



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 50-87

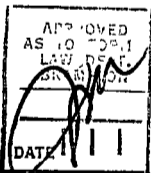
To adopt Amendment Number 114 to the Official Plan of the City of Brampton Planning Area.

The council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, 1983 hereby ENACTS as follows:

1. Amendment Number 114 to the Official Plan of the City of Brampton Planning Area, is hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of Amendment Number 114 to the Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,

this 23rd day of February, 1987.



KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

ORIGINAL

BY-LAW 50-87

AMENDMENT NUMBER 114  
to the Official Plan of the  
City of Brampton Planning Area

**21<sup>st</sup> OP 0031-114-1**

Amendment No. 114  
to the  
Official Plan for the  
City of Brampton

Amendment No. 114 to the Official Plan for the Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved under Sections 17 and 21 of the Planning Act, 1983, as Amendment No. 114 to the Official Plan for the City of Brampton Planning Area.

Date

*May 4, 1987...* *AA*



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 50-87

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this 23rd day of February, 1987.

DATE

KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

CERTIFIED A TRUE COPY

  
by Clerk  
City of Brampton

MAR - 2 1987

AMENDMENT NUMBER 114 TO THE OFFICIAL PLAN  
FOR THE CITY OF BRAMPTON  
PLANNING AREA

1. Purpose

The purposes of this amendment are to change the land use designation of the lands shown outlined on Schedule A to this amendment, from Agricultural to Institutional, and to outline an appropriate development principle for the development of the subject lands.

2. Location

The lands subject to this amendment are triangular in shape and situated on the north side of Highway Number Seven on the south side of Creditview Road, where Creditview Road intersects with Highway Number Seven, being Part of Lot 10, Concession 3, W.H.S., in the geographic Township of Chinguacousy, in the City of Brampton.

3. Amendment and Policies Relative Thereto:

(1) Amendment Number 114 :

1. The Official Plan of the City of Brampton Planning Area is hereby amended:

(a) by changing, on Schedule A thereto, the land use designation of the lands shown outlined on Schedule A to this amendment, from AGRICULTURAL to INSTITUTIONAL (SITE 33);

(b) by adding to PART II, CHAPTER 2, Section 2.4 thereto, the following:

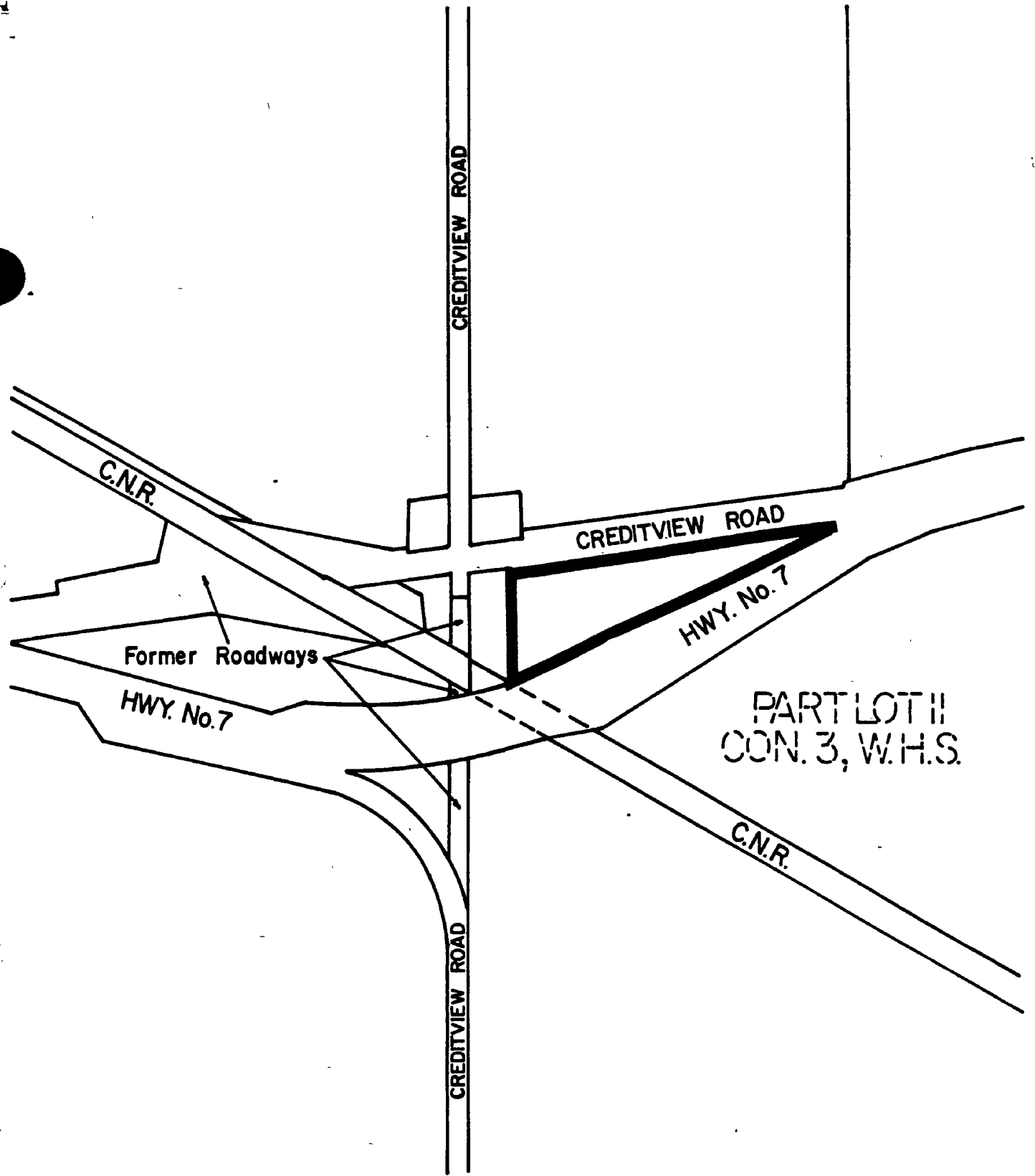
"2.4.7 SITE 33 (Part of Lot 10, Concession 3, W.H.S., geographic Township of Chinguacousy).

