The location and number of parking spaces, opportunities for pedestrian connections, massing, landscaping, accessibility, and the impact of parking areas were considered in the design of the proposed development. This development will require a site plan approval which will further consider these impacts.

4.6.6.10 The City shall seek opportunities, where feasible, through development or redevelopment, to buffer adjacent natural areas and identify opportunities to provide or enhance connections.

4.6.7.4 Through the development approval process, valleylands and watercourse corridors, including associated environmental hazards and defined conservation buffers will be gratuitously conveyed to the City of Brampton. Municipal conveyance of these corridors and buffers will not be considered as contributing towards the parkland dedication requirements under the Planning Act.

4.6.13.7 A minimum 10 metre buffer to define the limit of development will be required from all natural features to be protected as follows:

- This proposal includes a portion of Mullet Creek which runs along the southern limit of the site. This proposal will designate these lands and an appropriate buffer area accordingly. And this proposal will allow future employees and adjacent residents to enjoy the feature via connections where possible.

The proposed land use changes are supportable from a land use planning perspective, and are consistent with the intent of the Official Plan. Staff is satisfied that the proposed application to amend the Zoning By-law conforms to the City of Brampton's Official Plan and therefore an amendment is not required.

Bram West Secondary Plan (Area 40, Chapter A):

The subject lands are located within the Bram West Secondary Plan, Area 40, Chapter 40(a). The general purpose of the Bram West Secondary Plan (BWSP) is to implement the policies of the City's Official Plan for the area specifically bounded by Winston Churchill Boulevard to the west, Steeles Avenue West to the south, the Credit River to the north and Mississauga to the east, comprising Part of Lots 1 through 7 in Concessions 5 and 6, W.H.S.

The subject site is predominantly designated "Employment: Highway and Service Commercial" on Schedule SP40(a) in the BWSP. 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 components including office, warehousing/storage, retail and restaurant floor space. The uses envisioned are consistent with those permitted in Section 3.2.7 of the Secondary Plan.

Lands along the south property line are designated "Open Space: Valleyland" on Schedule SP40(a) in the BWSP. Lands designated "Valleyland" have been identified as having inherent environmental hazards including flood and erosion susceptibility and contributing either in form and function. These lands must comply with Section 3.3.1 which states that they shall remain primarily in a natural state or be utilized for storm water management purposes and complimentary uses. Defining the limits of development for the subject site has been determined through an Environmental Impact Study and Geomorphological and Erosion Hazard Assessment. Appropriate setbacks and buffers have been accounted for so as to have regard for the valleyland's ecological functions and the extent and severity of existing and potential hazards.

A small portion of the south-easterly limits of the property site are located within "Special Policy Areas (SPA) #1 (Spill Zones)", requiring special environmental review of broad / shallow floodplain areas. More specifically, "Special Policy Area 1" indicates two spill zone areas for the Levi and Mullet Creeks' where broad but shallow floodplains exist. Subject to further study and assessment opportunity exists to reduce the extent of these floodplains through culvert and/or channel modifications to improve local drainage conditions. The proposal does not contemplate development on the easterly half of the property. It is expected to continue to be used for agricultural purposes. Until such time as the easterly half of the property and the abutting lands are to be developed adjustment of the Mullet Creek floodplain is not warranted.

The property falls within the limits of the lands identified as "Employment Area 3" on Appendix B to this Chapter which has a total gross area of 214 hectares (530 acres) and is forecasted to achieve an employment target of 8,100 jobs within 214 hectares (530 acres). "Employment Area 3" includes all lands located within Lots 1 and 2, Concession 6 W.H.S. and lands generally located within the southwest limits of Lot 1, Concession 5 W.H.S.

The subject property has a total area of 6.0 hectares (14.8 acres). Of this area, only 1.8 hectares (4.5 acres) will be re-zoned to be used for Industrial Business uses. The balance of the property will remain in the Agricultural zoning or be re-zoned Open Space and Floodplain. Therefore based on the BWSP employment forecast of 37.85 jobs / gross hectare (15.28 jobs / gross acre) the proposal is forecasted to provide approximately 70 jobs. Within three years of becoming operational the Factory Outlet and the associated Events Team the development is projected to employ as many as 130 employees, exceeding the Secondary Plan requirement.

Based on the above, the proposed development is consistent with the intent of the area Secondary Plan and as such as amendment to this document is not required.

Zoning By-law:

The applicant is proposing to zone the westerly, developable portion of the property to a site specific Industrial Business (MBU) category, and the environmentally sensitive lands for Open Space (OS) and Floodplain (F) purposes. The balance of the easterly lands will remain in their current Agricultural (A) zone category and will continue to be used for agricultural and farming purposes.

