



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 150-93

To adopt Amendment Number 234  
and Amendment Number 234 A  
to the 1984 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,  
R.S.O. 1990, c.P 13 hereby ENACTS as follows:

1. Amendment Number 234 and Amendment Number 234 A to the 1984 Official Plan of the City of Brampton Planning Area are 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 234 and Amendment Number 234 A to the 1984 Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 16th day of August, 1993.

~~PETER ROBERTSON, MAYOR~~  
PAUL PALLESCHI ACTING MAYOR

~~BONARD XXXXXXXXX,~~  
~~CLERK~~  
KATHRYN ZAMMIT DEPUTY CLERK

APPROVED AS TO FORM LAW DEPT. BRAMPTON
DATE



ORIGINAL

THE CORPORATION OF THE CITY OF BRAMPTON

CERTIFIED A TRUE COPY

*[Handwritten signature]*

# BY-LAW

Deputy Clerk  
City of Brampton

AUG 27 1993

19

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~~XXXXXXXXXXXXXXXXXXXX~~  
~~XXXXXX~~  
KATHRYN ZAMMIT DEPUTY CLERK

APPROVED AS TO FORM LAW DEPT. BRAMPTON  
DATE *[Signature]*

AMENDMENT NUMBER 234 AND  
AMENDMENT NUMBER 234 A TO THE  
1984 OFFICIAL PLAN OF THE CITY OF  
BRAMPTON PLANNING AREA

1.0 Purpose

The purpose of this amendment is to redesignate certain industrial lands for Institutional purposes.

2.0 Location

The lands subject to this amendment are located on Torbram Road, north of North Park Drive, being part of Lots 9 and 10, Concession 6, E.H.S. in the geographic township of Chinguacousy.

3.0 Amendment and Policies Relative Thereto

3.1 Amendment Number 234 :

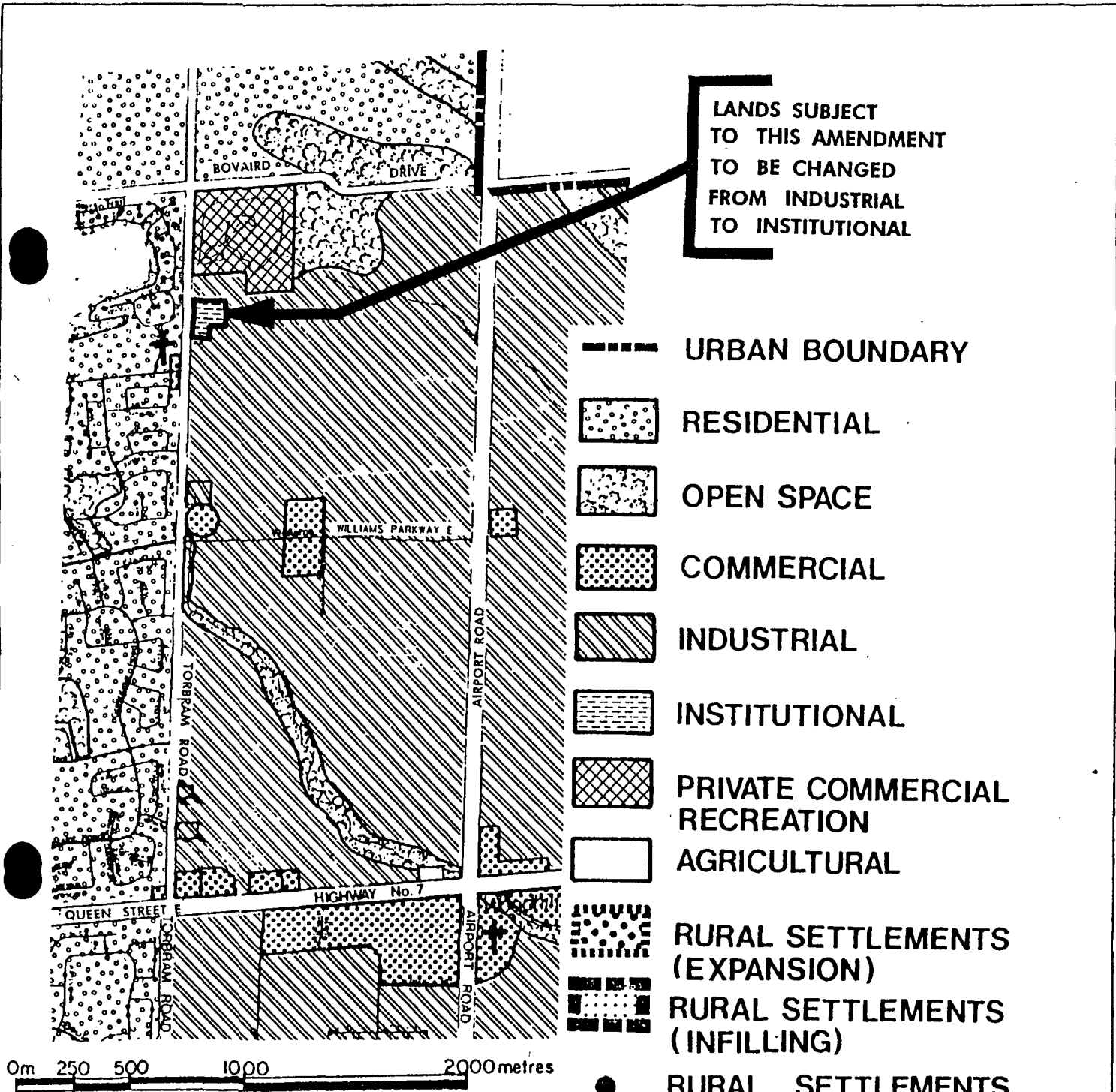
The document known as the 1984 Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by adding, to the list of amendments pertaining to Secondary Plan Area Number 13 and set out in the first paragraph of subsection 7.2.7.13 thereof, Amendment Number -234-.
- (2) by changing, on Schedule "A" thereto, the land use designation of lands shown outlined on Schedule A to this amendment, from "INDUSTRIAL" to "INSTITUTIONAL";

3.2 Amendment Number 234 A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as amended by Amendment Number 6, and as it relates to the Bramalea North Industrial Secondary Plan, is hereby amended:

- (1) by changing, on Schedule "A" thereto, the designation of the lands shown on Schedule "B" to this amendment from "INDUSTRIAL" to "INSTITUTIONAL".