2.4.7.1 Definition

This institutionally designated land shall be used for a religious institution.

2.4.7.2 Policy

The religious institution shall be low density/low intensity in nature, in terms of its building coverage, height, design and landscaping in order to preserve the rural character of the surrounding area."



— LANDS SUBJECT TO THIS AMENDMENT

**OFFICIAL PLAN AMENDMENT**

No. 114

**Schedule A**



1:4950

**CITY OF BRAMPTON**  
 Planning and Development

Date: 1986 09 29 Drawn by: C.R.E.  
 File no. C3W10-2 Map no. 22-10

BACKGROUND MATERIAL TO  
AMENDMENT NUMBER 114

Attached are copies of reports of the Planning and Development Services Division dated October 6, 1986, and a copy of a report from the Planning and Development Services Division, dated November 6, 1986, forwarding notes of a public meeting held on November 5, 1986 .

14/86/3

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# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

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October 6, 1986

TO: Chairman of the Development Team  
FROM: Planning and Development Department  
RE: Application to amend the Official Plan  
and the Zoning By-law  
Part of Lot 10, Concession 3, W.H.S.  
Ward Number 6  
FAITH GOSPEL TABERNACLE MINISTRIES  
Our File Number: C3W10.2

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1.0 Introduction

An application to amend the Official Plan and the zoning by-law to permit the development of the subject property for a church has been referred to staff for a report and recommendation.

2.0 Property Description

The property subject to this application is triangular in shape and located on the north-west side of Highway Number 7 and the south side of Creditview Road (3rd Line West). It has an area of 1.5 hectares (3.75 acres) with frontages of 302 metres (990 feet) and 329 metres (1080 feet) on Creditview Road and Highway Number 7, respectively.

The property is presently vacant and contains no significant vegetation. The surrounding land uses are as follows:

. to the north on the opposite side of Creditview Road lands are primarily being used for agricultural purposes with the exception



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of a church, two detached dwellings, a mobile home, and agricultural buildings,

- . the abutting property to the west is occupied by a detached dwelling and a small motel while further west is a multiple unit residential structure and the Canadian National Railway,
- . to the south is the grade separation of Highway Number 7 and the Canadian National Railway, while further south, on the opposite side of Highway Number 7 lands are being used for agricultural purposes, and
- . lands to the east are primarily being used for agricultural purposes.

### 3.0 Official Plan and Zoning Status

The subject property is designated in the Official Plan as "Agricultural". By-law 861 as amended, zones the subject lands as Agricultural Class 1 (A1). Whilst the Agricultural Class 1 (A1) zoning category includes a church as a permitted use, on November 18, 1985, City Council passed an interim control by-law (By-law 341-85) which in part, temporarily prohibits a church in any agricultural zone.

