



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 111-89


To adopt Amendment Number 162
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 162 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 for approval of Amendment Number 162 to the Official Plan of the City of Brampton Planning Area.


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

this 8th day of May, 1989.


~~KENNETH W. BISSSELL~~
 Alderman L. Bissell Acting Mayor


 LEONARD J. MIKULICH - CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON



DATE

ORIGINAL

By AW 111-89

AMENDMENT NUMBER 162
to the Official Plan of the
City of Brampton Planning Area

21-0P 0031-162

Amendment No. 162
to the
Official Plan for the
City of Brampton

This amendment to the Official Plan for the City of
Brampton, which has been adopted by the Council of
the Corporation of the City of Brampton is hereby
approved in accordance with Section(s) 17 and 21 of
the Planning Act, R.S.O. 1983, as Amendment No. 162
to the Official Plan for the City of Brampton
Planning Area.

Date .1989.06.27

Diana Jardine
Diana Jardine
Director (Acting)
Plans Administration Branch
Central and Southwest



THE CORPORATION OF THE CITY OF BRAMPTON

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this 8th day of May, 1989.

~~KENNETH XXX WILLIAMS XXX MAYOR~~
Alderman L. Bissell Acting Mayor

LEONARD J. MIKULICH - CLERK

CERTIFIED A TRUE COPY

City Clerk
City of Brampton

AMENDMENT NUMBER 162
TO THE OFFICIAL PLAN
FOR THE CITY OF BRAMPTON
PLANNING AREA

1.0 PURPOSE

The purpose of this amendment is to recognize the development of a property in accordance with City Council's approval of an application to amend the Official Plan and Zoning By-law. The subject property will be developed by means of an expansion to an existing church building.

2.0 LOCATION

The lands subject to this amendment are described as Part of Lot 11, Concession 4, W.H.S., in the former geographic Township of Chinguacousy, now in the City of Brampton. The lands are situated near the north-westerly corner of the intersection of the former Highway Number 7 right-of-way and Creditview Road.

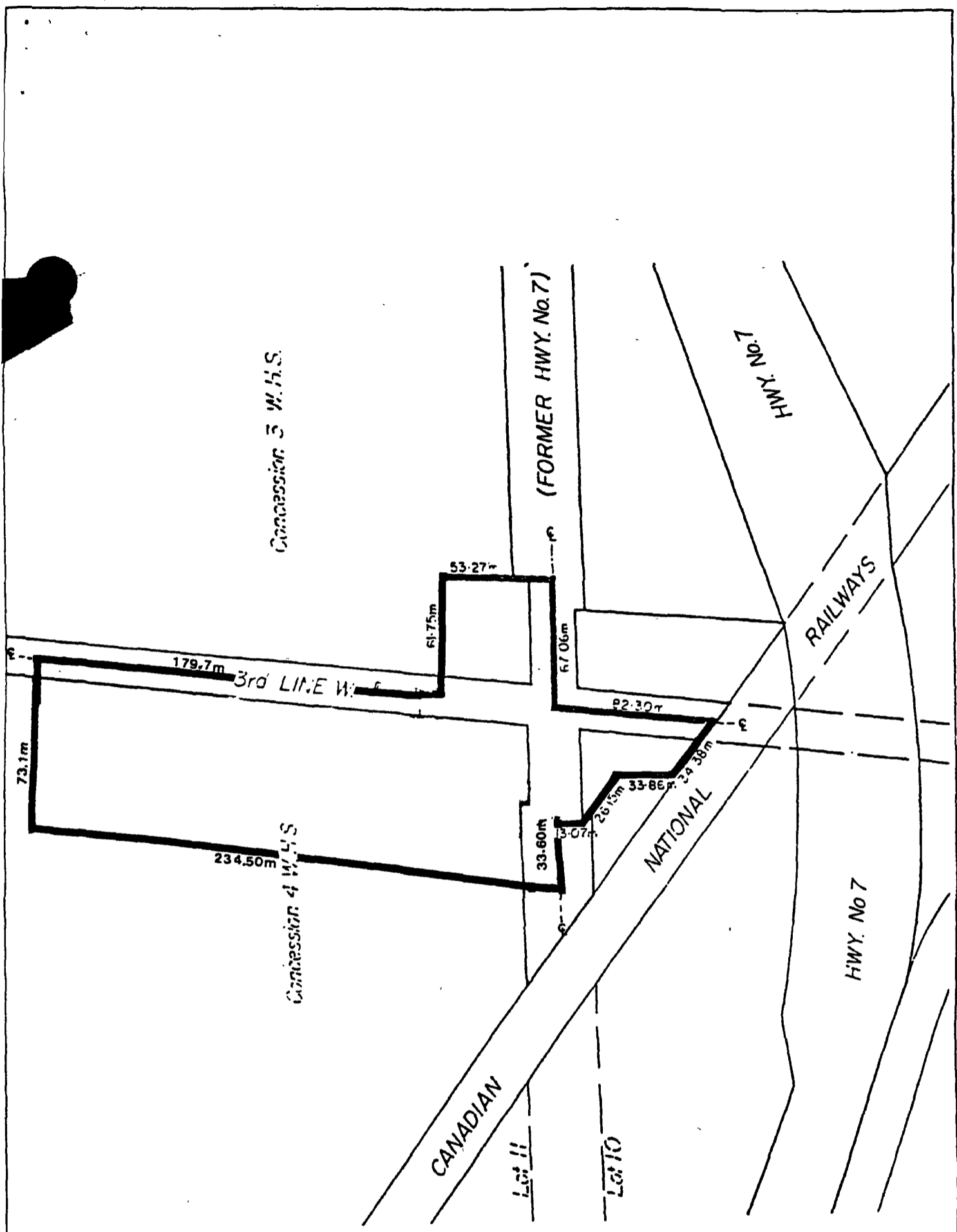
3.0 AMENDMENT AND POLICIES RELATIVE THERETO:

3.1 Amendment Number 162 :



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

(a) by changing, on Schedule "E"(7) PLEASANT thereto, the Limits of Settlement to those as shown illustrated on Schedule A to this amendment, and

(b) by changing, on Schedule 'A' thereto, the land use designation of the lands shown outlined on Schedule B to this amendment, from AGRICULTURAL to INSTITUTIONAL.



SCHEDULE "E(7)" PLEASANT

 Limits Of Settlement
 Centre Line Of Original Road Allowance
 See Policies 2.1.2.3 - 2.1.2.3.2

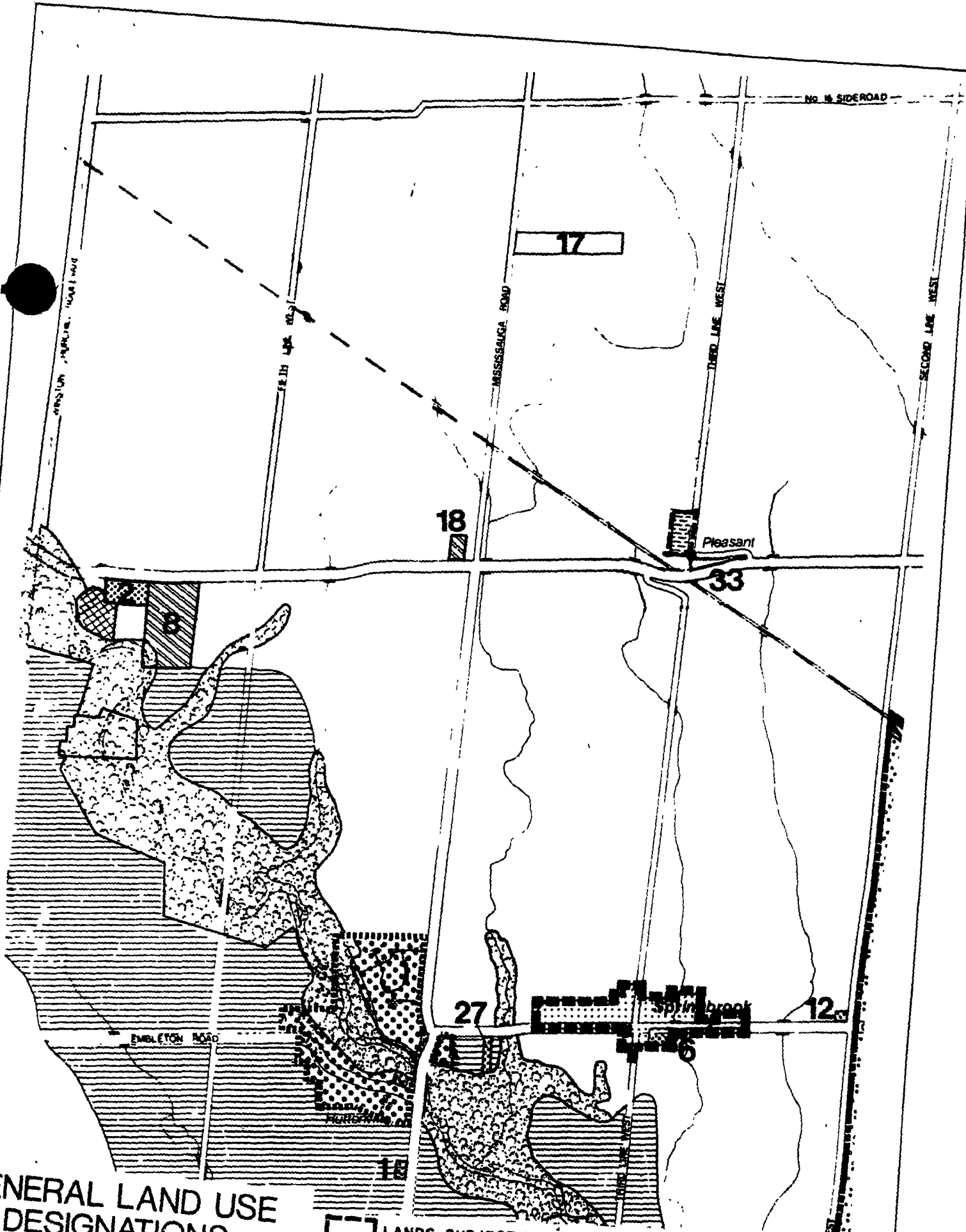
OFFICIAL PLAN AMENDMENT No. 162
Schedule A.