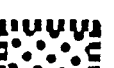






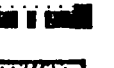





0m 250 500 1000 2000metres

**GENERAL LAND USE DESIGNATIONS**  
SCHEDULE 'A'

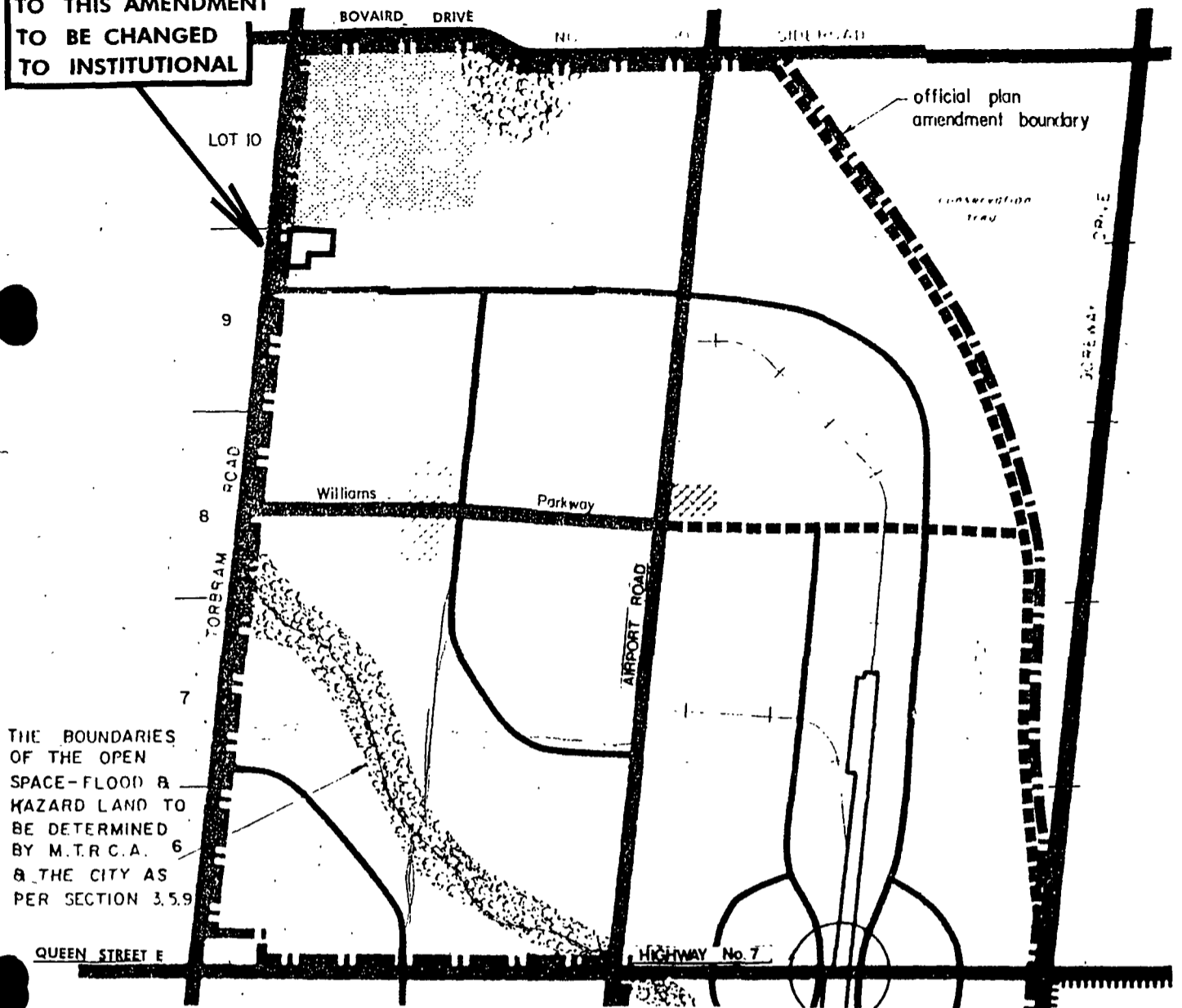
MAY 1987

City Of Brampton Planning & Development Department

-  LANDS SUBJECT TO THIS AMENDMENT TO BE CHANGED FROM INDUSTRIAL TO INSTITUTIONAL
-  URBAN BOUNDARY
-  RESIDENTIAL
-  OPEN SPACE
-  COMMERCIAL
-  INDUSTRIAL
-  INSTITUTIONAL
-  PRIVATE COMMERCIAL RECREATION
-  AGRICULTURAL
-  RURAL SETTLEMENTS (EXPANSION)
-  RURAL SETTLEMENTS (INFILLING)
-  RURAL SETTLEMENTS (MAINTENANCE)
-  PARKWAY BELT WEST
-  PROVINCIAL FREEWAY (HWY. 410)
-  RURAL ESTATE
-  RURAL ESTATE EXPANSION
-  RURAL-COMMERCIAL
-  OPEN SPACE - CEMETERIES
-  SPECIAL STUDY AREA
-  SPECIALTY AGRICULTURAL



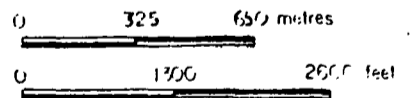
**LANDS SUBJECT  
TO THIS AMENDMENT  
TO BE CHANGED  
TO INSTITUTIONAL**



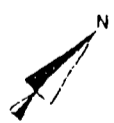
**SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT NO. 6**

**Legend**

- Industrial
- Commercial
- Open Space-Flood & Hazard Lands
- Special Use Area
- Cemetery
- Proposed Collector
- Proposed Arterial
- INSTITUTIONAL
- Future Interchange
- Possible Spur Line Locations
- Grade Separation



Date 1979 02 12



CITY OF BRAMPTON PLANNING DEPARTMENT

O.P. AMENDMENT NO. 234 & 234A  
SCHEDULE 'B'



**CITY OF BRAMPTON**  
Planning and Development

Date: 1993 06 09 Drawn by: K.M.H.

File no. C6E9.2 Map no. 48-28G

BACKGROUND MATERIAL TO  
AMENDMENT NUMBER 234 AND  
AMENDMENT NUMBER 234 A

Attached is a copy of the planning report dated May 17, 1993 and the notes of the Public Meeting held June 2, 1993, after notification in the local newspaper 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:

The Region of Peel	April 19, 1993
The Region of Peel	April 7, 1993
The Region of Peel	March 25, 1993

# INTER-OFFICE MEMORANDUM

PC-May 17

Office of the Commissioner of Planning and Development

DATE: May 17, 1993

TO: The Chairman and Members of Planning Committee

FROM: Planning and Development Department

RE: Executive Summary  
Application to Amend the Official Plan  
and Zoning By-law  
Part of Lots 9 and 10, Concession 6, E.H.S.  
**HAR TIKVAH SYNAGOGUE**  
Ward Number : 11  
Our File Number: C6E9.2

The attached staff report examines a proposal to amend the official plan and zoning by-law to permit the development of the subject property for a religious institution and associated parking facilities. The subject lands are located on the east side of Torbram Road, north of North Park Drive, and contain an existing religious institution.

This proposed development represents an expansion of an existing institutional use, abutting the subject lands to the south. The applicant has indicated that the congregation has increased in size, and has outgrown its current building. The impacts of this development are summarized in Table One - Summary of Impacts, below.

## TABLE ONE - SUMMARY OF IMPACTS

### FACTORS

### SUMMARY IMPACTS

#### Official Plan

requires amendment to Industrial designation, which is supportable as an expansion of an existing institutional use, has access to Torbram Road and does not interfere with industrial developments to the north or east.