### 4.0 Proposal

The applicant is requesting that the Official Plan and the zoning by-law be amended to permit a church. The preliminary site plan submitted in support of the application illustrates a one storey church, plus a basement, having a capacity of 180 persons. The structure itself is proposed to have a total gross floor area of 742 square metres (7987 square feet), 371 square metres (3993.5 square feet) on the main floor and 371 square metres (3993.5 square feet) in the basement. It is located on the westerly side of the site.

A total of 37 parking spaces with provision for 12 additional spaces are proposed in a parking area on the east side of the structure. Access is proposed via a 8.0 metre (26 foot) wide driveway from Creditview Road. The balance of the site, approximately 88 percent, is proposed as landscaped open space.

Also in support of the application the applicant has advised that the subject property was purchased prior to interim control By-law 341-85 on the understanding that the Agricultural Class 1 (A1) zoning of the property would permit a church. In addition, the applicant has provided the following rationale in support of the subject proposal:

- the agricultural viability of the property is very limited due to the size, triangular shape and isolation of the subject property;
- the close proximity to Highway Number 7, a major arterial road, is an important locational criteria for the church;
- the limited scale and periodic use of the church (i.e. Sundays and evenings) minimizes any potential impact on the traffic in the area and the surrounding area, and
- the scale and design of the proposal is in keeping with the rural character of the area.

5.0 Comments from other agencies and departments

The Region of Peel advise that sanitary and water facilities are not available. Regional roads are not directly affected.

The Ministry of Transportation and Communications have no objection to the subject property and advise that building/land use permits, and sign permits are required prior to any construction. These

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permits can be obtained from the District Office located at 5000 Yonge Street, Willowdale, Ontario, M2N 6E9.

The Ministry of Agriculture and Food notes the property has limited use for field crops and the proposal could be seen as a minor extension of an existing hamlet. Although the proposal does not technically meet the distance separations to existing livestock operations, the proposed church is as far removed from the livestock operations as possible. Based on the foregoing the Ministry advise that from an agricultural land use perspective the Ministry is not prepared to raise a major objection regarding the subject proposal.

The Ministry of the Environment have no objection to the proposed rezoning and recommend that a hydrological study be undertaken to ensure an adequate supply of potable water will be available for the use proposed.

Public Works and Building Department

The Development and Engineering Services Section have no objection with respect to the proposed amendment to the zoning by-law provided a site plan agreement is entered into dealing with access, drainage and grading and including the grading of the existing ditch on the south side of Creditview Road on either side of the proposed culvert and on the downstream side for the length of the subject property.

The Traffic Section have no comments regarding the driveway or the parking lot geometrics. The section has raised a concern that the amount of parking proposed to be provided will not be adequate.

The Building Division have no objection to the subject proposal and advise the proposal meets the requirements of section 12 of By-law 861 as amended. The Division advise the private sewage system requires approval by the Peel Region Health Unit.

The Community Services and Law Departments have no comments.

6.0 Discussion

As indicated earlier, the subject lands are designated in the Official Plan as "Agricultural" and are adjacent to the designated rural settlement of Pleasant. In view of this, the following matters should be evaluated when considering the acceptability of permitting a "Institutional" use, such as a church, on the subject lands:

- . its relationship and effect on the availability of land for long term agricultural use, and
- . its relationship and effect on the adjacent rural settlement of Pleasant.

The subject lands, like the majority of the land in the area, are identified in the Canada Land Inventory as having a Class 1 soil capability for agricultural purposes. Class 1 soil, according to the Canada Land Inventory is, in general, highly productive and well worth preserving for agricultural activities. The Official Plan recognizes the desirability of retaining lands within the City for agricultural activities and related uses on a long term basis. Although the subject lands are identified as having a Class 1 soil capability for agricultural purposes, the size of the parcel (1.5 hectares), its triangular shape and its separation from other agricultural properties in the area, by major roads and non-agricultural properties restricts the probability of the subject property being used for agricultural pursuits on a long term basis. In view of this, staff are of the opinion that the development of the subject lands for church does not violate the objective of the City, as outlined in the Official Plan, namely the availability of lands for agricultural and related uses on a long term basis.

Considering the proposal in relation to the rural settlement of

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Pleasant, it is noted that the settlement of Pleasant is centered around the former intersection of 3rd. Line West (now Creditview Road) and Highway Number 7 and consists of the north west, north east and south west corners of this former intersection, which are occupied by a church, a detached dwelling and a multiple unit residential structure, respectively. The south east corner of this former intersection, although not designed as part of the settlement of Pleasant, is occupied by a detached dwelling and a motel. The subject property abuts this latter use.

