



70 Monarch Road Unit #5, Guelph ON

Planning Justification Report

Prepared by Batory Planning + Management – July 2026

BATORY
Planning + Management

EXECUTIVE SUMMARY

Batory Planning + Management has been retained by Fond Farewell (the 'applicant') as the planning consultant for the property located at 70 Monarch Road, Unit 5 in Guelph, ON (herein referred to as the 'Subject Site'). The Subject Site features a multi-tenant commercial and industrial condo plaza located in the northwest end of Guelph.

The property municipally known as 70 Monarch Road in Guelph is located within the City's northwest industrial area and is developed with a multi-unit industrial/commercial building containing a range of light industrial and employment related uses. The existing building consists of industrial condominium units designed to accommodate manufacturing, warehousing, food production, automotive service, and related commercial uses, which includes office space, storage areas, loading access, and on-site parking. The property is within close proximity to major transportation corridors, including Woodlawn Road West and Highway 6. The subject lands are designated as Employment Area and 'Industrial' within the City of Guelph Official Plan and are zoned 'B' (Industrial Zone), which permits a broad range of industrial and commercial uses, including manufacturing uses.

This report examines policies and regulatory frameworks applicable to the Subject Site in the context of the proposed development. This includes the following:

- The Planning Act
- The Provincial Planning Statement
- The City of Guelph Official Plan
- Zoning By-law (2023)-20790

The proposed rezoning seeks to expand the existing permitted uses within the 'B' - Industrial Zone category to include the use of a Hydrolysis Facility to accommodate a tenant which proposes to use Aquamation, which is a flameless type of cremation. The new use is proposed to be contained within Unit #5 of 70 Monarch Road, and will include a reception area, offices, a board room, kitchen, washrooms, utility room and rear loading bay/ storage area where the hydrolysis machine will also be located.

This Planning Rationale Report provides an overview of the proposed development and a detailed rationale for the proposed Zoning By-law Amendment required to facilitate the proposed development of the subject site.

The proposed Zoning By-law Amendment is consistent with and conforms to the applicable provincial and municipal land use planning policies and represents good land use planning.



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1.

LOCAL CONTEXT OVERVIEW

1. LOCAL CONTEXT OVERVIEW

1.1 SITE + LOCAL CONTEXT OVERVIEW

The property municipally known as 70 Monarch Road in Guelph is located within the City's northwest industrial area and is developed with a multi-unit industrial/commercial building containing a range of light industrial and employment related uses. The existing building consists of industrial condominium units designed to accommodate manufacturing, warehousing, food production, automotive service, and related commercial uses, which includes office space, storage areas, loading access, and on-site parking.

The property is within close proximity to major transportation corridors, including Woodlawn Road West and Highway 6. The subject lands are designated as Employment Area and 'Industrial' within the City of Guelph Official Plan and are zoned 'B' (Industrial Zone), which permits a broad range of industrial and commercial uses, including manufacturing uses.



Street view of Subject Site.

1.2 AREA CONTEXT

The immediate surrounding context of the Subject Site includes commercial and some heavy industrial uses. There is a heating, ventilation, and air conditioning equipment supplier to the north of the Subject Site, waste management services to the west, a construction business to the south, and industrial machine maintenance services to the east.

There are multiple steel fabrication and manufacturing uses in the surrounding area. The general Employment Area abuts rural lands to the north and is located away from sensitive land uses.

The property is within close proximity to major transportation corridors, including Woodlawn Road West and Highway 6.



Site context aerial photo of subject site.

2.

PROPOSED
DEVELOPMENT

2. PROPOSED DEVELOPMENT

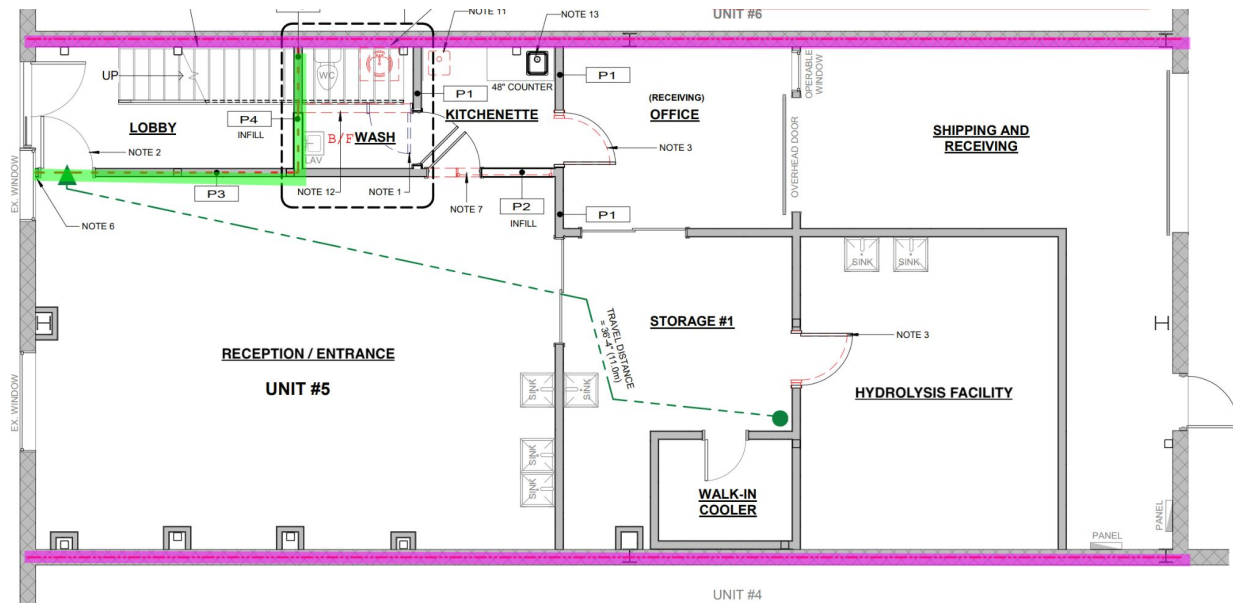
2.1 DEVELOPMENT CONCEPT & REQUIRED APPLICATIONS

The proposal involves the site and unit specific expansion of permitted uses on the subject site in support of the construction of a new Hydrolysis Facility that seeks to use Aquamation, a flameless type of cremation, as its method for processing remains. No external changes are proposed to the Site or building to facilitate this new permitted use. The Hydrolysis Facility proposal will be located within Unit #5 of the existing 2-storey building. On the main floor, there will be a lobby, washroom, kitchenette, reception area, office space, a storage room, a walk-in cooler, a shipping and receiving area, and the hydrolysis facility. The second floor will have a similar layout, but will not include the shipping and receiving area, hydrolysis facility, and the walk-in cooler.

