



DRYDEN

**The Corporation of The City of Dryden
Minutes of the Committee of the Whole Meeting**

**March 29, 2021, 6:00 p.m.
Council Chambers - City Hall**

Members Present: Mayor G. Wilson
Deputy Mayor J. Carlucci
Councillor N. Bush
Councillor D. McKay
Councillor M. Price
Councillor S. MacKinnon
Councillor M. MacKinnon

Staff Present: Acting Clerk A. Euler
Cemetery & Licensing Coordinator P. Spielmacher
CAO R. Nesbitt
Fire Chief K. Readman
Treasurer S. Lansdell-Roll

Others Present: Pam Skillen, Chief Building Official
Tyler Peacock, Economic Development Manager
Kayla Jonassen, Dryden Community Funeral Home
Phil Savage, Dryden Community Funeral Home
Brenda Bell
Wendy Bell
Adam Riley, TBT News
Tommy Johnson
Robert Beasant
Andrew Reynolds, Bereavement Authority of Ontario
Anita Hackman
Sadie Bachynski, Cambium Inc.
Virginia Nickerson
Leanne Iwanyk
Mary Iwanyk
Marie Louise and Ernie Johnassen

1. Convene the Public Meeting

Deputy Mayor Carlucci convened the meeting at 6:00 p.m. He advised it was convened pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, cP. 13, as amended. The purpose of this Public Meeting is to give the public an opportunity to make representations in respect of the proposed by-law amendment to the City of Dryden's Comprehensive Zoning By-law No. 2740-2000 under Section 34 of the Planning Act.

2. Disclosure of Pecuniary Interest and the general nature thereof for the agenda for this meeting

Deputy Mayor Carlucci called for declarations of pecuniary interest, and the general nature thereof, under The Municipal Conflict of Interest Act with respect to the agenda for this meeting and the response was negative.

3. Land Acknowledgement Statement

Deputy Mayor Carlucci read the Land Acknowledgement Statement.

4. Applicant

The applicant is Kayla Jonassen.

5. Land Location

The land is located at 249 Grand Trunk Avenue.

6. Owner

The owner is Marie Savage.

7. Amendment

Deputy Mayor Carlucci advised that the purpose of the proposed amendment is to rezone the subject property to permit a crematorium as an accessory use to the existing funeral parlour use. The subject property is located within the Highway Commercial (CH) Zone and an exception is being sought to include the crematorium use.

8. Notice of Passing of By-laws

Ms. Euler advised that anyone wishing further notice with respect to the passage of the proposed by-law was to make a written request to her attention.

Ms. Euler advised that if a person or public body does not make an oral

submission at this Public Meeting or make written submissions to the City of Dryden before the proposed Zoning By-law Amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Ms. Euler advised that if a person or public body would otherwise have an ability to appeal the decision of the City of Dryden to the Local Planning Appeal Tribunal, but the person or public body does not make oral submissions at this Public Meeting or make written submissions to the City of Dryden before the proposed Zoning By-law Amendment is passed, the person or public body is not entitled to appeal the decision.

Ms. Euler advised that one of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, documents, correspondences, e-mails or other communications (including the names and addresses of those who made the submissions) form part of the public record and will be disclosed or made available by the City of Dryden to such persons as the City of Dryden deems appropriate, including anyone requesting such information. Accordingly, in providing such information, those who make submissions are deemed to have provided consent for its use and disclosure as part of the planning process.

Ms. Euler noted she must provide notice of Council's decision to those who request that information within fifteen (15) days after the day the decision is made.

Ms. Euler advised that anyone who is entitled may appeal Council's decision to the Local Planning Appeal Tribunal by filing with her office within twenty (20) days of the notice of decision. A notice of appeal must set out the objection to the decision and the reasons in support of the objection, and be accompanied by the required fee.

9. Confirmation of Notice of Public Meeting

Ms. Euler advised notice of this Public Meeting had been posted on the City of Dryden website under Public Notices on March 1, 2021 and posted to the City of Dryden Facebook page and on Twitter. She noted letters and the Public Notice had been provided to all property owners within 120 metres of 249 Grand Trunk Avenue.

10. Meeting Procedures

Ms. Euler reviewed the procedures for the meeting:

For the information of all persons present at this meeting, here are the procedures to be followed:

Persons wishing to make an oral presentation are requested to identify themselves prior to making their presentation.

City staff will provide comments on the amendment application, followed by the presentation of any correspondence received regarding the application, comments from the applicant and then by those in attendance wishing to make comments. Those in attendance on the Zoom platform will be asked to raise their hands if they want to speak so that they can be unmuted. Those attending by phone will all be unmuted and asked if they would like to speak.

Speakers are requested to introduce new and critical material only - we do not want repetition of points raised by previous speakers.

Finally, please address all questions and comments to the Chair.

11. Comments or Presentation by Staff

- a. Staff Report BP-2021-04 re 249 Grand Trunk Avenue, Zoning By-law Amendment - Chief Building Official.

Ms. Skillen reviewed her Staff Report.

12. Identification of Correspondence Received with regard to this meeting

Ms. Skillen noted she had received 47 pieces of correspondence regarding this matter of which 46 were objections and 1 in favour. She summarized the appeals process.