Rural settlements, like Pleasant, are an integral part of the agricultural component of the City and historically evolved in response to a demand for specific services and institutional uses in proximity to the agricultural community. The existing church within the settlement of Pleasant is testimony to this. The subject proposal to develop a church at the periphery of this settlement, in the opinion of staff, would not have a detrimental affect on the character of the settlement either visually or functionally. The proposed church is a use which is normally associated with rural settlements. The scale of the proposed development, in the opinion of staff, is in keeping with the scale of development within the existing settlement and the limited building coverage proposed on the site, namely 2.5 percent is not out of character with the surrounding rural area.

Considering the foregoing, the subject proposal can be supported from a planning perspective. However, there are certain detailed aspects of the proposal such as, grading and drainage, site and landscape plan approval, provision of a private sewage system and potable water which will require the applicant to enter into an appropriate agreement with the City.

With respect to the details of the subject proposal, it is noted that the church on the site is proposed to be located on the

westerly half of the site thereby providing a continuity of the built form within and around the settlement of Pleasant. A total of 35 parking spaces, with provision for 12 additional spaces, are proposed within a parking area immediately to the east of the church. Based on the City's latest parking standards for a church, as contained in By-laws 200-82, 56-83 and 139-84, a total of 30 parking spaces are required. Although the number of parking spaces proposed exceed the City's latest standards, considering the site's rural setting it is not unreasonable to expect the vast majority of the congregation to arrive by private automobile. As a result, staff are concerned that a parking standard of 1 space for every 6 seats may not be sufficient and could result in vehicles being parked in unauthorized areas of the site (i.e. landscaped open space areas or aisles) or on Creditview Road. To alleviate such potential parking problems, it is recommended that a standard of 1 space for every 4 seats be required. Based on this standard, the 35 spaces plus 10 of the 12 proposed future spaces would be required at this time.

Vehicular access to the site is proposed via a 8 metre (26 foot) driveway from Creditview Road located approximately 29 metres (95 feet) east of the westerly boundary. The design, width and location of this driveway are satisfactory to serve the proposed development.

The landscaped open space proposed on the site consists of about 88 percent of the total area of the property. This amount of the site proposed to be devoted to landscaped open space, in the opinion of staff, will result in a development which is in keeping with the rural character of the surrounding area and will provide sufficient space for locating a well and a private sewage disposal system.

As with any use which has the potential to impact on neighbouring properties, it is important that the design of the proposal be such that the potential for such negative impact is minimized. The design of the subject proposal, in the opinion of staff, meets this

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criteria. The proposed location of the church and the parking area ensure that sufficient spatial separations will exist between the church and neighbouring properties. Any on-site lighting being proposed should be designed so as not to have an adverse impact on neighbouring properties and it is thereby recommended that all lighting be designed and oriented so as to minimize glare on adjacent roadways and properties.

7.0 Recommendation

In view of the foregoing, it is recommended that Planning Committee recommend to City Council that:

- A. A public meeting be held in accordance with City Council's procedures, and
- B. Subject to the results of the public meeting, staff be instructed to prepare the appropriate documents for the consideration of Council, subject to the following:
  - (1) the zoning by-law shall contain the following provisions:
    - (a) the site shall only be used for a church and purposes accessory to a church;
    - (b) the building envelope, landscaped area, access and parking area consistent with the preliminary site plan shall be identified on the by-law schedule;
    - (c) the maximum gross floor area of the structure shall not exceed 750 square metres;
    - (d) the maximum height of the structure shall not exceed 6.0 metres;

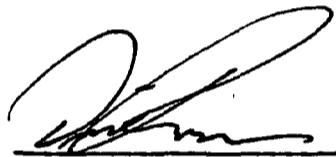
- (f) parking shall be provided on the basis of one parking space for every four fixed seats or two metres of open bench space;
- (2) development of the subject lands shall be subject to a development agreement and the development agreement shall contain the following provisions:
- (a) prior to the issuance of a building permit, a site plan, a landscape plan, elevation cross-section drawings, and a grading and drainage plan shall be approved by the City and appropriate securities shall be deposited with the City to ensure implementation of these plans;
  - (b) prior to the issuance of a building permit, the applicant shall obtain the approval of the Region of Peel Health Department to construct a private sewage system on the site;
  - (c) prior to the issuance of a building permit the applicant shall submit a report satisfactory to the City indicating that a sufficient supply of potable water is available for the use proposed;
  - (d) that all lighting on the site shall be designed and oriented so as to minimize glare on adjacent roadways and other properties;
  - (e) prior to the issuance of a building permit, building/land use and sign permits shall be obtained from the Ministry of Transportation and Communications, and
  - (f) prior to the issuance of a building permit