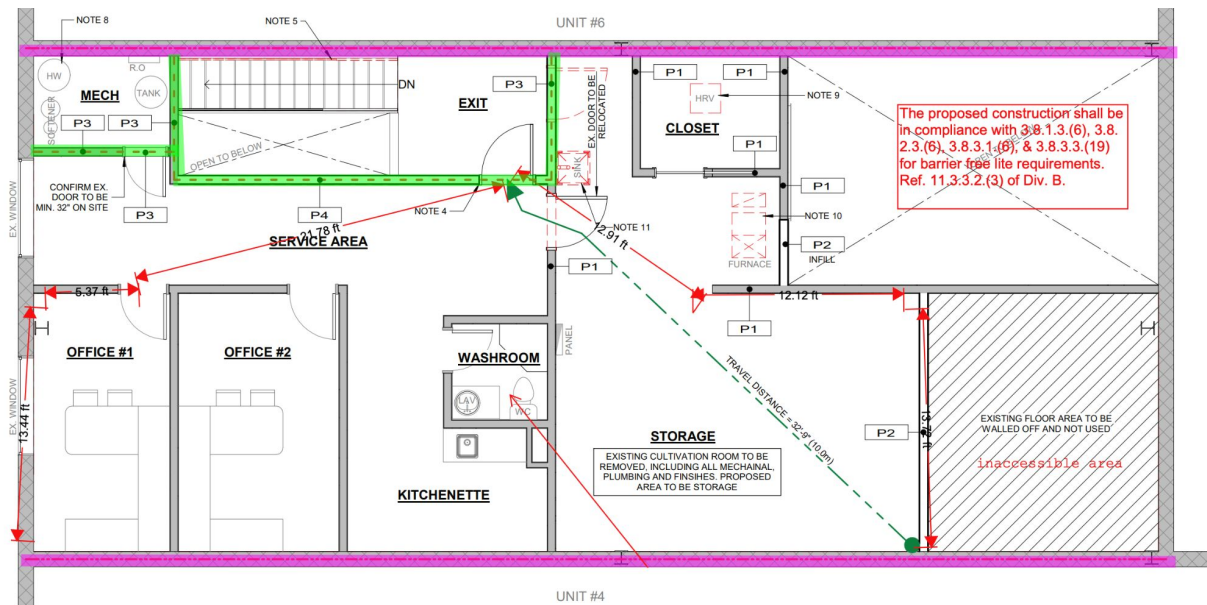
The Hydrolysis Facility will process animal remains. No human remains will be processed at the proposed facility.

The existing 2-storey building includes associated surface parking at the eastern and western portions of the subject site. Driveway access is proposed to continue from Monarch Road.

The zoning designation of the property is an Industrial (B) Zone, which permits Manufacturing uses among a number of land uses, however does not permit a Hydrolysis Facility use, and site specific amendment to the Zoning By-law will be required to permit the additional proposed land use on the site, in addition to the existing permitted uses in the parent Zoning By-law. Additionally, it is worth noting that the Hydrolysis Facility is not a permitted use in the Zoning By-law due to the new technology not being widely known, as opposed to being explicitly prohibited as a land use.



Proposed Hydrolysis Facility - Main Floor Plan.



Proposed Hydrolysis Facility - Second Floor Plan.

3.

PLANNING FRAMEWORK & ANALYSIS

3. PLANNING FRAMEWORK & ANALYSIS

3.1 THE PLANNING ACT, R.S.O 1990, c. P.13

Overview

Section 2 of the *Planning Act* establishes matters of provincial interest to which City Council shall have regard in carrying out its responsibilities, including:

- the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- the orderly development of safe and healthy communities;
- the minimization of waste;
- the appropriate location of growth and development;
- the adequate provision of employment opportunities;
- the protection of the financial and economic well-being of the Province and its municipalities.
- the promotion of built form that is well-designed, encourages a sense of place; and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.
- adaptation to climate change.

In 2023, Bill 97, the *Helping Homebuyers, Protecting Tenants Act*, received Royal Assent. The Bill introduced several changes to help achieve the target of building 1.5 million homes by

2031. Part of these changes included repealing and substituting subsection 1 (1) of the *Planning Act* with respect to the definition of area of employment.

The new definition states an area of employment is “an area land designated in an official plan for clusters of business and economic uses, those being uses that meet the following criteria:

1. The uses consist of business and economic uses, other than uses referred to in paragraph 2, including any of the following:
 - i. Manufacturing uses.
 - ii. Uses related to research and development in connection with manufacturing anything.
 - iii. Warehousing uses, including uses related to the movement of goods.
 - iv. Retail uses and office uses that are associated with uses mentioned in subparagraphs i to iii.
 - v. Facilities that are ancillary to the uses mentioned in subparagraphs i to iv.
 - vi. Any other prescribed business and economic uses.
2. The uses are not any of the following uses:
 - i. Institutional uses.
 - ii. Commercial uses, including retail and office uses not referred to in subparagraph 1 iv;

Analysis

As also noted in Section 3.3 of this Planning Justification Report, the Subject Site is currently designated as an Employment Area by the Official Plan, which was updated earlier this year through OPA 110 to implement the updated Employment Area definition and criteria established through Bill 97.

The proposed development seeks to provide aquamation services within the existing industrial building on the Subject Site. The aquamation process is akin to a manufacturing process. However, neither aquamation nor Hydrolysis Facilities are defined in any policy documents or existing local planning instruments, as the service uses newer technology, and is niche, as there are limited licensed service providers in Ontario.

The proposed Hydrolysis Facility will provide new employment opportunities in an emerging funeral related sector with the utilization of the aquamation process for animal remains.

The proposed development reflects the orderly development of safe and healthy communities by locating a new industrial use within an existing, zoned, industrial facility. The facility will contribute to local employment and increase the diversity of the municipality's economy. The proposed Hydrolysis Facility assists in climate change adaptation by utilizing a more sustainable approach to cremation that eschews the use of fossil fuels. The proposed development has regard for and contributes to the above noted matters of Provincial interest.