#### Zoning By-law

requires an amendment to extend the existing Institutional zoning to include the subject lands.

an amendment is also required to delete an obsolete requirement to establish a landscape buffer area between a

portion of the subject lands and the industrial area to the south.

**Access**

*mutual access to Torbram Road would be preferable, however, the Traffic Engineering Services Division is prepared to support two separate accesses as proposed.*

**Road Widenings**

*the following road widenings are required to achieve a total of 18.0 metres from the centre line of Torbram Road:*

- 2.8 metres across the frontage of Part 1 (refer to concept site plan);*
- 8.0 metres across the frontage of the existing property.*

*The existing church would encroach on the road as widened, requiring an encroachment agreement.*

**Servicing**

*this property can be serviced from North Park Drive at the applicant's expense.*

**Parking Connection**

*a vehicular connection between the two parking lots is required. This will be finalized through site plan approval.*

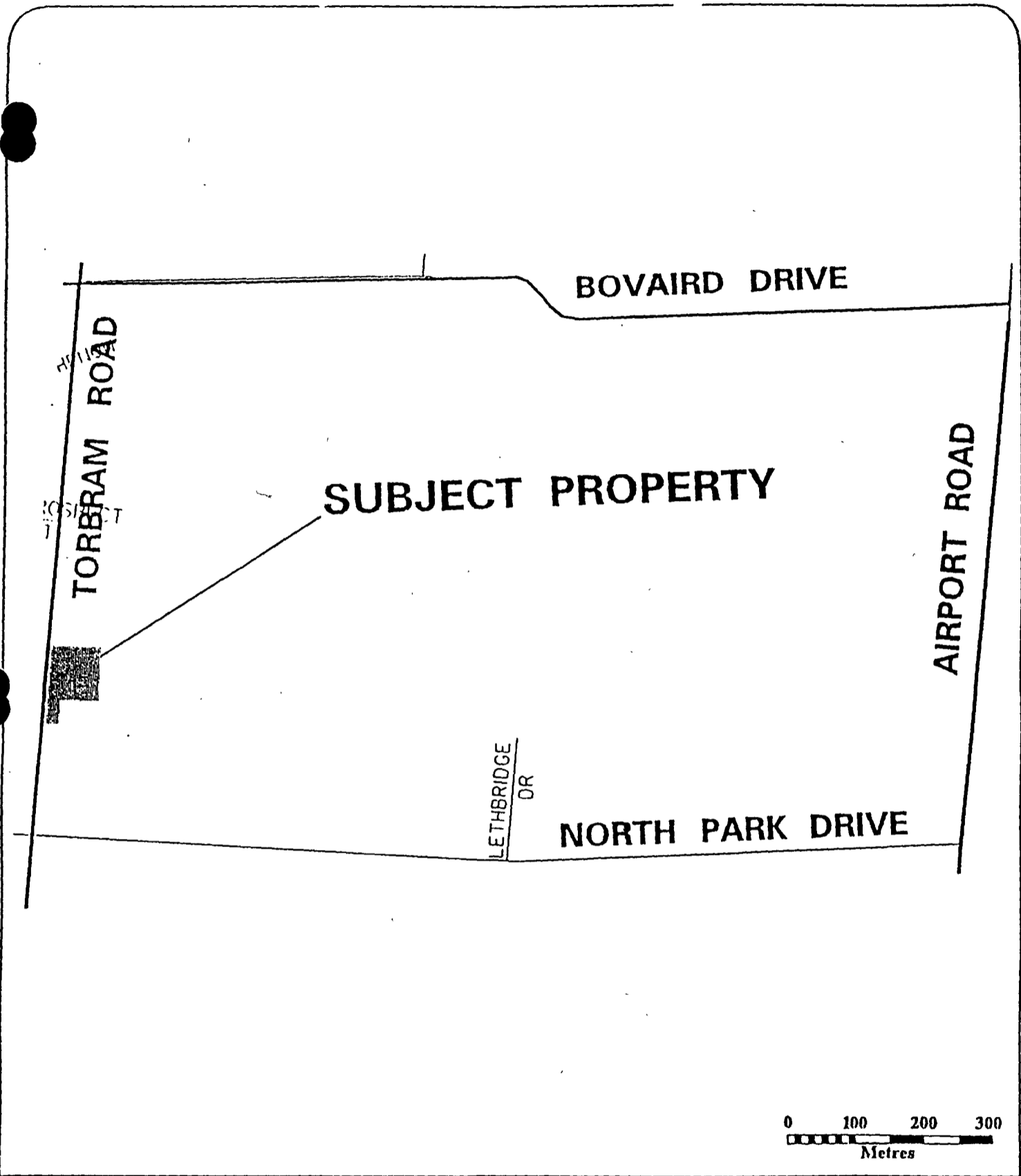
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**OVERALL SUMMARY**

*The application is supportable from a land use planning perspective, as it represents an expansion of an existing institutional use which has access to Torbram Road, and acts as a buffer between the residential development on the west side of Torbram and the industrial lands to the east. Therefore, it is recommended that the application be approved subject to a public meeting and appropriate conditions.*

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**CITY OF BRAMPTON**

Date: 1993 03 05

Drawn By: CJK

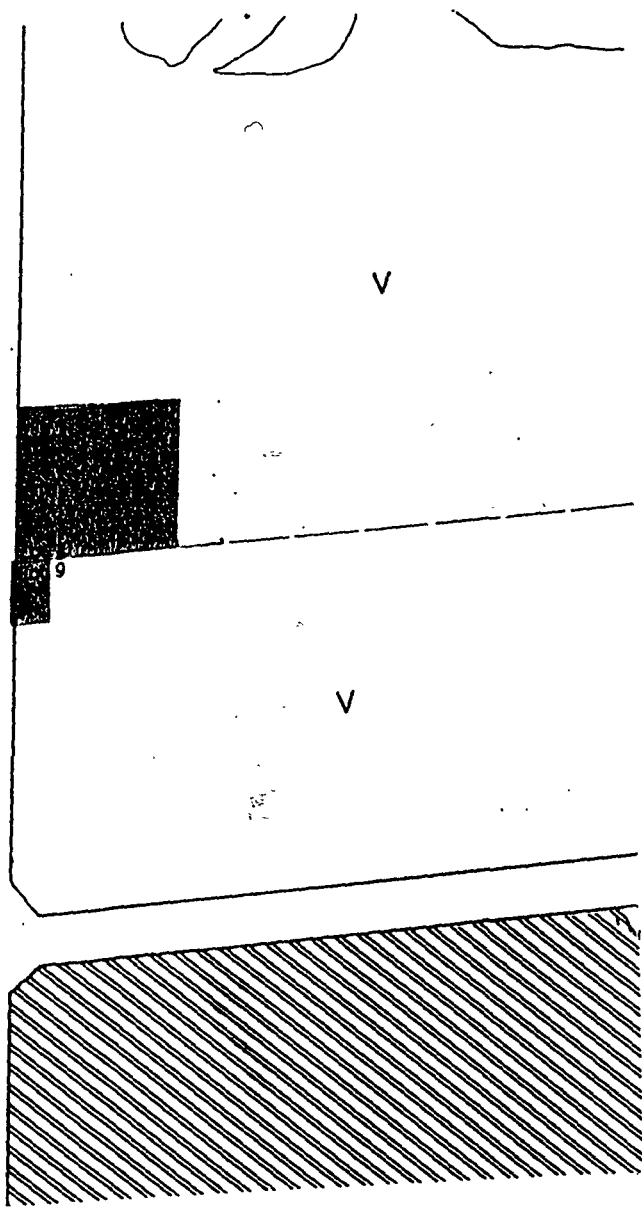
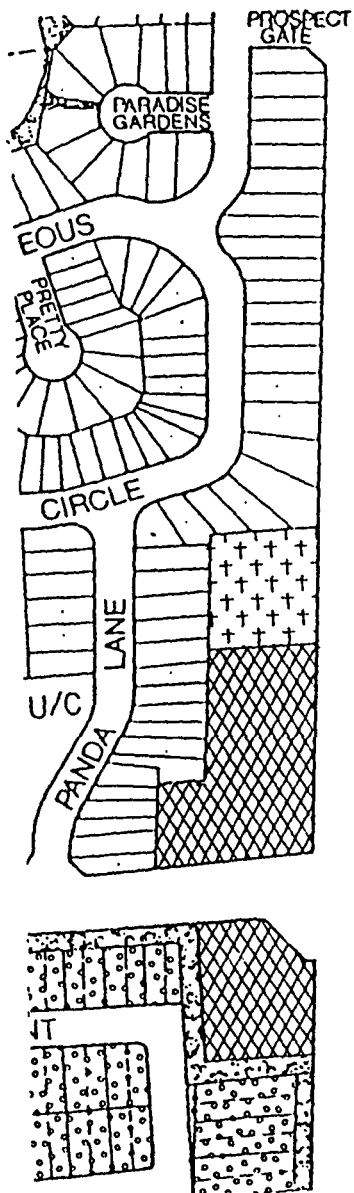
File no. C6E9.2