C9-10

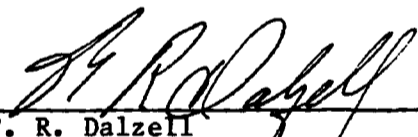
arrangements shall be made to the satisfaction of the City's Public Works and Building Department for the grading of the ditch on the south side of Creditview Road on either side of the proposed culvert and on the downstream side where the property abuts Creditview Road.

Respectfully submitted,

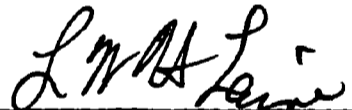


David Ross, M.C.I.P.  
Development Planner

AGREED:

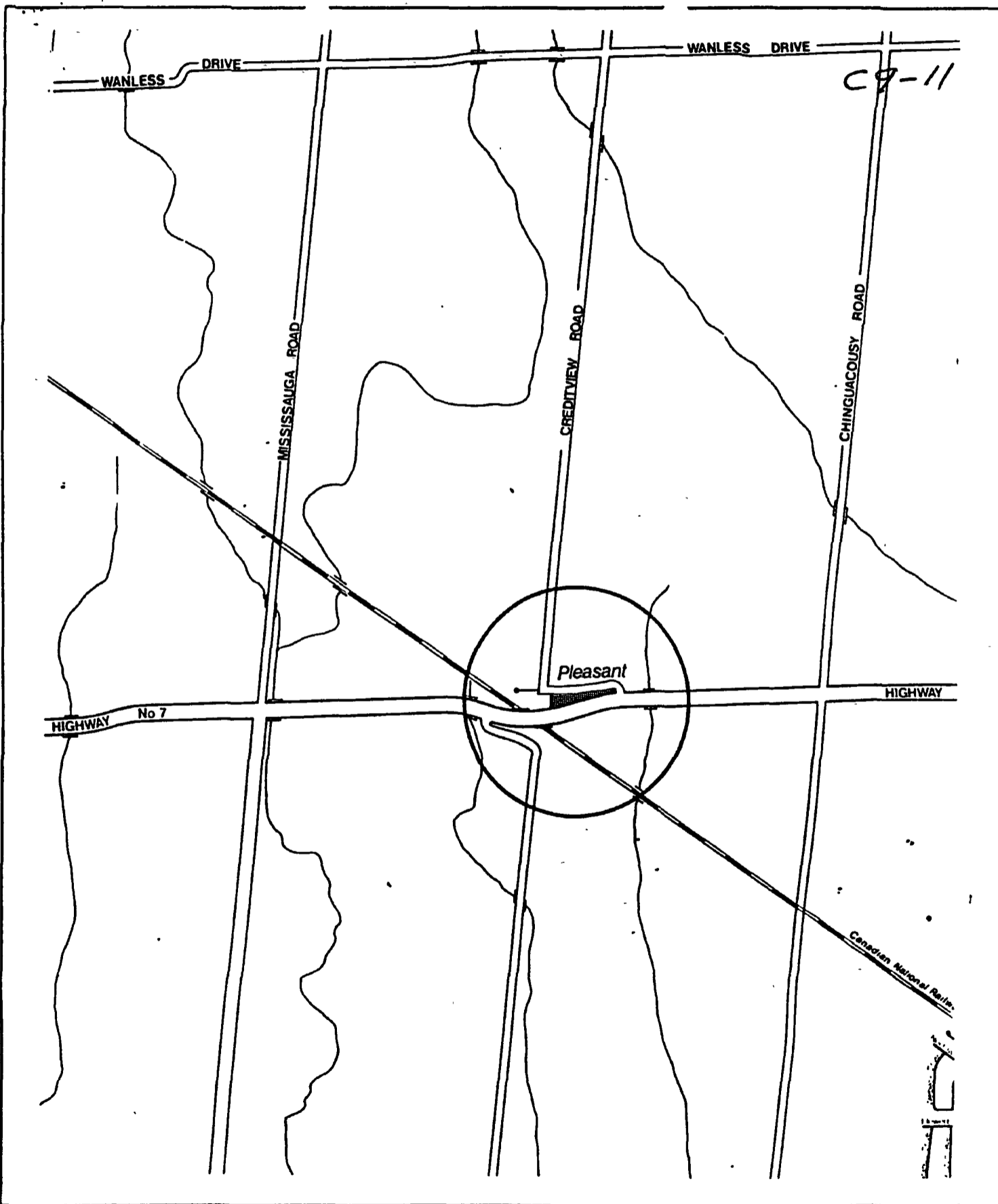


F. R. Dalzell  
Commissioner of Planning  
and Development



L. W. H. Laine  
Director of Planning and  
Development Services Div.

DR/thk/24



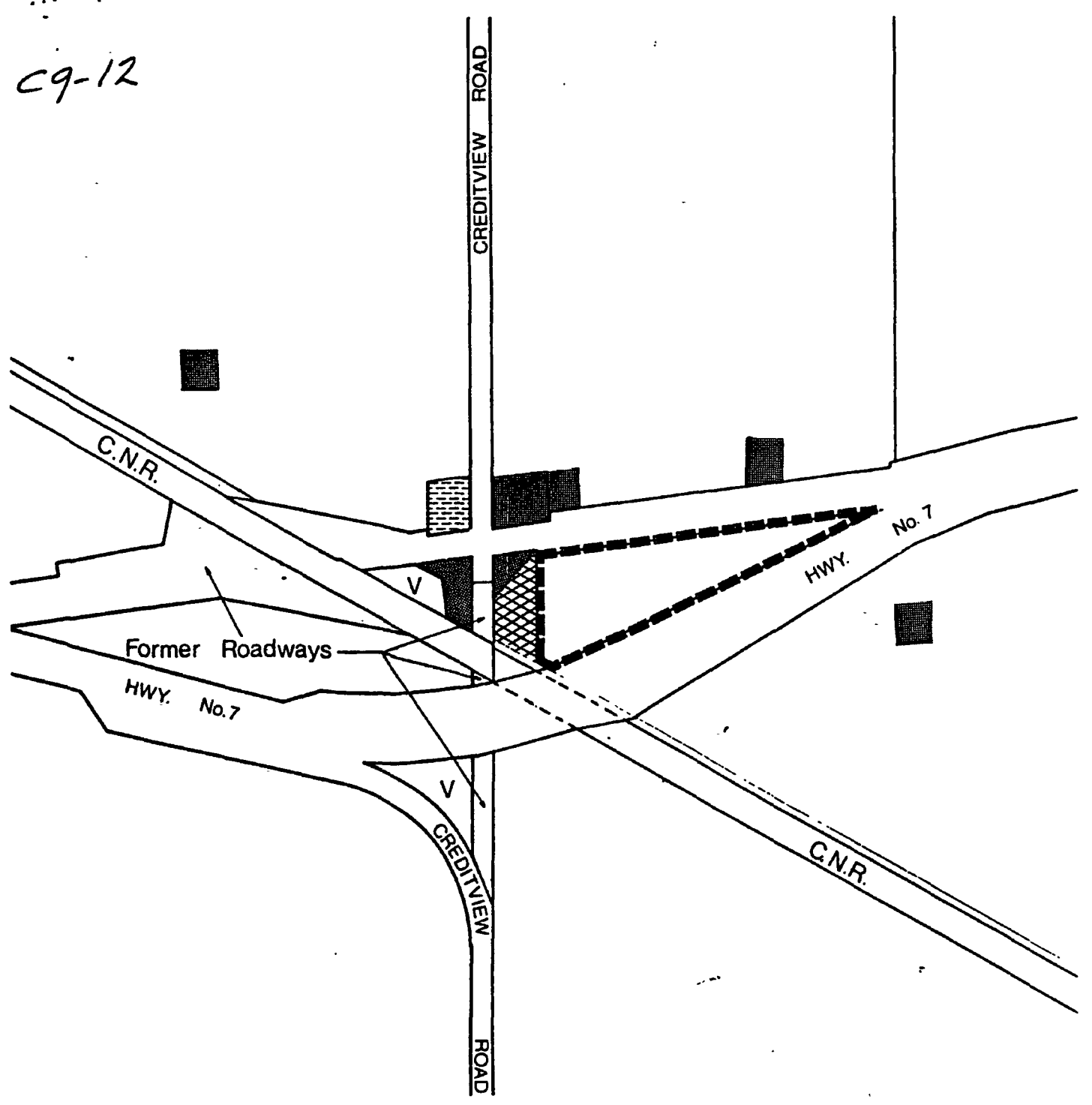
**FAITH GOSPEL  
TABERNACLE MINISTRIES**  
Location Map