3.2 PROVINCIAL PLANNING STATEMENT (2024)

Overview

On October 20, 2024, the Province declared the Provincial Planning Statement, 2024 (the “PPS”) to be in force, replacing the previous Provincial Policy Statement as well as the Growth Plan for the Greater Golden Horseshoe and building upon housing-supportive policies from both documents.

The PPS is a consolidated statement of the government’s policies on land use planning, providing provincial policy direction on key land use planning issues that affect communities, such as: building more housing where it’s needed; making land available for development; creating opportunities for economic development and job creation; planning for the appropriate infrastructure; protecting the environment and important resources; and directing development away from natural or human-made hazards, such as flood prone areas.

The PPS is intended to be read in its entirety, and all relevant policies are to be applied to each situation, as noted in Policy 6.1.1. In instances where an Official Plan has yet to be updated to be consistent with the Provincial Planning Statement, or before other applicable planning instruments have been updated accordingly, Policy 6.1.7 directs that the Planning Authority must still make a decision that is consistent with the Provincial Planning Statement.

The PPS acknowledges the role that land use decisions make in how our communities grow and prosper. The document envisions growing housing options to respond to the full range of needs in communities across the province, and

the optimization of investments in infrastructure and public facilities through the prioritization of compact transit supportive design.

Chapter 2 of the PPS concerns policy direction for building homes and sustaining strong, competitive communities. Policy 2.1.6 directs that Planning authorities support the achievement of complete communities by:

- a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;
- b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
- c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

The Subject Site is located in a settlement area. Settlement areas are defined by the PPS as:

- a) built-up areas where development is concentrated and which have a mix of land uses; and
- b) lands which have been designated in an official plan for development over the long term.

Per Policy 2.3.1.1 settlement areas are to be the focus of growth and development. Policy 2.3.1.2(a) encourages land use patterns within settlement areas to be based on densities and a mix of land uses which efficiently use land and resources.

Section 2.8.1 of the PPS surrounds policies to support a modern economy. Policy 2.8.1.1 states planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- b) providing opportunities for a 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;
- c) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;
- d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and
- e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.

Per policy 2.8.1.3, on lands within 300 metres of employment areas, development shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long term economic viability of employment uses within existing or planned employment areas, in accordance with provincial guidelines.

Section 2.8.2 of the PPS contains policies related to Employment Areas. The PPS defines Employment Areas as areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities.

Policy 2.8.2.1 directs planning authorities to protect and preserve employment areas for current and future uses, and ensure that there is necessary infrastructure to support current and projected needs. Per policy 2.8.2.3, planning authorities shall designate, protect, and plan for employment areas in settlement areas:

- a) planning for employment area uses over the long-term that require those locations including manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities;
- b) prohibiting residential uses, commercial uses, public service facilities and other institutional uses
- c) prohibiting retail and office uses that are not associated with the primary employment use;
- d) prohibiting other sensitive land uses that are not ancillary to uses permitted in the employment area; and
- e) including an appropriate transition to adjacent non-employment areas to ensure land use compatibility and economic viability.

Analysis

In accordance with Policy 2.1.6, the proposed development supports complete communities by providing a diverse range of employment opportunities. The proposed Hydrolysis Facility is an employment use that will create multiple new job opportunities.

Per Policy 2.3.1.2(a), the proposed development makes efficient use of land and resources within an existing settlement area by retrofitting an existing commercial/industrial unit to support a new Hydrolysis Facility use. The subject site is located within an existing Employment Area, which has been strategically planned to avoid any adverse impacts on sensitive land uses. Permitting the proposed Hydrolysis Facility on the Subject Site prevents the unnecessary expansion of resources and land, where the subject site, and more particularly, Unit #5, can adequately accommodate the proposed Hydrolysis Facility.

Per Policy 2.8.1.1(a), the proposed development supports economic development and competitiveness by providing a new employment use within an existing Employment Area, which is characterized by a broad range of heavy industrial uses. The PPS intends that Employment Areas are to be preserved for higher-intensity employment uses, particularly manufacturing and industrial-based uses.

Per Policy 2.8.1.1(b), the proposed development contributes to a diverse economic base as it consists of new technology and new employment use in an employment area where these uses are intended to be location.

The proposed development will support long-term economic prosperity of the existing employment area and the site through the addition of the proposed Hydrolysis Facility use. Increasing the number of compatible employment uses permitted on this site creates a more resilient and diversified employment area and local economy, and represents an efficient use of land.

3.3 CITY OF GUELPH OFFICIAL PLAN

Overview

Purpose & Objectives

The City of Guelph Official Plan (the “OP”) provides a series of goals, objectives, and policies which support and guide Guelph’s growth and development up to 2051. The OP was initially adopted by City Council in November 1994, approved by the Ministry in December 1995, and was last consolidated in February 2024. On February 10th, 2026, Council approved Official Plan Amendment (OPA) 110 as part of their OP review process to implement changes to provincial legislation including the Planning Act and PPS.

Policy 1.3.1 states that the Plan must be read in its entirety as a comprehensive policy framework to be used in land use evaluation and decision making.

Chapter 2 of the OP contains strategic directions to guide growth and development in the City. The policy framework provided in the OP is intended to retain and improve the quality of life for residents. The OP lists a healthy natural ecosystem, and community services and facilities as a few contributing factors to achieving the high quality of life.

One of the key strategic goals outlined in Policy 2.3.2 is to protect valuable aspects:

- b) Protect, maintain, enhance and restore natural heritage features and functions and biodiversity of the City’s Natural Heritage System and water resource system to the greatest extent possible and support linkages between and among such systems and features within the city and beyond.

- d) Prepare Guelph for a net-zero carbon future through the implementation of the City’s Community Energy Initiative.
- f) Prepare for the impacts of a changing climate.

Employment Areas

Per Policy 3.2.2, employment growth in the city is planned to keep pace with population growth by planning for a minimum forecast of 116,000 jobs by the year 2051. As such, the OP directs the city to plan and provide for a diverse and compatible mix of land uses, including residential and employment uses to support vibrant communities (Policy 3.2.4).