More specifically, the applicant is proposing to rezone the westerly portion of the site to “Industrial Business (MBU) – Section 3558 (MBU-3558)” in order to facilitate the proposed development. The permitted uses include a warehouse, restaurant, retail store, and office space. Site specific provisions are included to make sure the site design will meet the objectives set out in the City of Brampton Official Plan and Secondary Plan. In particular, the site specific provisions stipulate:

- Front and exterior side yard setbacks of 6.0 metres.
- Trucks and/or trailers associated with a retail establishment may be stored within an enclosed building.
- The maximum gross floor area of a detached garage shall be 700 square metres;
- Service repair of trucks and/or trailers shall not be permitted.
- Outside storage, including the storage of trailers and oversized motor vehicles, shall not be permitted.
- Where the openings for waste disposal and loading facilities on any building face a public street, they shall be screened from view from the street.
- Garbage and refuse storage for restaurant purposes shall be contained within a climate controlled area within a building.
- All garbage and refuse storage for purposes other than for a restaurant, including any containers for storage of recyclable materials, shall be screened within an enclosure.

The proposed Zoning By-law amendment is supportable as it assists in implementing appropriate land uses that are permitted in the Secondary Plan and Urban Design principles set out in the Official Plan documents and the approved Urban Design Brief for this site.

Technical Requirements

The following are brief synopses of the documents that were provided in support of the development application:

Planning Justification Report

The Planning Justification Report (PJR), dated December 2018, prepared by GWD Ltd., was submitted to the City to provide the rationale for the development, and to outline how the proposal aligns with provincial and municipal policy. The report concludes that the objectives of the PPS, the Growth Plan, the Region of Peel Official Plan, the City of

Brampton Official Plan, and the Secondary Plan are satisfied and the development represents good planning. Staff reviewed the Report and finds it satisfactory to support the proposed development.

Urban Design Brief

Urban Design Brief, dated December 2018, was provided by Baldassarra Architects Inc. The Urban Design Brief (UDB) explains how the design incorporates the Maple Lodge Farms brand and responds to the site and the surrounding context. It provides urban design principles related to building design/material, landscaping/open space and other elements of the site design to ensure that a high quality development is realized.

In response to consolidated comments provided by Active Transportation, Open Space and Urban Design, an updated Urban Design Brief (April 2021) was filed in support of the resubmission. City Urban Design staff has confirmed that the updated UDB is deemed to be acceptable for the purpose of advancing the amendment to the zoning by-law. City Urban Design Staff have advised that further comments on the elevation drawings will be provided at the Site Plan application stage.

Tree Inventory & Protection

A preliminary Landscape Master Plan, Concept Plan, Existing Tree Inventory and Preservation Plan (TIPP), was prepared by Strybos Barron King Ltd. (December 2018) in support of this rezoning application. A total of 19 trees were inventoried, 14 which are recommended for retention. All compensation plantings selected are native with tolerance to urban conditions. Species that require no maintenance once established have been the priority for plant selection.

Comments provided by City Open Space staff advise that detailed comments on the landscape drawing package and the TIPP will be provided once the application is circulated as a formal site plan.

Environmental Impact Study

A Scoped Environmental Impact Study, prepared by Savanta and dated November 2020, was submitted. The Environmental Impact Study (EIS) addresses environmental considerations identified in the guiding policy documents for the area and provides a review and summary of existing conditions, a summary of applicable environmental policies and regulatory requirements. The study assessed the natural heritage features and associated functions on, and adjacent to, the subject site and confirmed that the proposal respects the ecological and physical constraints on the property. A development limit was determined based on the greatest constraint of the dripline, staked wetland, top-of-bank, stable top-of-slope, or regional floodline. A 10.0 metre (32.80 feet) vegetated buffer measured from the greatest constraint and a 5.0 metre (16.40 feet) vegetated setback from the stable top-of-slope ensures the integrity, form and function of the property's natural features are protected and where possible enhanced.

Comments from the City's Environmental Planning Section, dated January 14, 2021 advise that they are satisfied with the Environmental Impact Study and have no further comments. An updated Environmental Impact Study (April 2021) addressing comments from Credit Valley Conservation has been filed in support of the application resubmission.

Environmental Site Assessment

A Phase One Environmental Site Assessment Update, prepared by Pinchin LTD., dated July 13, 2020 was submitted, which was superseded by the Phase Two Environmental Site Assessment (Draft), prepared by Pinchin Ltd., dated May 10, 2021 in response to comments from City Environmental Engineering staff.