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**CITY OF BRAMPTON**  
Planning and Development  
Date: 1986 09 21 Drawn by: C.R.E.  
File no. C3W10-2 Map no. 22-1A

C9-12



- SUBJECT PROPERTY
- RESIDENTIAL
- ▨ COMMERCIAL
- V VACANT

- ▨ INSTITUTIONAL
- AGRICULTURAL

**FAITH GOSPEL  
TABERNACLE MINISTRIES**  
Existing Land Use

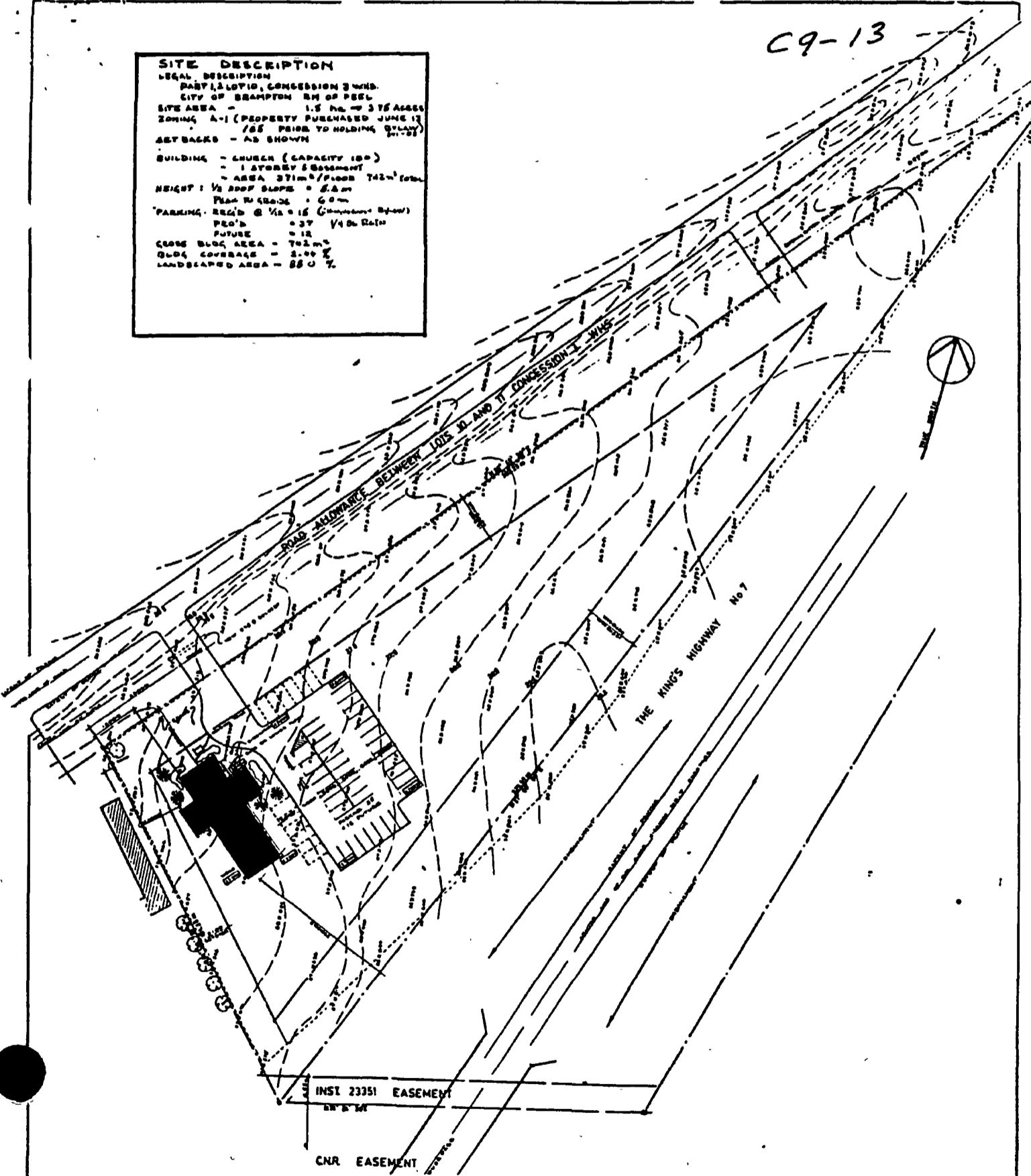


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**CITY OF BRAMPTON**  
Planning and Development  
Date: 1986 09 21 Drawn by: C.R.E.  
File no. C3W10-2 Map no. 22-1C