Per Schedule 1B (see Appendix Figure 1), the Subject Site is within an employment area. Policy 3.8.1 directs the city to promote economic development and competitiveness and ensure that there is an adequate supply of land for a variety of employment uses to accommodate the projected growth of this Plan by:

- i) Planning to accommodate the employment growth forecast of a minimum of 116,000 jobs city wide by the year 2051;
- ii) Providing for an appropriate mix and range of employment uses, in employment areas and non employment areas, including industrial, commercial, and institutional uses to meet long term needs;

- iii) Providing opportunities for a diversified economic base, including maintaining a range of 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;
- iv) Planning for, protecting, and preserving employment areas for current and future uses;
- v) Ensuring the necessary infrastructure is provided to meet current and future employment needs;
- vi) Directing major office and appropriate major institutional uses to primarily locate Downtown or in strategic growth areas where frequent transit service is available;
- vii) Identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment; and
- viii) Protect employment areas that are located in proximity to major goods movement facilities and corridors.

Per Policy 3.8.2, employment areas identified on Schedule 1b are to be protected for employment uses over the long-term. Employment areas are planned to achieve an overall density target of 40 jobs per hectare by 2051 (Policy 3.8.4). Per Policy 3.8.5, the density target per employment land use designation includes the following:

- Industrial – 35 jobs per hectare
- Corporate Business Park – 70 jobs per hectare
- Institutional/research – 50 jobs per hectare

Land Use Policies

The Subject Site is designated as Industrial on Schedule 2 (see Appendix Figure 2). Per Policy 9.5.2, the objectives of the Industrial designation is to:

- a) To ensure sufficient serviced industrial land is available to attract a diversified range of industrial uses.
- b) To ensure the efficient use of existing industrial land and promote redevelopment of under-used or brownfield sites.
- c) To promote and provide for the needs of, and facilitate the establishment of small-scale industries, incubator-type establishments and the expansion of existing industries.
- d) To promote and implement high urban design standards and landscaping to ensure attractive industrial developments.
- e) To prevent the establishment of offensive trades and nuisances that will hinder the orderly development of the community and be detrimental to the environment.

Per Policy 9.5.2.10, the permitted uses on Industrial lands include:

- i) Industrial uses, including the manufacturing, fabricating, processing, assembly and packaging of goods, foods and raw materials;
- ii) Warehousing and bulk storage of goods;
- iii) Laboratories;
- iv) Computer and data processing;
- v) Research and development facilities;

- vi) Printing, publishing and broadcasting facilities;
- vii) Repair and servicing operations;
- viii) Transportation terminals
- ix) Contractors' yards; and
- x) Complementary uses (such as corporate offices, open space and recreation facilities, restaurants, financial institutions, public and institutional uses and utilities) which do not detract from, and are compatible with, the development and operation of industrial uses.

Policy 9.5.2.11 states, "Complementary uses may be permitted within the Industrial designation by a Zoning By-law amendment."

Environmental Policies

Chapter 4 of the OP contains policy direction for the protection of natural and cultural heritage resources. The following features are identified natural areas *adjacent* to the Subject Site:

- Schedule 3: Natural Heritage System and Watercourse (see Appendix Figure 3)
- Schedule 4: Restoration Area (see Appendix Figure 4)

Per Policy 4.1.3.10, Restoration Areas are intended to restore native species and natural habitats. The OP defines adjacent lands as:

Those lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the natural heritage feature or area. Generally, an Environmental Impact Study (EIS) or Environmental Assessment (EA) is required to assess potential impacts of the proposed activities, and recommend

appropriate setbacks (i.e., established buffers) from the natural heritage feature or area within the adjacent lands, to ensure no negative impacts.

The purpose of the Natural Heritage System is to ensure that environmental features are protected and not adversely impacted by development.

The OP defines development as:

- a) The creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act;
- b) Site alteration activities such as fill, grading and excavation that would change the landform and natural vegetative characteristics of a site; and
- c) Various forms of intensification, infill development and redevelopment.

Analysis

The Subject Site is located within an existing Employment Area. The proposed use is a manufacturing use in nature, and in conformity with OPA 110, which was approved by Council to bring the Official Plan into conformity with the new Employment Area policies of the 2024 PPS.

The proposed Hydrolysis Facility is situated in a suitable location for such uses, as it is located away from sensitive uses such as residential neighbourhoods. The surrounding area consists of compatible uses including other heavy industrial uses, such as metal fabrication and sealant manufacturing.

While the Subject Site is abutting a Natural Heritage System, no development is being proposed. Interior alterations will be required to accommodate the Hydrolysis Facility, but no changes will be made to the site or exterior of the existing structure. As such, there will be no impact on the abutting Natural Heritage System.

While heavy industrial uses are to be expected within the Industrial designation, noxious emissions are to be limited. The process of aquamation generally consumes less energy and emits less pollutants in comparison to traditional flame cremations. The proposed Hydrolysis Facility is considerate of the abutting Natural Heritage System, and will not negatively impact the environment with emissions.

Additionally, the Subject Site abuts a watercourse regulated by the Grand River Conservation Authority. However, there will be no impact resulting from the proposed Hydrolysis Facility as the proposal does not contain any site alterations, and will not contaminate the watercourse or surrounding environment.

Furthermore, the proposed Hydrolysis Facility is consistent with the permitted uses under the Industrial designation as a manufacturing use.

3.4 CITY OF GUELPH ZONING BY-LAW (2023) – 20790

Overview

The City of Guelph Comprehensive Zoning By-law (2023) – 20790 came into force on February 6, 2024. The By-law governs the uses permitted on lands throughout the City, as well as the built form and general performance standards at which individual properties can be developed.

The Subject Site is zoned Industrial (B). Permitted uses include:

- Cleaning establishments
- Major equipment supply and service
- Manufacturing
- Research and development establishment
- Warehouse

The Zoning By-law defines manufacturing as “a premises used for the production, compounding, processing, packaging, crating, bottling, packing, recycling, or assembling of raw or semi-processed or fully-processed goods or materials and includes indoor agricultural based manufacturing uses, bakery, and catering service.”