1:2300

CITY OF BRAMPTON
Planning and Development

Date: 1989 03 10 Drawn by: CJK
File no. C411-1 Map no. 21-8D



GENERAL LAND USE DESIGNATIONS

- | | | |
|----------------|---------------------------------|-------------------------------|
| URBAN BOUNDARY | PRIVATE COMMERCIAL RECREATION | PROVINCIAL FREEWAY (HWY. 410) |
| RESIDENTIAL | AGRICULTURAL | RURAL ESTATE |
| OPEN SPACE | RURAL SETTLEMENTS (EXPANSION) | RURAL ESTATE EXPANSION |
| COMMERCIAL | RURAL SETTLEMENTS (INFILLING) | RURAL-COMMERCIAL |
| INDUSTRIAL | RURAL SETTLEMENTS (MAINTENANCE) | OPEN SPACE - CEMETERIES |
| INSTITUTIONAL | PARKWAY BELT WEST | SPECIAL STUDY AREA |
| | | SPECIALTY AGRICULTURAL |

LANDS SUBJECT TO THIS AMENDMENT

OFFICIAL PLAN AMENDMENT No. 162
Schedule B.



1:25000

CITY OF BRAMPTON
Planning and Development

Date: 1989 03 Drawn by: C J K
File no. C4W11-1 Map no. 21-8E

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 162

Attached is a copy of a report from the Director, Planning and Development Services Division, dated February 14, 1989, and a copy of a report from the Director, Planning and Development Services Division dated March 9, 1989, forwarding the notes of a Public Meeting held on March 8, 1989 after notification in the local newspapers and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

The following submissions also relate to the formulation of this amendment, copies of which are attached:

Ministry of Agriculture and Food

December 20, 1988

Regional Municipality of Peel

November 21, 1988 and
December 1, 1988

8/9/89

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

February 14, 1989

TO: Chairman of the Development Team

FROM: Planning and Development Department

RE: Application to Amend the Official Plan
and Zoning By-law
Part of Lot 11, Concession 4, W.H.S.
Creditview Road
Ward Number 6
CANADIAN REFORMED CHURCH OF BRAMPTON
Our File Number: C4W11.1

1.0 Introduction

The above referenced application has been filed for an amendment to the Official Plan and zoning by-law to permit the use of the subject property for Institutional (church) purposes, and it was referred to staff for a report and recommendation on December 19, 1988.

2.0 Property Description

The property subject to this application is irregular in shape and consists of an area of 1.5 hectares (3.6 acres). It has frontage on the former Highway Number 7 right-of-way of 33.0 metres (108.0 feet) and flankage on Creditview Road of about 180.0 metres (590.0 feet). This property abuts the north and west limits of the Canadian Reformed Church of Brampton property which is located at the north-westerly corner of the former Highway Number 7 and Creditview Road.

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

- lands to the west and north of the subject property are currently utilized for agricultural purposes;
- the north-easterly corner of the former Highway Number 7 and Creditview Road is utilized for residential purposes whilst lands further east are utilized for agricultural purposes, and
- south of the subject property, on the opposite side of the former Highway Number 7, lands are occupied by a multiple unit residential building, a motel and a church (Faith Gospel Tabernacle).

3.0 Official Plan and Zoning By-law Status

The subject property is designated "Agricultural" according to Schedule 'A' to the Official Plan and By-law 151-88, as amended, zones the property "Agricultural (A)". In addition, a portion of the property is located within the boundaries of the Pleasant Settlement Area, and subject to Official Plan Policies 2.1.2.3.1 and 2.1.2.3.2.

4.0 Proposal

The applicant has advised that the subject property is to be severed from a farm which abuts the current limits of the Canadian Reformed Church of Brampton property. This severed parcel is proposed to be merged with the church property and is proposed to be utilized for future expansion of the church. In this regard, the applicant's immediate plans for

the parcel are expanded parking facilities, however, an expansion to the church building may take place at some time in the future.

5.0 Comments from Departments and Agencies

The Development and Engineering Services Division has advised that a 3.0 metre road widening shall be required along the entire Creditview Road flankage.