Map no. 48-28A












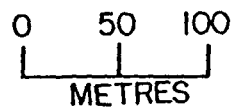
**LOCATION MAP**

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT  
HAR TIKVAH SYNAGOGUE



**LEGEND**

-  SUBJECT PROPERTY
-  SINGLE FAMILY RESIDENTIAL
-  SEMI-DETACHED RESIDENTIAL
-  RESIDENTIAL-UNDER CONSTRUCTION
-  COMMERCIAL
-  INDUSTRIAL
-  GRAVEYARD
-  VACANT
-  OPEN SPACE



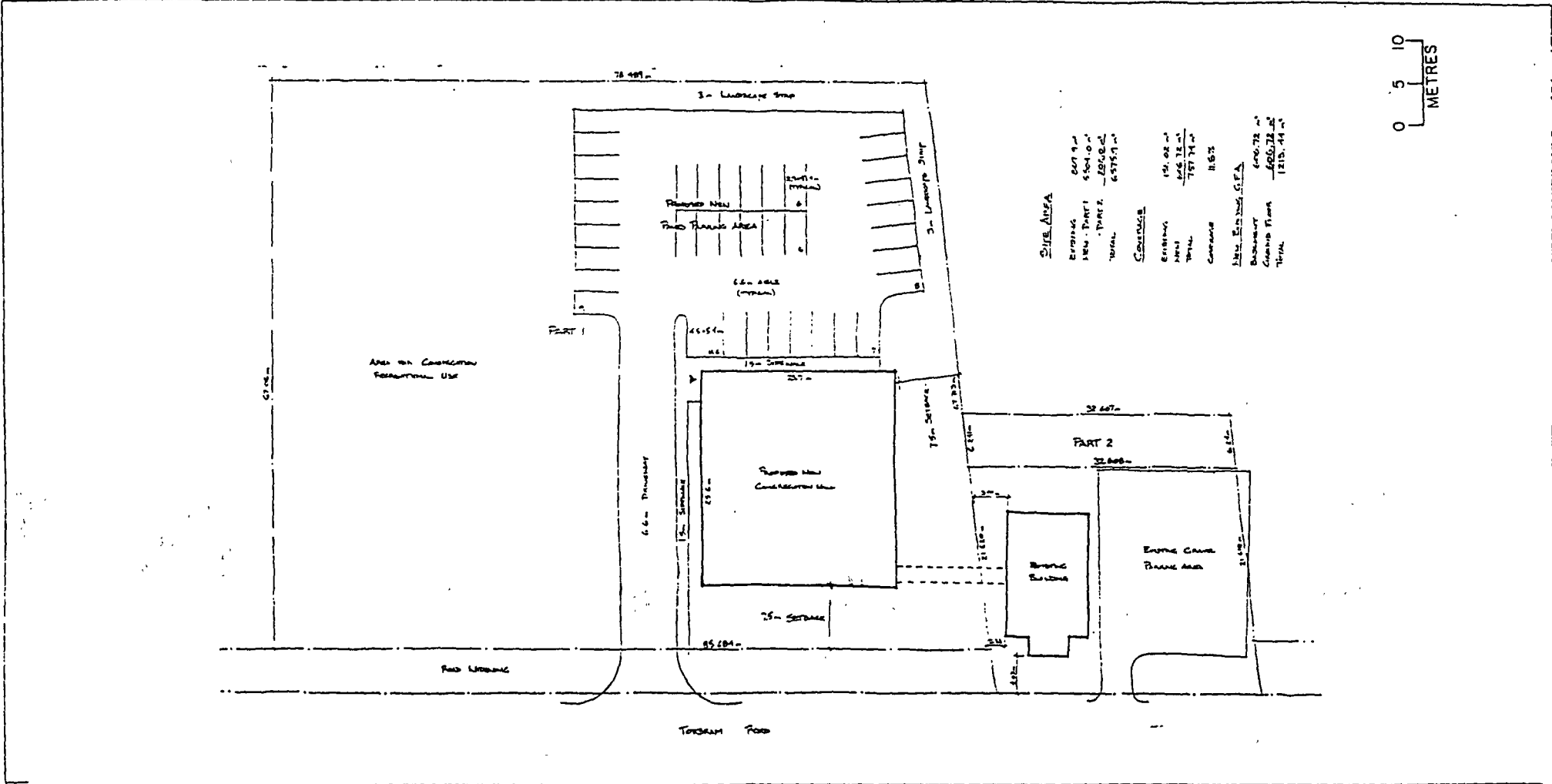
**CITY OF BRAMPTON**



**LAND USE MAP**

Date: 1993 03 05      Drawn By: CJK  
 File no. C6E9.2      Map no. 48-28B

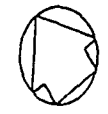
PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT  
 HAR TIKVAH SYNAGOGUE



SITE AREA	
Existing	607.9 m <sup>2</sup>
New - Part 1	6,504.0 m <sup>2</sup>
- Part 2	2,000.0 m <sup>2</sup>
TOTAL	6,711.9 m <sup>2</sup>
CONCRETE	
Existing	14.02 m <sup>2</sup>
New	6,762.22 m <sup>2</sup>
Total	7,576.24 m <sup>2</sup>
CONCRETE	
Ratio	0.53
SITE AREA (G.F.A.)	
Existing	6,007.22 m <sup>2</sup>
New	6,504.00 m <sup>2</sup>
Total	12,511.22 m <sup>2</sup>