The below tables summarizes applicable lot and building regulations for the B zone:

Lot Regulations (B Zone)	
Minimum lot frontage	30 metres
Minimum front yard and exterior side yard	6 metres
Maximum front yard and exterior side yard	25 metres
Minimum rear yard	6 metres
Interior Side Yard	6 metres
Minimum buffer strip	A 3 m wide buffer strip is required adjacent to interior side and rear lot lines
Minimum landscaped open space	15% The required front yard and exterior side yard, except the driveway, parking areas, or loading areas, shall be landscaped
Maximum building height	20 m and in accordance with Section 4.14
Principal entrance	A principal entrance shall be provided that faces the front lot line or exterior side lot line

The site-specific amendment will add 'Hydrolysis Facility' as a permitted use. The Hydrolysis Facility use will be defined as "A building or structure containing one or more hydrolysis vessels, to be used for alkaline hydrolysis. Alkaline hydrolysis (or aquamation) is a flameless cremation process, and the processing of animal remains shall be permitted within the Hydrolysis Facilities."

Analysis

The Zoning By-law specifies that manufacturing uses are permitted within the Corporate Business Park (BP) and Mixed Business (MB) designations, but the manufacturing of noxious uses shall not be permitted. The same note is not attached to the Industrial (B) designation, indicating it is intended for the heavier industrial uses. Regardless, the Zoning By-law defines noxious uses to be *"the use of any premises which is offensive or dangerous by reason of the emission of odour, smoke, dust, noise, gas, fumes, liquid, vibration or refuse matter."*

While the Industrial zone does not prohibit noxious uses, the proposed Hydrolysis Facility will be limited as no noxious emissions are involved in the aquamation processes.

The Zoning By-law permits manufacturing uses within the Industrial zone. The Zoning By-law defines manufacturing as *"a premises used for the production, compounding, processing, packaging, crating, bottling, packing, recycling, or assembling of raw or semi-processed or fully-processed goods or materials and includes indoor agricultural based manufacturing uses, bakery, and catering service."*

Aquamation is a process that involves using water, heat, enzymes, and/or chemical reactions to break down organic matter. Aquamation is fundamentally a form of processing associated with manufacturing land uses.

While aquamation and Hydrolysis Facilities are not explicitly stated as permitted uses, the proposed use conforms to the Zoning By-law as it is a industrial use.

Section 4.3 of the Zoning By-law prohibits the use of "The incineration or disposal of biomedical wastes, organic or inorganic chemical wastes, or radioactive wastes" without site-specific exceptions, where the explicit definition is not provided in the By-law. As previously stated, the aquamation process is flameless, and does not utilize an incineration process. However, it is considered to be a process which disposes organic wastes. The purpose of this policy is to ensure that such uses would not create adverse environmental impact on the surrounding environment, or be incompatible with the existing uses adjacent to the proposed use.

Hydrolysis Facilities generally require a smaller footprint in comparison to traditional cremation or burial services. The aquamation process breaks down organic matter into basic elements, and the remnant water used in the aquamation process is generally disposed through the municipal wastewater services while meeting municipal sewer bylaw requirements. This is standard practice for Hydrolysis Facilities in Ontario.

As such, the aquamation process will not contaminate the natural environment in the surrounding area. Furthermore, as aquamation is a flameless process, it does not emit carbon emissions.

The proposed Hydrolysis Facility would not be perceivable from the public view, as the proposed use will be contained within the existing unit and building footprint. As the surrounding context consists of industrial uses, the proposed Hydrolysis Facility will not create any adverse impacts and minimizes the waste resulting from the aquamation process.

Aquamation, and the Hydrolysis Facilities required to perform the process, is a new technology and not widely known as an alternative to traditional cremations. Hydrolysis Facilities are not specifically defined in the Zoning By-law. However, the proposed Hydrolysis Facility is similar in nature to other permitted uses within the Industrial zone, and is appropriate in the context of the surrounding area. The subject site is an appropriate location as the surrounding context consists of industrial uses, and the Hydrolysis Facility will not negatively impact the surrounding uses.

4.

CONCLUSION

5. CONCLUSION

It is our opinion that the proposed Zoning By-law Amendment is consistent with and conforms to the applicable provincial and municipal land use planning policies and represents good land use planning.

The proposed Hydrolysis Facility aligns with the broad policies and objectives of the PPS and City of Guelph Official Plan by efficiently utilizing existing resources, as the use will be located within an existing commercial/industrial building. The Official Plan's Industrial designation is intended to accommodate the heavy industrial uses that would otherwise be inappropriate in other areas of the City. Providing cluster opportunities for heavy industrial uses ensures that necessary services are available, while avoiding any adverse impacts on sensitive land uses.

Despite not being defined or listed as a permitted use in the Zoning By-law, the proposed Hydrolysis Facility is similar to the permitted manufacturing and processing uses under the Industrial zone. The proposed Hydrolysis Facility is not omitted from the Zoning By-law due to being incompatible with the intent of the Industrial zone, but rather due to the technique being lesser known in the animal remains disposal industry.

The proposed development is a necessary service, as it provides an eco-friendly alternative to the disposal of animal remains. It will also be one of very few Hydrolysis Facilities in Ontario, especially for processing animal remains. The proposed development will make the service more accessible to Ontarians who wish to have the choice of an alternative to the traditional burial and cremation services for their pets or farm animals.

It is our opinion that the proposed Zoning By-law Amendment is consistent with the relevant planning policy framework at the provincial and municipal levels, is in the public interest, is appropriate in context and represents good planning.

Respectfully submitted by:



Paul Demczak, MCIP, RPP

Principal

Batory Planning + Management



Dorothy Yeung

Intermediate Planner

Batory Planning + Management

APPENDIX

MAPPING

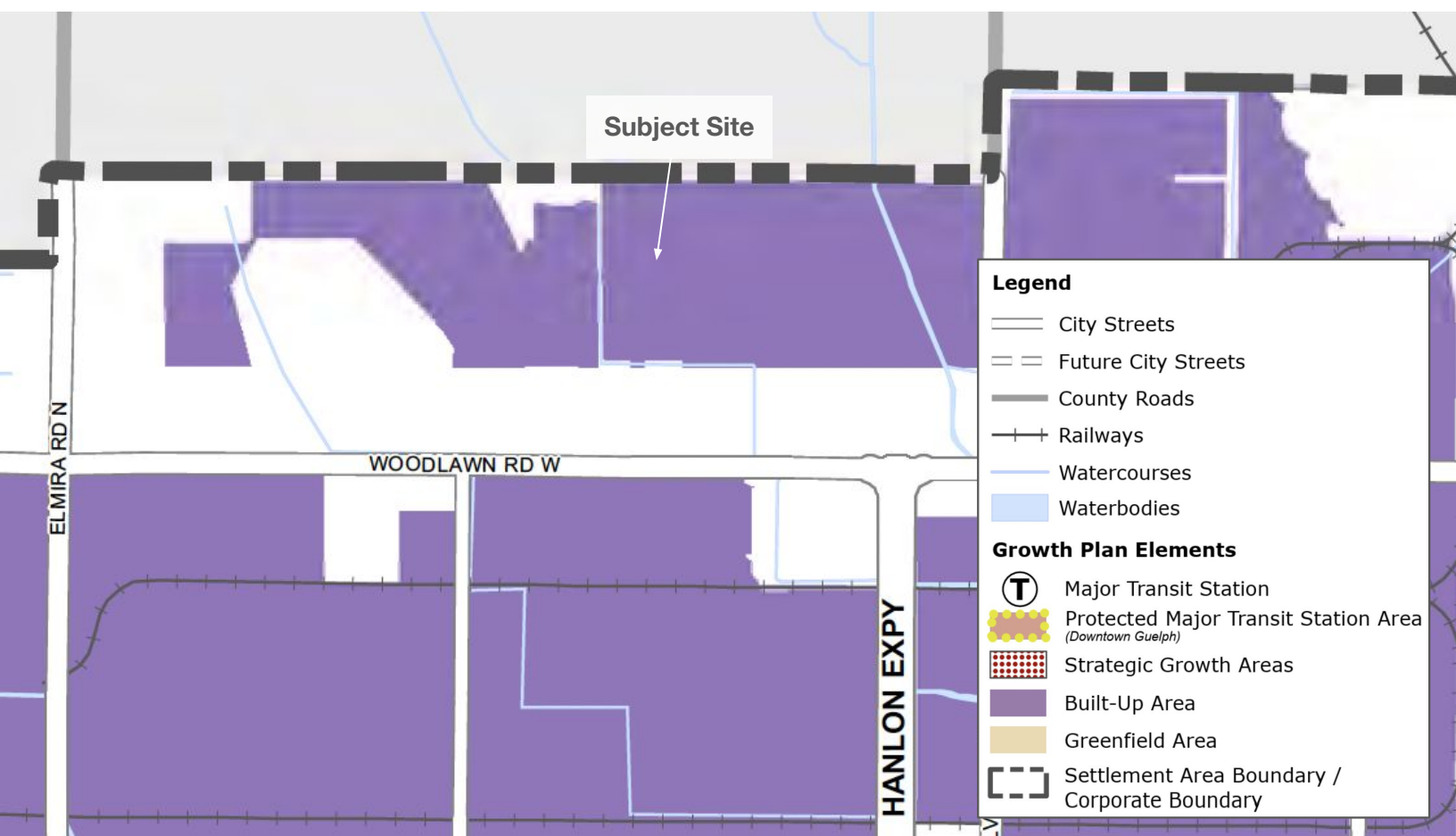


FIGURE 1

Excerpt of City of Guelph Official Plan Schedule 1B – Structure: Employment Areas

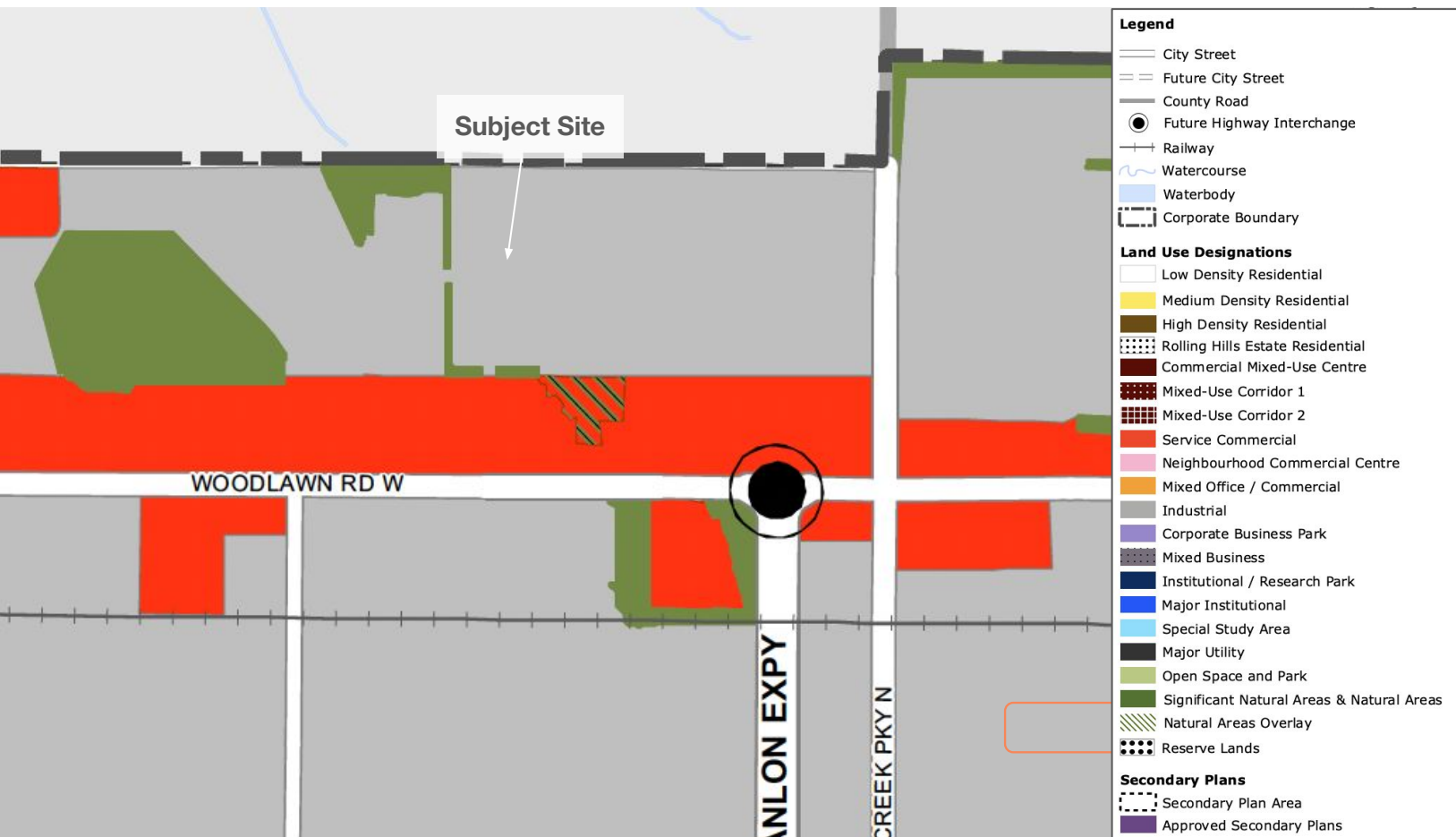


FIGURE 2

Excerpt of City of Guelph Official Plan Schedule 2 – Land Use Plan.