The Regional Public Works Department advises that sanitary sewer and water facilities are not available and Regional roads are not directly affected.

The Regional Health Department has reviewed this application and note no objections in principle. In this regard, the Department notes that the lot is 3.6 acres in area, relatively flat and generally suitable for private sewage disposal, although the soil conditions will necessitate the use of a large or raised leaching bed.

Community Services Department

Parks and Recreation

1. Boulevard trees on the former Highway Number 7 and Creditview Road are required, and
2. A tree survey should be conducted.

The following departments and agencies have advised that they have no comments:

Law Department, Planning Community Design Section, Zoning and By-law Enforcement Division, Traffic Engineering Services Division, Community Services Department: Transit and Fire, and Chief Building Official.

6.0 Discussion

As noted earlier, the subject lands are designated "Agricultural" according to Schedule 'A' to the Official Plan and are partially located within the boundaries of the Pleasant Settlement Area. In view of this, the following matters should be evaluated when considering the acceptability of permitting an expansion to the existing "Institutional" (church) property which abuts the subject lands:

1. the relationship and effect of an enlarged church property on the availability of land for long term agricultural use, and
2. the relationship and effect of an enlarged church property on the rural settlement of Pleasant.

With respect to the proposal's relationship and effect on the availability of land for long term agricultural use, the Official Plan provides the following "Specific Objectives" to assist in the evaluation of development proposals in the City's agricultural areas:

- (1) Preservation of good agricultural land, particularly agricultural lands identified by the Canada Land Inventory as having a Class 1 to Class 4 soil capability for agricultural purposes;

- (2) Prevention of conflicts between agricultural activities and non-agricultural activities;
- (3) Preservation of the agricultural landscape, and
- (4) Prevention of the pollution of ground and surface water.

Since this application proposes to enlarge an existing church property rather than create a new church property, the creation of additional conflicts between the agricultural use of the abutting properties and the non-agricultural use of the subject property will be minimal. Staff also note the comments of the Regional Health Department in which they report that the site is suitable for private sewage disposal, and therefore will not contribute to the pollution of ground and surface water, and further, it is noted that the low intensity nature of the proposal will preserve the agricultural landscape.

With respect to the size of the subject parcel, the applicant has advised that it was initially planned that a smaller lot would be severed from the abutting farm and be merged with the church property. However, at the request of the owner of the farm property, the subject parcel was extended to an existing hedgerow in order to ensure that a portion of land, upon which farming activities would have been made more difficult, did not remain.

Considering the proposal in relation to the rural settlement of Pleasant, it is noted that rural settlements form an integral part of the agricultural component of the City, and they historically evolved in response to a demand for specific services and institutional uses in proximity to the agricultural community. The subject proposal to enlarge one

of the existing church sites currently located within Pleasant, in the opinion of staff, will not have a detrimental affect on the character of the settlement either functionally or visually.

It is also noted that the applicant has no immediate plans to increase the size of the church building on the property, and as a result, approval of this proposal will not detrimentally affect the scale of the settlement of Pleasant. Should the applicant wish to enlarge the church building at some time in the future, however, the applicant will be required to obtain site plan approval which will ensure that the building will continue to be in keeping with the surroundings.

Considering the foregoing, the subject proposal can be supported from a planning perspective. Furthermore, it is noted that, since the applicant proposes only to designate and zone an enlarged parcel of land for institutional purposes and does not intend to build on the parcel at this time, certain detailed aspects of the proposal such as grading and drainage and landscape plan approval can be dealt through the site plan approval process. In this regard, a development agreement between the City and the applicant is not required at this time.

7.0 Recommendation

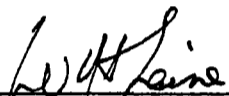
It is recommended that Planning Committee recommend to City Council that:

- A. A Public Meeting be held in accordance with City Council procedures, and

B. Subject to the results of the Public Meeting, the application to amend the Official Plan and the zoning by-law be approved, subject to the following:


1. The site specific Official Plan Amendment and zoning by-law shall apply to both the current church property and the parcel of land which is proposed to be severed from the abutting farm and adjoined to the church property, and
2. The applicant shall agree by agreement to deed gratuitously to the City a 3.0 metre road widening along the entire Creditview Road flankage.