The Phase One Environmental Site Assessment (ESA) previously conducted on the subject property identified several Potentially Contaminating Activities (PCA) at the site, contributing to Areas of Potential Environmental Concern (APEC) on the site. Subsequently, a Phase Two ESA was conducted on the subject property, to investigate the APECs identified on site.

The Phase Two investigation concluded that exceedances of the applicable standards (Tables 2 and 8, Ministry of Environment and Climate Change publication "Soil, Ground Water and Sediment Standards for Use Under Par XV.1 of the Environmental Protection act" for industrial/commercial/community property use) were found, for select parameters in soil (Petroleum Hydrocarbon F4) and sediment (metals) samples analyzed. Given the preceding, staff provide clearance with respect to the ESAs, subject to the following conditions:

- The City will require a Record of Site Condition (RSC) to be filed in the Ministry's Environmental Site Registry, to support the proposed development (i.e. prior to registration of the plan and the issuance of a building permit), due to the presence of identified impacts on site.
 - If it is determined that, as a result of Phase Two ESA, remediation or risk assessment is required to meet the applicable site standards, the required risk assessment (if opted) must be completed, to obtain the Certificate of Property Use prior to submitting the building permit application for the proposed development.
 - Copies of the final reports supporting the RSC application and the Ministry approved RSC for the property must be provided to the City, when available.
- All the above noted matters can be addressed at the site plan approval stage.

Functional Servicing Report

A Functional Servicing Report for the Maple Lode Farms Ltd Chicken Shop Retail Outlet, prepared by GM Blueplan Engineering, dated November 5, 2020, was submitted for review and comment. The purpose of the Functional Servicing Report is to determine how the subject property and adjacent properties can be serviced while also addressing an overall stormwater management strategy.

The Report confirmed that municipal water is available to service fire and domestic requirements. The existing 250 mm diameter fire main and 100 mmm diameter

domestic water service located in the Winston Churchill Boulevard right-of-way are sufficient to service the proposed buildings. No municipal sanitary services are available and therefore a private on-site wastewater treatment and disposal system is needed to manage all sewage and wastewater flows generated from the proposed uses. The intended on-site wastewater treatment and disposal system will be located east of the new buildings and parking lot and will generally consist of a tertiary treatment system, pumping chamber, distribution box and raised imported sand septic field. City Engineering staff have reviewed the Functional Servicing Report, in support of the Application to Amend the Zoning By-Law, and confirm that we have no further comments.

An updated Functional Servicing and Stormwater Management Report (June 2021) addressing comments from Credit Valley Conservation (CVC) has been filed in support of the application resubmission. A hard copy of the Report will be submitted to the commenter once the Report is deemed acceptable by the CVC.

Noise Report

An Environmental Noise Assessment, dated November 2020, was prepared by SLR, in support of the proposed rezoning application to assess the potential noise impacts from the proposal. The report recommends that prior to site plan approval, the applicant is to provide detailed grading and cross-sections of the noise barrier.

Traffic Impact Study

A Traffic Impact Study (TIS) was prepared by BA Group in November 2018 to assess onsite parking / loading facilities and transportation related impacts on the area road network and at nearby intersections, and to analyze the proposed vehicular accesses to the proposed developments. Based on a total of supply of 168 vehicular parking spaces and two loading spaces the proposal will satisfy the City's Zoning By-law parking requirements. Under existing, future background and future total conditions all study intersections will continue to operate at acceptable levels of service (LOS) with site traffic contributing a negligible impact.

City Traffic staff advises that the TIS is acceptable from the City's perspective. The Region of Peel should be consulted, as Winston Churchill Blvd is under the jurisdiction of the Region. Pursuant to correspondence received from the Region of Peel dated February 19, 2021, the TIS has been deemed acceptable.