CITY OF BRAMPTON

Date: 1993 03 15 Drawn By: CJK  
 File no. C6E9.2 Map no. 48-28C



CONCEPT SITE PLAN

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT  
 HAR TIKVAH SYNAGOGUE

# INTER-OFFICE MEMORANDUM

## Office of the Commissioner of Planning and Development

DATE: May 17, 1993

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 Lots 9 and 10, Concession 6, E.H.S.  
Torbram Road  
Har Tikvah Synagogue  
Ward Number: 11  
Our File: C6E9.2

### 1.0 PROPOSAL

The above noted application to amend the Official Plan and zoning by-law has been received March 3, 1993 and referred to staff for review and recommendation April 19, 1993. The applicant is proposing to develop an institutional use in conjunction with an existing church. Specifically, the applicant is proposing:

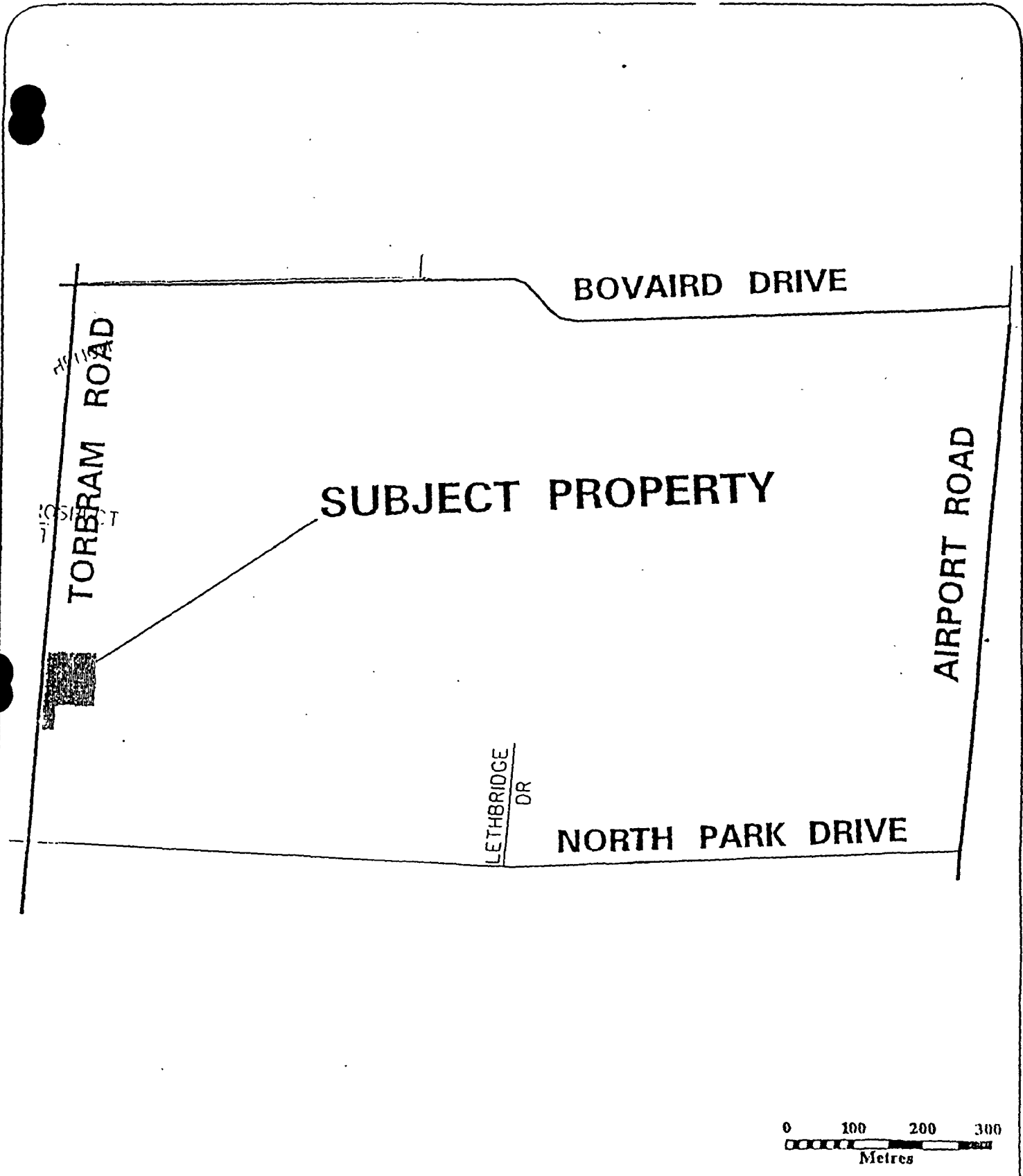
- o a new congregational hall comprising an area of 606.72 square metres (6,531 square feet);
- o 36 additional parking spaces;
- o the retention of the existing church building (currently used for the Har Tikvah congregation) and its associated gravel parking area;
- o an outdoor recreational area;
- o two accesses to Torbram Road (one being the existing access for the church building); and,
- o an underground tunnel or breezeway connecting the new congregational hall to the existing church building.

### 2.0 PROPERTY DESCRIPTION

The subject property consists of the existing church lot, located on Torbram Road, north of North Park Drive and an additional lot created as a lot addition through Land Division Committee application B4/93B. The Land Division Committee application was approved subject to conditions on March 9, 1993.

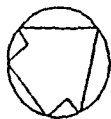
The newly created lot will merge in title with the existing church property to create one lot with the following characteristics:

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT  
HAR TIKVAH SYNAGOGUE



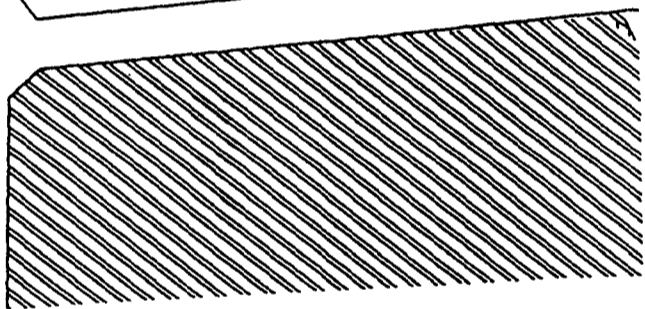
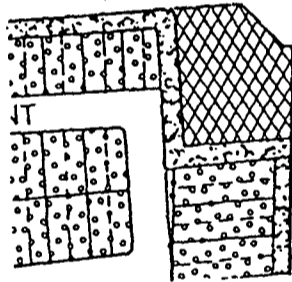
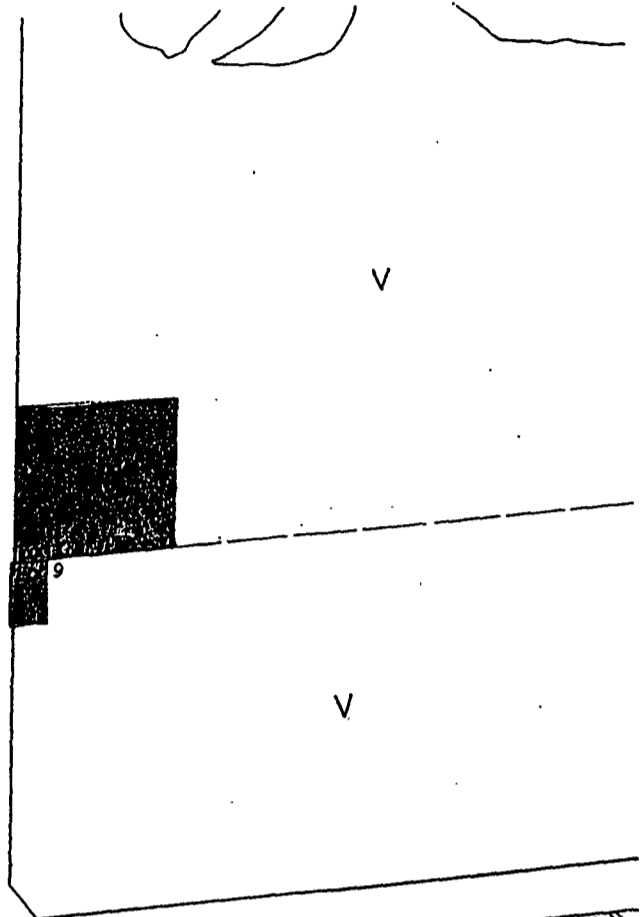
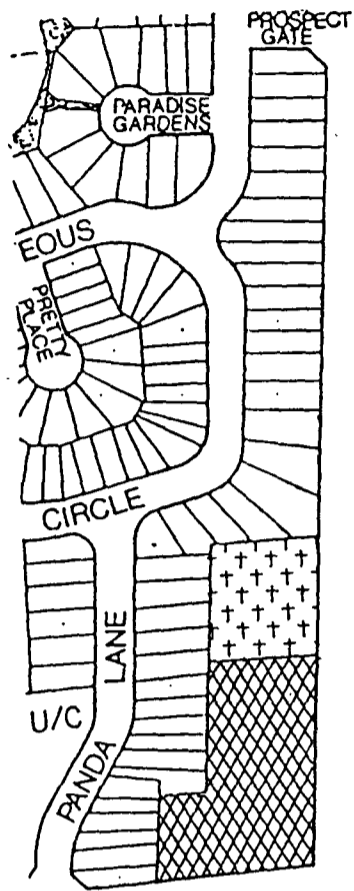
**CITY OF BRAMPTON**

Date: 1993 03 05      Drawn By: CJK  
 File no. C6E9.2      Map no. 48-28A












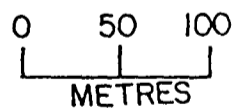
**LOCATION MAP**

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT  
 HAR TIKVAH SYNAGOGUE



**LEGEND**

-  SUBJECT PROPERTY
-  SINGLE FAMILY RESIDENTIAL
-  SEMI-DETACHED RESIDENTIAL
-  RESIDENTIAL-UNDER CONSTRUCTION
-  COMMERCIAL
-  INDUSTRIAL
-  CEMETARY
-  VACANT
-  OPEN SPACE



**CITY OF BRAMPTON**



**LAND USE MAP**

Date: 1993 03 05      Drawn By: CJK  
 File no. C6E9.2      Map no. 48-28B

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT  
 HAR TIKVAH SYNAGOGUE

- o frontage on Torbram Road of approximately 118.19 metres (387.8 feet);
- o a depth of 67 metres (220 feet) at the northerly most property line, and a depth of 27.85 metres (91 feet) at the most southerly property line;
- o an area of 6,575.9 square metres (70,785 square feet);
- o topographically, the property is relatively flat, with a number of mature trees along the north side of the existing church building.

Surrounding land uses include:

- o North: vacant lands currently used for agricultural purposes;
- o South: vacant land and North Park Drive, and beyond North Park Drive, the Bramalea Chrysler facility;
- o East: vacant land being used for agricultural purposes, and some industrial uses;
- o West: Torbram Road, and beyond Torbram Road, single family residential development and Professor's Lake.

### 3.0 OFFICIAL PLAN AND ZONING BY-LAW STATUS

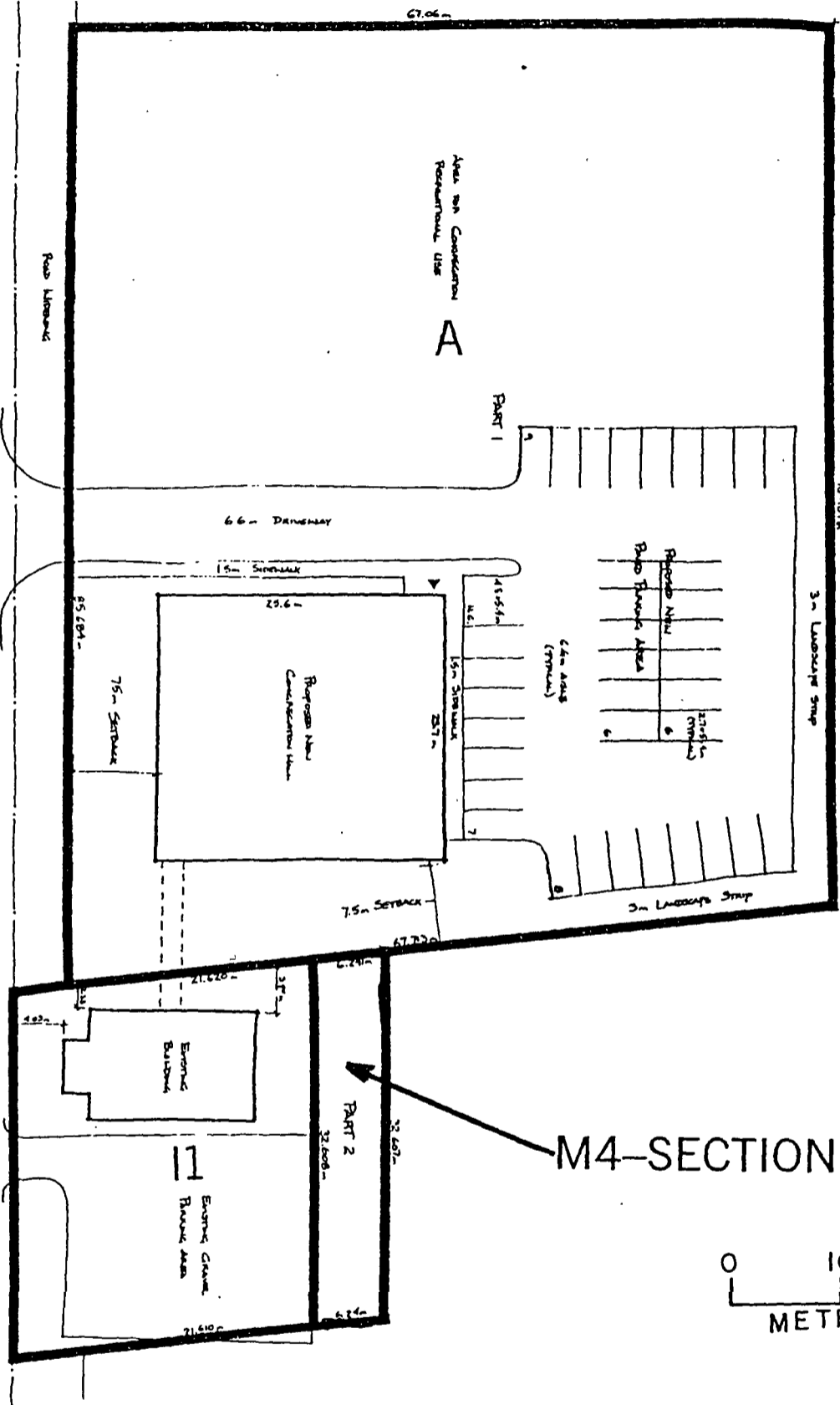
The Official Plan, Schedule "A", General Land Use Designations, and the Bramalea North Industrial Secondary Plan, identify the subject property as "Industrial". Amendments are required to the official plan and secondary plan to permit the proposed development.