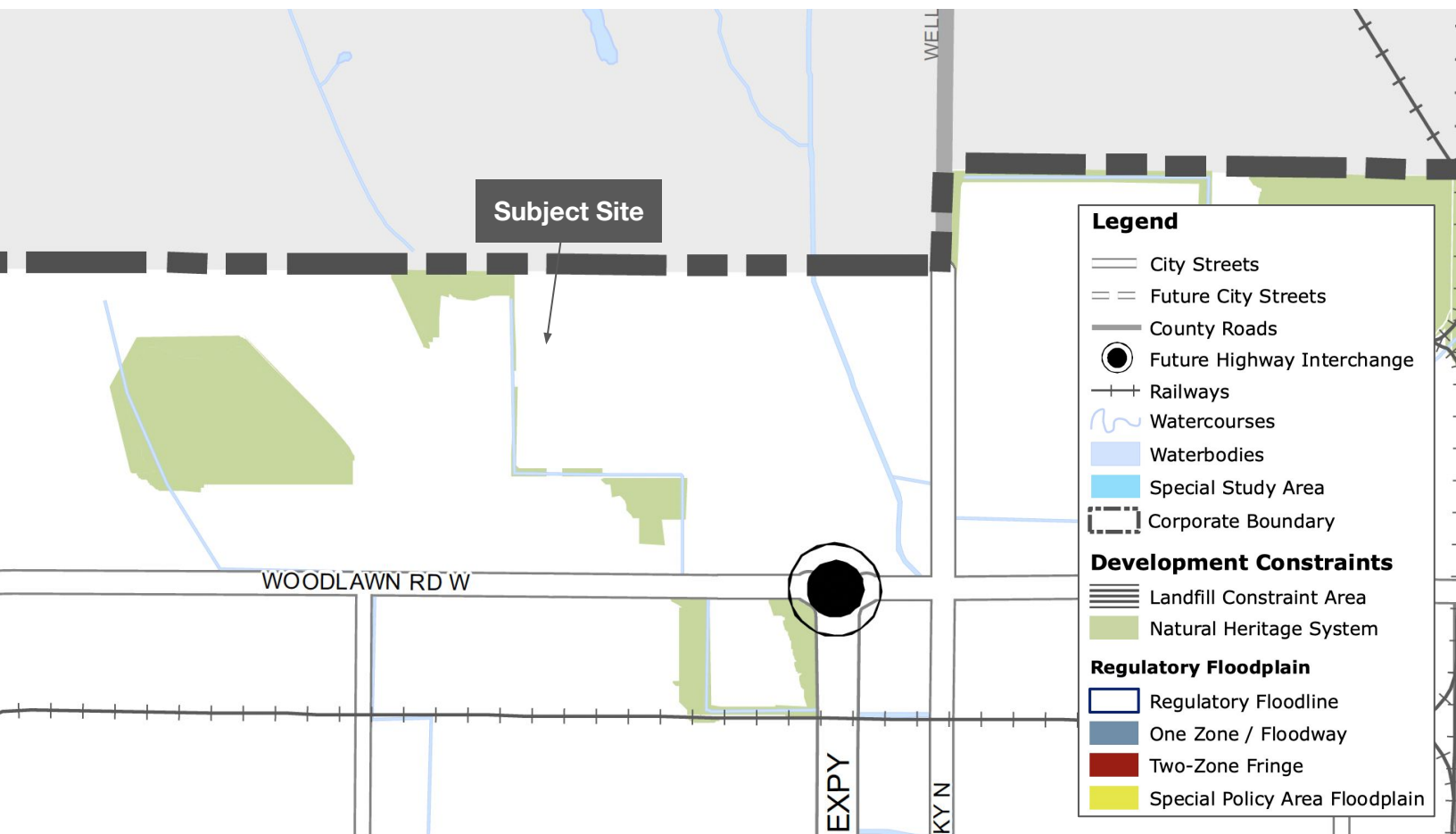


FIGURE 3

Excerpt of City of Guelph Official Plan Schedule 3 – Development Constraints.