13. Comments from the Applicant and Those in Support and in Opposition to the Amendment

Ms. Kayla Jonassen and Mr. Phil Savage from Dryden Community Funeral Home made a presentation to Council regarding the addition to the funeral home for a crematorium. Mr. Savage noted that the closest crematoria are a four (4) hour drive either to Winnipeg, Manitoba or to Thunder Bay, Ontario. He also advised that with a crematorium being built in Dryden it would reduce travel costs by up to \$600.00. Mr. Savage noted that the crematorium would also include a pet

crematorium. He advised that the Dryden Community Funeral Home has already spent \$80,000.00 on applications to-date and do not want move locations. Mr. Savage noted that the Municipal Property Assessment Corporation (MPAC) are not aware of any property values that dropped due to a crematorium being in a neighbourhood. He also noted that under the revised Ontario regulations under Funeral, Burial and Cremation Services Act (FBCSA) there are no issues with crematoria being in residential areas. Ms. Jonassen reviewed the implementation process of the proposed cremation process. She noted that there would be one (1) unit for human remains and one (1) for pet remains. Ms. Jonassen provided a drawing of the Thermogenic Series Cremation Unit (CU-150) and reviewed the environmental approvals in Ontario. She also reviewed the Emissions & Modelling Assumptions. Ms. Jonassen noted that there are established crematoria in residential areas within the province. She advised that dental amalgams are on the decline therefore there would be reductions in mercury fillings and emissions.

Comments were received with members of the public who had registered to speak at the meeting.

Ms. Brenda Bell expressed her concern over the crematorium being built at 249 Grand Trunk Avenue as she lives in close proximity of the proposed location. She noted that it is time to remember the safety of the City's residents around the Zoning By-law Amendment. Ms. Bell advised that she has a list of expected contaminants from a crematorium, of which mercury is the most concerning. She noted the risk is too high. She advised that the last time the crematorium issue was discussed she had obtained a petition with over 400 names against it being at this location. Ms. Bell advised that she is not against the crematorium just the location. She advised that exposure by crematoria hasn't been studied and there is no margin for error. It could be an unintentional release. She advised that residents are relying on Council and the Planning Department to recognize that 249 Grand Trunk Avenue isn't the right place for a crematorium and approving the Zoning By-law Amendment wouldn't be a good economic move for the City of Dryden.

Mr. Tommy Johnson noted that he is frustrated to being going through the same Zoning By-law Amendment application again. He noted that there is no safe level of toxins and the crematorium should not be built in a residential area. Mr. Johnson showed a picture of the crematorium in Headingly, Manitoba where a black smoke issue, occurred approximately five (5) years ago. He noted that the crematorium would be too close to the 5 Skillen Complex that is being built. He advised that there had been 58 people working on the opposing crematorium

issue for the last two (2) years. Mr. Johnson advised that there needs to be an end put to this application as it is proposed in a terrible location.

Mr. Andrew Reynolds, Inspector with the Bereavement Authority of Ontario (BAO), explained to Council that the BAO highly regulates cemeteries and crematoria. He also advised that 90% of bodies are cremated in some parts of Ontario, thus there is a need for a crematorium in the north which would save consumers money. Mr. Reynolds advised that there are minimal to no health effects on the community with a 2020/21 retort, which Dryden Community Funeral Home will be installing, if approved.

Ms. Tracy Pryndik, owner/operator of the Red Lake Funeral Home, noted that she fully supports the Zoning By-law Amendment application at the proposed location. She advised that the Ministry of the Environment and Ministry of Labour are the experts on this and should be trusted. Ms. Pryndik noted that she has visited crematoriums for well over 20 years and has never seen the black smoke, as indicated in the picture shown by Mr. Johnson, or the loud noise associated with crematoria. She also noted that Riverside Crematorium in Thunder Bay is by Lakehead University and the Thunder Bay Regional Health Sciences Centre, and the crematorium in Winnipeg is on Notre Dame Avenue near the airport and Red River College.

Ms. Wendy Bell spoke to Council and expressed her view that the crematorium could adversely affect the health of so many residents. It is in the best interest to find another location. She noted that this location is too risky. Ms. Bell advised that Mayor and Council need to do no harm.

14. Comments from Council and referral of item to an Open Meeting of Council for disposition

Councillor Bush asked if opponents trust the Ministry of Labour and Ministry of the Environment if they said location was safe? Ms. Brenda Bell noted that they have studied the science and can't prove it isn't safe and can't prove that it is as there have been no long-term studies and data is insufficient.

Mayor Wilson noted that there are many variables. He asked what company would be building the retort? Ms. Jonassen advised that a company from Ontario would be providing the retort as well as instruction on the use of the equipment and would be on call constantly if need be.

Councillor S. MacKinnon thanked everyone for attending the Public Meeting. He asked Ms. Skillen about the appeal process with Local Planning Appeal Tribunal (LPAT). Ms. Skillen noted that LPAT can send it back to Council for another

review if they determine there are no planning reasons for Council declining the application to amend the Zoning By-law.

Councillor Bush asked his "trust" question again. Ms. Brenda Bell advised that the federal government says there's insufficient information as guidelines change. She also noted that human errors are possible and technical errors too.

Ms. Sadie Bachynski, P. Eng, Group Management - Compliance Management with Cambium Inc. noted that she had conducted the studies for Dryden Community Funeral Home. She noted that she had done over ten (10) of these applications in Ontario and they have never been rejected, as there is a lot of science behind it. Ms. Bachynski advised that if anyone had any questions to contact her.

Mr. Phil Savage noted the emissions are ruled provincially and not federally. In response to a suggestion to locate the crematorium elsewhere where propane could be used, he advised that the cost of propane fluctuates during the year and would raise prices during those times. Natural gas is better as the price does not fluctuate.

Council asked Staff to bring forward a by-law to the April 26, 2021 Meeting of Council for a decision to be made. Council advised that residents could reach out to them with information regarding the crematorium.

ACTION: Administration

15. Adjournment

The meeting adjourned at 8:30 p.m.

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Moved by M. MacKinnon

Seconded by Price

THAT this meeting hereby adjourn.

Carried

Mayor

Clerk