C9-13

**SITE DESCRIPTION**  
 LEGAL DESCRIPTION  
 PART 1, LOT 10, CONCESSION 2 WIND.  
 CITY OF BRAMPTON RM OF PEEL  
 SITE AREA - 1.5 ha. = 375 ACRES  
 ZONING A-1 (PROPERTY PURCHASED JUNE 13  
 1985 PRIOR TO HOLDING 92402)  
 SETBACKS - AS SHOWN  
 BUILDING - CHURCH (CAPACITY 180)  
 - 1 STOREY & BASEMENT  
 - AREA 271m<sup>2</sup>/FLOOR 742m<sup>2</sup> TOTAL  
 HEIGHT: 1/2 ROOF SLOPE = 8.5m  
 PLAN TO GRADE = 6.0m  
 PARKING - REQ'D @ 1/2 x 15 (CONFORMANCE BY-LAW)  
 PRO'D = 37 1/4 DL. CAR  
 FUTURE = 12  
 GROSS BLDG AREA = 742m<sup>2</sup>  
 GROSS COVERAGE = 2.00 %  
 LANDSCAPED AREA = 88.0 %



**FAITH GOSPEL  
 TABERNACLE MINISTRIES**



**CITY OF BRAMPTON**  
 Planning and Development

Site Plan

1:1356

Date: 1986 09 21 Drawn by: C.R.E.  
 File no. C3W10-2 Map no. 22-1B

D4

# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

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November 6, 1986

TO: The Chairman and Members of  
Planning Committee

FROM: Planning and Development Department

RE: Application to Amend the Official Plan  
and the Zoning By-law  
Part of Lot 10, Concession 3, W.H.S.  
Ward Number 6  
FAITH GOSPEL TABERNACLE MINISTRIES  
Our File Number: C3W10.2

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The notes of the public meeting held on Wednesday, November 5, 1986, with respect to the above noted application are attached for the information of Planning Committee.

No members of the public appeared at the meeting and no letters of objection or comments have been received.

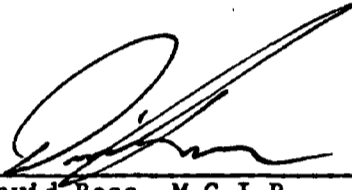
IT IS RECOMMENDED THAT Planning Committee recommend to City Council that:

- A) the notes of the public meeting be received;
- B) the application to amend the zoning by-law be approved subject to the conditions contained in the staff report dated October 6, 1986; and,

D4-2

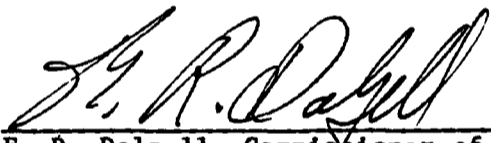
C) staff be directed to prepare the appropriate documents.

Respectfully submitted,

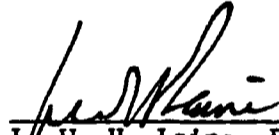


David Ross, M.C.I.P.  
Development Planner

AGREED:



F. R. Dalzell, Commissioner of  
Planning and Development



L. W. H. Laine, Director,  
Planning and Development  
Services Division

DR/hg/0

D4-3

PUBLIC MEETING

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A Special Meeting of Planning Committee was held on Wednesday, November 5, 1986, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:30 p.m. with respect to an application by FAITH GOSPEL TABERNACLE MINISTRIES (Our File: C3W10.2 - Ward 6), to amend both the Official Plan and the Zoning By-law to permit a church on the subject property.

Members Present: Alderman J. Hutton - Chairman  
Councillor N. Porteous  
Alderman T. Piane  
Alderman L. Bissell  
Councillor F. Andrews  
Alderman P. Palleschi

Staff Present: F. R. Dalzell, Commissioner of Planning and Development  
L.W.H. Laine, Director, Planning and Development Services  
J. A. Marshall, Director of Planning Policy and Research  
G. Speirs, Development Planner  
D. Ross, Development Planner  
J. Robinson, Development Planner  
J. Corbett, Policy Planner  
E. Coulson, Secretary

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The Chairman enquired if notices to the property owners within 120 metres of the subject site were sent and whether notification of the public meeting was placed in the local newspapers. Mr. Dalzell replied in the affirmative.

There were no interested members of the public in attendance and the meeting adjourned at 7:31 p.m.