Respectfully submitted,



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

AGREED:

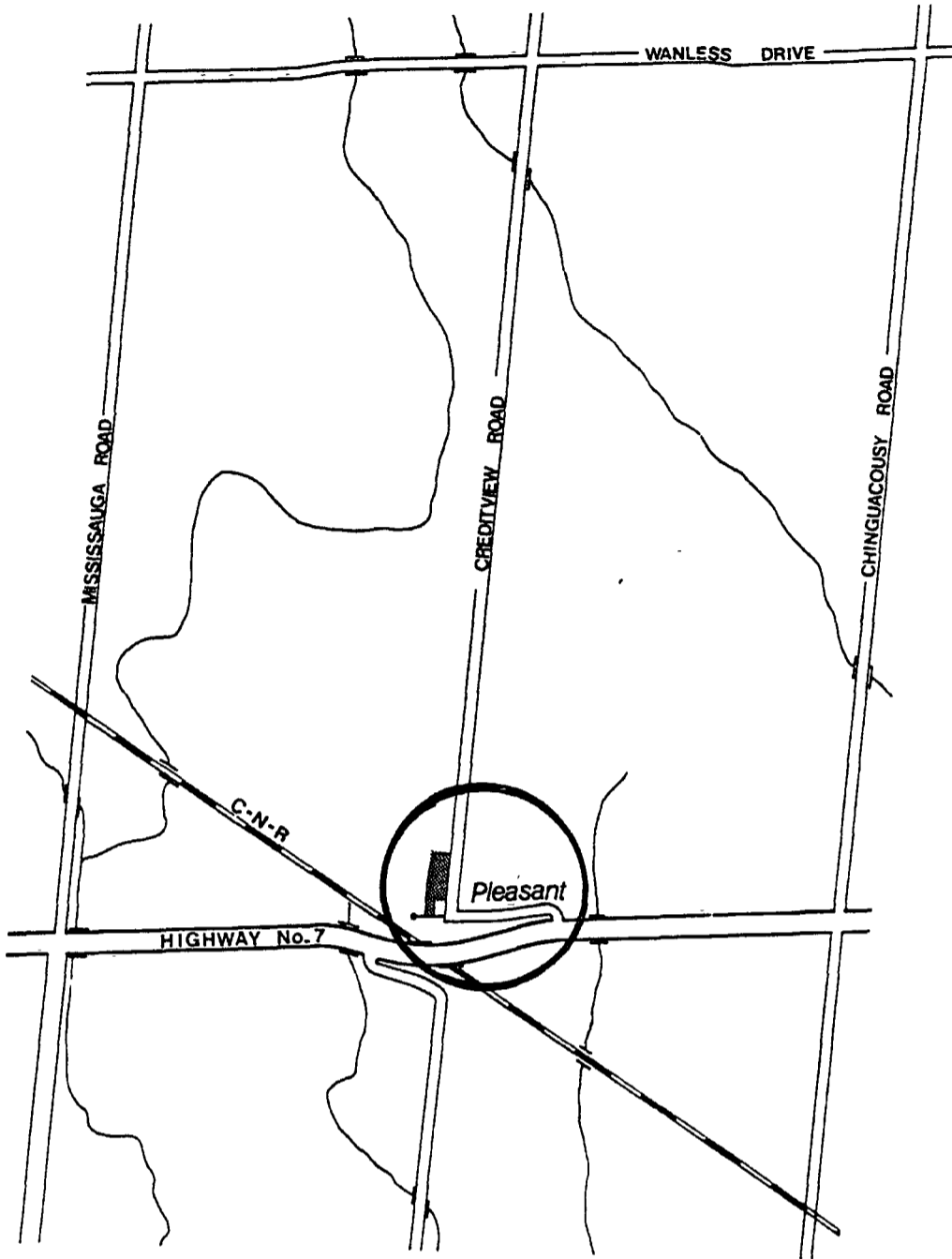


F. R. Dalzell, Commissioner of
Planning and Development

Attachment

JA/hg/icl

D3-8