Archaeological Study

A Stage 1-2 Archaeological Assessment (P052-0855-2017), dated August 10, 2018 prepared by The Archaeologists Inc. was submitted along with an associated Ministry Letter dated September 12, 2019 to identify and assess any potential archeological resources on the subject property. A portion of the subject property is immediately adjacent to Mount Zion Cemetery. The portion of the property immediately adjacent to the cemetery is not within the scope of development, and a 20 metre buffer zone has been implemented immediately adjacent to the cemetery boundary. For that portion of

the site immediately adjacent to the cemetery, the following recommendations were made to the proponent to take the following steps to ensure that the 20 metre buffer area is not altered:

1. The proponent will erect temporary barrier fencing around the area to be avoided.
2. The proponent will issue “no go” instructions to all on-site construction crews, engineers, architects or others involved in day-to-day decisions during construction.
3. The area to be avoided will be shown on all contract drawings with explicit instructions or labelling to avoid that area.
4. During grading and other soil disturbing activities, the proponent will ensure that a licensed archaeological consultant will inspect and monitor the area to be avoided to verify the effectiveness of avoidance strategies. If alteration of the 20 metre buffer area is observed at any time during construction, the ministry must be notified immediately.
5. After completion of the grading and other soil disturbing activities, the proponent will ensure that a licensed archaeological consultant will inspect and report to the ministry on the effectiveness of the strategy in ensuring that the area to be avoided remains intact.

All the above noted matters can be addressed at the site plan stage.

Heritage Staff confirms that the Archaeological Assessment requirement for the subject lands has been satisfied.

Heritage Impact Assessment

A Heritage Impact Assessment (HIA), entitled Maple Lodge Winston Churchill Boulevard, prepared by ASI, dated December 2018, was commissioned to measure the impacts of the proposed development on the adjacent and nearby cultural heritage resources. The subject site is located adjacent to the Mount Zion Cemetery, which is listed on the City of Brampton’s Municipal Register of Cultural Heritage Resources and is pending designation by Brampton City Council. This HIA evaluated the Cemetery and determined that it meets the criteria for designation under the Ontario Heritage Act. A statement of significance is proposed, and the impacts of the proposal have been measured against the Cemetery’s cultural heritage attributes. It was concluded that the proposal will not have any significant impacts on the cultural heritage value of the Mount Zion Cemetery. The Heritage Impact Assessment recommends the following mitigation measures:

- That existing vegetation associated with the creek between the 8175 Winston Churchill Boulevard and Mount Zion Cemetery should be retained to ensure that the existing buffer between the two properties is maintained.

Heritage staff have determined that the Heritage Impact Assessment meets the City’s Terms of Reference. As per previous comments Heritage staff require the following additional mitigation measures:

- Establish permanent vegetation screening using appropriate native trees, shrubs and other plantings along the south western boundary between 8175 Winston

Churchill Boulevard and Mount Zion Cemetery to further screen the proposed driveway.

In addition to vegetation screening, the City Parks Planning staff advise that the Owner should also erect hoarding along the property boundary where the proposal abuts the Mullet Creek, and/or along the drip line of any vegetation identified for preservation in the approved Tree Evaluation Report.

All the above noted matters can be addressed at the site plan stage.

Geotechnical Limits of Erosion Hazards & Geotechnical Evaluations

A Geomorphological and Erosion Hazard Assessment prepared by Geo Morphix Ltd., dated July 2018 in support of this rezoning application. This report was commissioned to define the erosion hazard extent of Mullet Creek in the vicinity of subject site. Field observations determined that the channel is within a partially confined valley, with some minor erosion of the silty-clay material evident along the banks. Based on the valley configuration of the channel, evidence of erosion, and bank material composition, it was determined that a 5.0 metre erosion setback from the toe of slope would be appropriate for delineating the erosion hazard extent. Erosion hazard mapping produced as part of the Assessment is inclusive of a 3:1 stable top of slope drawn from the erosion setback. Opportunity exists to refine the slope through a formal Geotechnical Study.

A Geotechnical Investigation was prepared by Chung & Vander Doelen, dated (November 2018). This report supersedes the report that was prepared by Terraprobe Inc. in 2011 to determine the subsurface conditions. Geotechnical recommendations are provided pertaining to the design and construction of site grading operations, building foundations, floor slab/pavement areas, and percolation time estimates for soils encountered in the leaching bed area.

City Building staff have advised that the applicant is to provide a copy of the final geotechnical report, signed and sealed by the qualified practitioner, at time of permit application.

Sustainability Scores

A sustainability performance metrics and a sustainability summary, dated December 2018) were submitted in support of the original application. Sustainability score and summary documents are required to be submitted as part of an initiative to gauge how a development proposal satisfies the City's environmental sustainability requirements. In this respect, a development proposal is scored on a set of established criteria (i.e. walkability, and low impact development engineering practices). The evaluation concluded that the proposal achieves an overall score of 43 which meets Bronze thresholds of sustainability defined by the City. The sustainability details will be re-evaluated as part of the detailed design/Site Plan Approval process and at the time of implementation. In this respect, the applicant's Project Team has advised that they anticipate that the score will increase.