By-law 151-88, as amended, zones the property in three categories, Agricultural, Institutional One (I1), and Industrial Four - Section 304 (M4-Section 304). The boundaries for each of these zoning categories are shown on the attached map - Current Zoning.

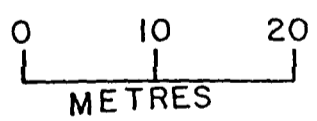
### 4.0 STRATEGIC PLAN AND FINANCIAL IMPLICATIONS

#### 4.1 Strategic Plan

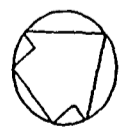
The City's Strategic Plan contains a number of goals, objectives and strategic initiatives. This application is most in keeping with the "Quality of Life" goal stream, which strives to "...provide facilities and services that respond to the needs of all people so that everyone may participate fully and safely in the life of the community."



M4-SECTION 304



CITY OF BRAMPTON



CURRENT ZONING

Date: 1993 03 15  
 File no. C6E9.2  
 Drawn By: CJK  
 Map no. 48-28E

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT  
 HAR TIKVAH SYNAGOGUE



Specifically, this application will assist in achieving this goal by expanding an existing institutional use and creating a place of worship to serve the community.

#### 4.2 Financial Implications

The Treasury Services Division has evaluated this proposal in order to determine its impact on the City's net financial position and goal to achieve a 65/35 assessment ratio.

It is noted that the synagogue use proposed represents non-taxable assessment, and is therefore, of no net financial benefit to the City.

The Treasury Services Division notes that if the property were to be developed in accordance with the existing industrial designation, the result would be a \$370,000 non-residential assessment, \$9,000 in non-residential property tax paid annually, and a net positive financial benefit of \$5,000.

The development as proposed has no impact on the City's net financial position as it is non-taxable assessment.

#### 5.0 ANALYSIS

A full circulation of this proposal has been completed and the comments received are contained in Appendix A to this report, and referred to in the following section where appropriate.

This application was examined on the basis of the following factors:

- Official Plan policies;
- Zoning By-law requirements; and,
- Site Specific Details.

Each of these areas is discussed in more detail in the following sections.

#### 5.1 Official Plan Policies

The subject property is currently designated "Industrial" in both the Official Plan and the Bramalea North Industrial Secondary Plan. The Official Plan states that non-industrial uses may be permitted in industrial areas provided they do not interfere with or are detrimental to industrial uses. Similarly, the "Institutional" provisions of the Official Plan provide the following locational principles:

- convenient access to at least one arterial or collector road;

- access to public transit where appropriate, and
- compatibility with the surrounding area.

*In this respect, an institutional designation in this location has access to a minor arterial road, Torbram Road, and is not expected to interfere with the development of the remainder of the surrounding lands for industrial purposes. In addition, the institutional use could act as an appropriate interface between the residential uses on the west side of Torbram Road and the industrial development to the east.*

*It is also noted that this application, if approved, would permit the expansion of an existing institutional use, and does not represent the introduction of a completely new land use into this area. Consequently, an Institutional designation can be justified from a land use planning perspective.*

## 5.2 Zoning By-law Requirements

*As noted previously, this property is zoned in three separate categories, as illustrated on the attached Current Zoning Map. An amendment to the zoning by-law is required to bring the three pieces of the parcel into a single zoning category.*

*Part 1 of the plan (refer to Current Zoning Map) is zoned Agricultural, which does not permit the development of religious uses. Part 2 is zoned Industrial Four - Section 304, which permits the following:*

- a landscape buffer strip;
- specific industrial uses, but only after the abutting lands used for residential or institutional purposes have been rezoned for industrial purposes consistent with those permitted for lands to the east.

*In addition, section 304 requires that the landscaped buffer area be a minimum of 30.0 metres in width and a uniform 3.0 metres high to act as a screen for the institutional and residential uses from the industrial uses permitted to the east.*

*The industrial development envisioned for this area has not been fully realized, and Urban Design and Zoning Division staff have noted in their comments that a 30 metre buffer strip along a church site is not recommended. In the past, there was a residential use as well as the existing church building in this area, and it was felt that the residential use should be protected from the industrial uses. That residential use no longer exists, and the intensity of industrial development is considerably less than that originally anticipated. While some landscaped open space is desirable between the institutional and industrial uses, it is not necessary to separate these uses by 30.0 metres. An adequate landscape separation can be addressed through the site plan approval process.*

Therefore, in addition to changing the zoning for the subject property, it is suggested that section 304 be amended to remove the required landscape buffer.

As noted previously, the Land Division Committee recently approved application B4/93, which permitted the addition of Parts 1 and 2 to the existing church property. As that application was for an addition to a lot, the amending zoning by-law will also contain a minimum lot area requirement which incorporates the additions.

### 5.3 Site Specific Details

Through the circulation of this application, a number of details have been identified which need to be addressed in order to ensure that the site will be developed in a functional manner.

Specifically, these issues include the following:

- driveway location and parking co-ordination;
- new building location;
- road widenings; and,
- heritage designation of the existing church.

Each of these issues is discussed in further detail in the following sections.

#### 5.3.1 Driveway Location

As noted in the comments of the Traffic Engineering Services Division, the two accesses to Torbram Road as proposed are acceptable. However, it would be desirable to have a shared access between the two buildings, providing a consolidated access and a vehicular link between the two parking areas.

If this is not possible, then a vehicular link between the two parking areas is required to accommodate on-site traffic circulation, and avoiding vehicles entering the first lot, finding it full, coming back onto Torbram Road and entering at the second driveway.

#### 5.3.2 Building Location

The concept site plan submitted by the applicant indicates the new building located just north of the existing church. Following from the previous discussion on access and parking connection, it would appear that the new building could be relocated further north on the site, thereby providing opportunity for mutual access.