**CANADIAN REFORMED
CHURCH OF BRAMPTON**

LOCATION MAP

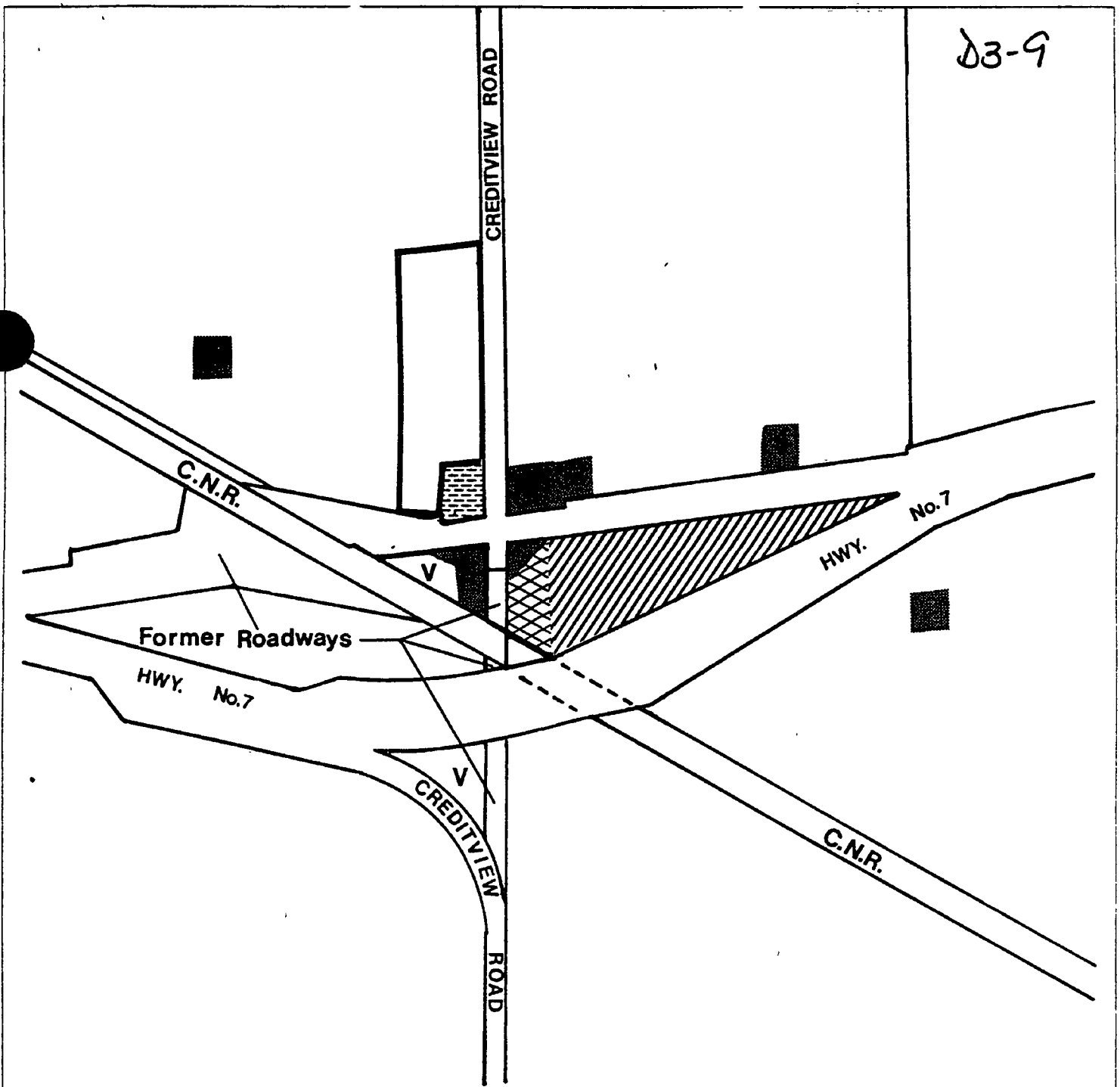



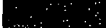

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CITY OF BRAMPTON
Planning and Development