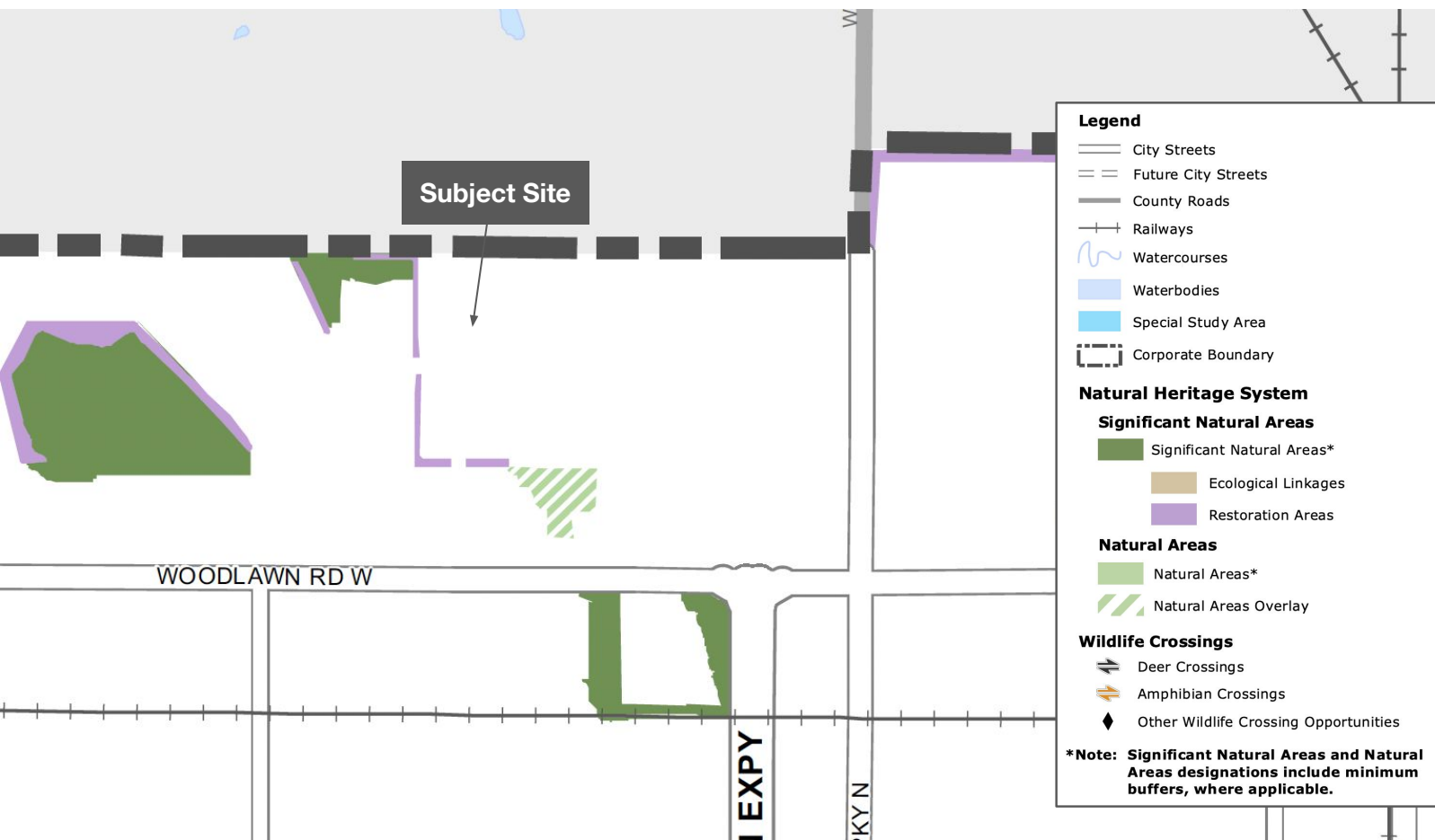


FIGURE 4

Excerpt of City of Guelph Official Plan Schedule 3 – Development Constraints (2024).

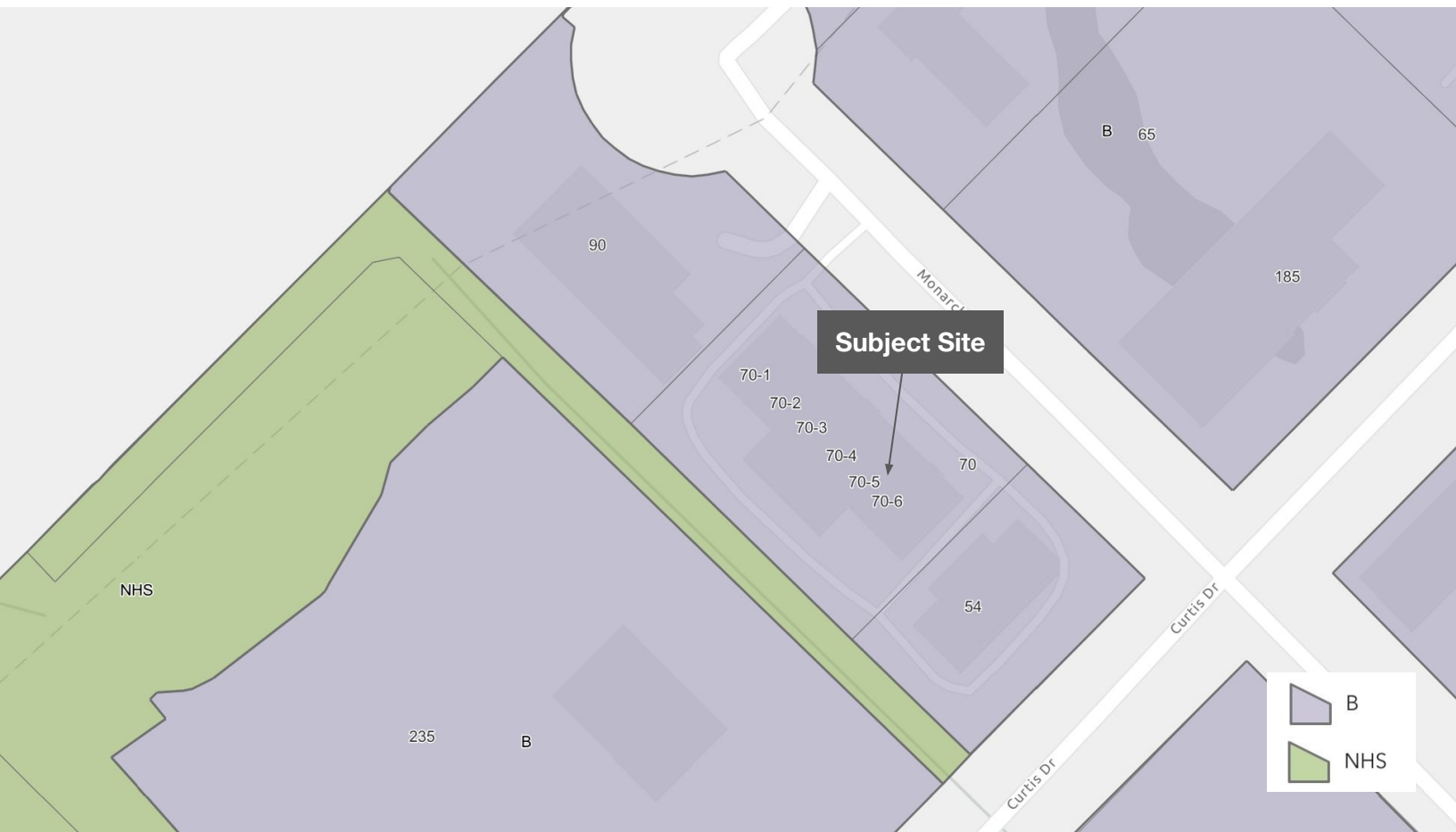


FIGURE 5

Excerpt of City of Guelph Zoning By-law (2023) - 20790.