Date: 1989 01 19 Drawn by: CJK
File no. C 4 W 11.1 Map no. 21-8A

03-9



-  SUBJECT PROPERTY
-  RESIDENTIAL
-  COMMERCIAL
- V VACANT

-  CANADIAN REFORMED CHURCH OF BRAMPTON
-  AGRICULTURAL
-  INSTITUTIONAL

CANADIAN REFORMED CHURCH OF BRAMPTON

EXISTING LAND USE

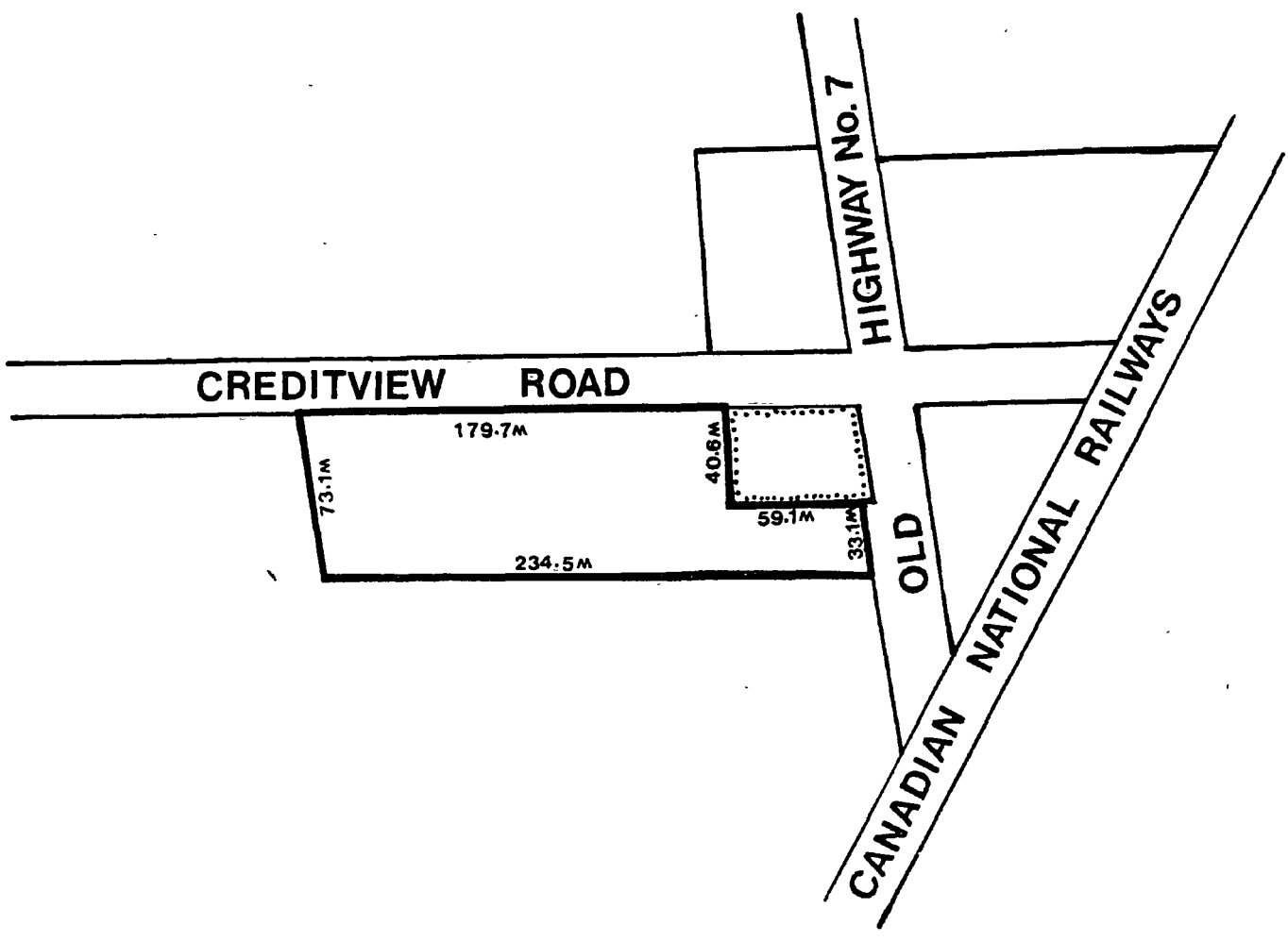


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CITY OF BRAMPTON
Planning and Development

Date: 1989 01 20 Drawn by: CJK
File no. C4W11-1 Map no. 21-8B

D3-10



..... CURRENT CHURCH PROPERTY LIMITS
—— PROPOSED EXPANDED CHURCH PROPERTY LIMITS

**CANADIAN REFORMED
CHURCH OF BRAMPTON**



CITY OF BRAMPTON
Planning and Development

SITE PROPERTY PLAN

1:1954

Date: 1989 CI 23 Drawn by: CJK
File no. C4W11-1 Map no. 21-8C

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

March 9, 1989

TO: The Chairman and Members
of Planning Committee

FROM: Planning and Development Department

RE: Application to Amend the Official Plan
and Zoning By-law
Part of Lot 11, Concession 4, W.H.S.
Creditview Road
Ward Number 6
CANADIAN REFORMED CHURCH OF BRAMPTON
Our File Number: C4W11.1

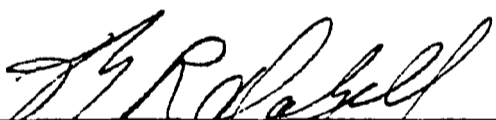
The notes of the Public Meeting held on Wednesday, March 8, 1989 with respect to the above noted application are attached for the information of Planning Committee.

It is noted that 7 members of the Canadian Reformed Church of Brampton congregation were in attendance. No other members of the public appeared at the Public Meeting and no letters or objections have been received.


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

- A) the notes of the Public Meeting be received, and
- B) staff be directed to present the appropriate documents for the consideration of City Council.

AGREED:



F.R. Dalzell, Commissioner,
Planning and Development



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

JA/am/icl

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, March 8, 1989, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:31 p.m., with respect to an application by the CANADIAN REFORM CHURCH OF BRAMPTON (File: C4W11.1 - Ward 6) to amend the Official Plan and zoning by-law to permit enlargement of the church property and to permit for future expansion of the existing church building.

Members Present: Councillor P. Robertson - Chairman
Alderman J. Hutton

Staff Present: F. R. Dalzell, Commissioner of Planning
and Development
L.W.H. Laine, Director, Planning and
Development Services

The Chairman inquired 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.

Approximately 7 members of the church were present in support of the application.

There were no questions or comments and the meeting adjourned at 7:34 p.m.



Ontario

Ministry of
Agriculture
and Food

Ministère de
l'Agriculture et
de l'Alimentation

Provincial Buildings
Queen's Park
Toronto, Ontario
M7A 2B2

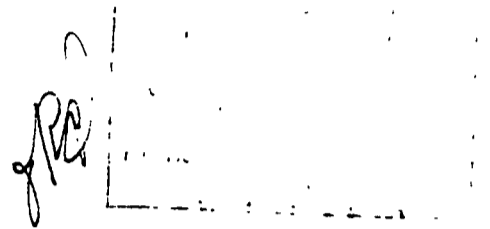
Hôtel du gouvernement
Queen's Park
Toronto (Ontario)

Foodland Preservation Branch

416-326-3131
FAX 416-326-3175

20 December 1988

Mr. John Armstrong
Planning Intern
The City of Brampton
Planning & Development Dept.
150 Central Park Drive
Brampton, Ontario
L6T 2T9



Dear Mr. Armstrong,

RE Official Plan & Zoning By-Law Amendment
Brampton - Peel
Lot 11, Conc. 4 W.H.S.
Canadian Reformed Church of Brampton
Your File No.: C4W11.1

Staff have considered the Official Plan Amendment in view of the Foodland Guidelines, which is the Provincial Policy on agricultural land use planning, and based on present knowledge provide the following comments.

The purpose of this application is to sever a 3.64 acre parcel from an abutting farm to add to the existing property of the Canadian Reformed Church of Brampton. The lot addition is to expand parking facilities in the immediate future and possibly the expansion of the church at some time in the future. A part of the subject site is presently designated and zoned "Agricultural" and the remaining portion is located within the boundaries of the Pleasant Settlement Area.

The subject site is presently part of an 83 acre agricultural operation and has a Class 1 soil capability rating for agriculture according to the Canada Land Inventory at a scale of 1:50,000. The area north of the subject site is also used for agriculture. The settlement of Pleasant is located to the east of the subject site. The CN railway tracks and Highway 7 are located to the south of the subject property.

890104

Section 4A.25 of the Food Land Guidelines states that severances for institutional uses must not be allowed within a high priority agricultural area. However, given the small size of the proposed expansion and the fact that part of the expansion is within the settlement of Pleasant, we have no objection to the proposal. This is provided that the future uses for the expansion area are restricted to an expansion of the existing church and an expansion of the parking area only.

If you have any questions please contact Suzanne McInnes, Acting Land Use Specialist at (416) 326-3123 or myself at (416) 326-3118.

Sincerely,

Heather Gariepy

HEATHER GARIEPY
Acting District Manager
(Central Ontario)

H: PBCHEX.SMM *1.1*

The Regional Municipality of Peel

Planning Department

December 1, 1988

City of Brampton
Planning Department
150 Central Park Drive
Brampton, Ontario
L6T 2T9

Date	12/01/88
File No.	C4W11.1

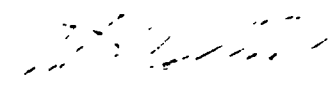
Attention: Mr. John Armstrong
Planning Intern

Re: Official Plan Amendment & Rezoning Application
Canadian Reformed Church of Brampton
Pt. Lot 11, Concession 4, W.H.S.
City of Brampton
Your File: C4W11.1
Our File: R42 4W14B

Dear Sir:

Further to our letter dated November 21, 1988, please find attached a copy of comments recently received from the Regional Health Department concerning the above noted application.

Yours truly,


D. R. Billett
Director of
Development Control

JL:nb
Encl.

The Regional Municipality of Peel

Planning Department

November 21, 1988

City of Brampton
Planning and Development Department
150 Central Park Drive
Brampton, Ontario
L6T 2T9

Attention: Mr. John Armstrong
Planning Intern

Re: Official Plan Amendment & Rezoning Application
Canadian Reformed Church of Brampton
Pt. Lot 11, Con. 4, W.H.S.
City of Brampton
Your File: C4W11.1
Our File: R42 4W14B

Dear Sir:

Further to your letter of November 14, 1988 on the above subject please be advised that the Regional Public Works Department has the following comments to make:

Sanitary &
Water: Facilities are not available

Regional
Roads: No objections

Our Transportation Policy Division has also reviewed the proposed Official Plan Amendment and rezoning application, and has no objection.

We will provide you with the Regional Health Department's comments as soon as they are available.

I trust that this information is of assistance.

Yours truly,

D. R. Billett
D. R. Billett
Director of
Development Control

JL:nb



To D.R. Billett
Director, Development Control

From Paul R. Callanan
Supervisor, Environmental Health

Date November 24 1988

Subject O.P.A. and Rezoning
Application
Canadian Reformed Church
of Brampton
Pt. Lot 11, Concession 4,
W.H.S.
City of Brampton
Your File: R42 4W14B

We have reviewed this application and have no objection in principle to the proposed O.P.A. and rezoning to permit a church at this location.

The lot is 3.6 acres in area, relatively flat and generally suitable for private sewage disposal although the soil conditions will necessitate use of a large or raised leaching bed.

Callanan
PRC/np