*The lands to the north of the site are intended for outdoor recreational use, however it would appear that the building could be shifted north and the recreational area still provided for between the two new buildings.*

*The exact location of both the building and the access points will be determined through the formal site plan review process.*

### **5.3.3 Road Widenings**

*An additional 2.8 metre road widening is required on Part 1 (refer to Concept Site Plan) to provide for an 18.0 metre right-of-way from the centre line.*

*In addition, the Development Engineering Services Division has requested an 8.0 metre road widening along the frontage of the original property, to a width of 18.0 metres from centre line. This will result in the front portion of the existing church encroaching onto the road widening. To this end, Division staff have indicated that an encroachment agreement for that portion of the church building can be entered into with the applicant.*

### **5.3.4 Heritage Building**

*The existing church building has been designated as a Heritage structure under Part IV (individual site) of the Ontario Heritage Act.*

*The proposed development does not include any physical or structural changes or additions to the original building or site. As such, the designation of the church as a Heritage structure does not impede, and is not jeopardized by the proposed development.*

### **5.3.5 Servicing**

*The Region of Peel Public Works Department has indicated that the subject property is not currently serviced with sewer facilities. The applicant has indicated that they intend to pursue the servicing of this development through the extension of existing sewer services from North Park, Philosophers Trail and Prospect Gate.*

*The applicant has indicated that they have discussed private servicing with the Regional Health Department, and that, subsequent to those discussions, the applicant has decided to pursue the extension of sewer services.*

## **6.0 CONCLUSIONS AND RECOMMENDATION**

*The proposed expansion to an existing institutional use is supportable from a land use planning perspective, as this location is accessible to a minor arterial road, is not detrimental to the surrounding industrial area, and acts as a suitable*

*interface between the residential and industrial uses. The site specific details of the development can be finalized through the formal site plan review process.*

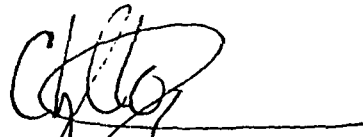
*Accordingly, it is recommended that Planning Committee recommend to City Council:*

- A) *That a public meeting be held in accordance with City Council procedures;*
- B) *That subject to the outcome of the public meeting, the application to amend the Official Plan and zoning by-law be approved, subject to the following conditions:*
  - 1. *That the Official Plan and applicable secondary plan be amended to permit the development as proposed.*
  - 2. *That the site specific amending by-law shall contain the following provisions:*
    - a. *the subject property shall be used only for the purposes permitted in the I1 zone by section 53.1.1;*
    - b. *shall be subject to the following requirements and restrictions:*
      - 1. *minimum lot size: 6,500 square metres;*
      - 2. *landscaped open space shall be provided and maintained as follows:*
        - *minimum 3 metres where the property abuts agricultural or industrial lands.*
    - c. *shall also be subject to the requirements and restrictions of the Institutional One (I1) Zone, and all the general provisions of this by-law, which are not in conflict with those set out above.*
    - d. *that section 304 of By-law 151-88 be deleted and the lands affected outside this application be re-zoned to M4-Section 303 consistent with adjacent lands to the east.*
  - 3. *This development shall be subject to a development agreement, and that agreement shall contain the following provisions:*


1. *Prior to the issuance of a building permit, a site plan, landscape and fencing plan, grading and drainage plan, elevation cross section drawings, a fire protection plan and an engineering and servicing plan shall be approved by the City and appropriate securities shall be deposited with the City to ensure implementation of these plans, in accordance with the City's site plan approval process.*
2. *The applicant shall agree to pay all applicable Regional and City development charges in accordance with their respective Development Charges By-laws.*
3. *The applicant shall convey to the City the following road widenings:*
  - *2.8 metres along Part 1 of the concept development plan;*
  - *8.0 metres along the original property.*
4. *All lighting on the site shall be designed and oriented to minimize glare on abutting properties or streets.*
5. *The applicant shall agree to provide a vehicular connection between the two parking areas, either through the provision of a mutual access, or a driveway between the two lots. The exact details and location of this connection will be determined through the site plan approval process.*
6. *The applicant shall agree to pay for the extension of sewer services from North Park Drive to the subject property to service this development. Alternatively, the applicant shall receive the necessary approvals from the Regional Health Department for a private sewer system, prior to enactment of the zoning by-law.*

7. The applicant shall agree to enter into the appropriate encroachment agreement with the City of Brampton, for the encroachment of the existing church building into the right-of-way as widened of Torbram Road.

Respectfully submitted,



Cheryl Logan, M.C.I.P.  
Development Planner



John E. Corbett, M.C.I.P.  
Director, Development  
Services Division

AGREED:



John A. Marshall, M.C.I.P.  
Commissioner, Planning and  
Development

CL\Hartikrep

**APPENDIX A  
CIRCULATION COMMENTS**

**INTERNAL DEPARTMENTS**

The following departments have no comment with respect to this application:

Community Services, Fire and Transit; Public Works and Building Department, Building; and the Law Department.

The **Public Works and Building Department, Development Engineering Services Division** advises:

- "1. We require an additional 2.8 metre right-of-way widening along Part 1 [of the plan] for a total of 18.0 metres from the centre line.
2. We require a 8.0 metre right-of-way widening along the original property for a total of 18.0 metres from the centre line. We are prepared to enter into an encroachment agreement where the entrance of the existing building encroaches on the right-of-way as widened.
3. We recommend that the new building be moved northerly so that the driveway can be located between the buildings to serve both parking lots.
4. We require a site plan agreement addressing grading drainage and access."

The Traffic Engineering Services Division advises:

"This Division has no objection with the two (2) access to Torbram Road as proposed. We do however, recommend that the applicant incorporate some form of connection (for vehicles) between the existing parking area and the proposed parking area. If this is added as a condition of zoning approval, we can iron out the design details during formal site plan review."

The **Administration and Finance Department, Treasury Services Division** advises:

"This application was evaluated to determine its impact on the City's net financial position and goal to achieve a 65/35 assessment ratio (Residential to Non-Residential).

The synagogue represents non-taxable assessment. In addition, the construction and land use will remove the potential for industrial use of the land and taxable assessment. If instead the 1.6 acres was used for Prestige



Industrial use approximately \$370,000 in non-residential assessment would result (the City's assessment ratio would improve), \$9,000 in non-residential property tax would be paid annually and a net positive \$5,000 in annual financial benefits would result for the City. Within the latter calculations Ontario Ministry of Finance tax dollar estimates of \$1.2/square foot and business tax of 60% of property was assumed as was a standard F.S.I. of 40%."

The **Community Services Department** advises:

Parks and Recreation

"A landscaping and fencing plan shall be prepared for the site development of the property."

The **Planning and Development Department, Urban Design and Zoning Division** advises:

- "1. Regardless whether Public Works will allow two access onto Torbram Road, the two parking areas, one for the existing church and the other for the proposed development, should be connected to provide easy circulation as well as overflow parking. Accordingly, the proposed development should be located to the northerly portion of the site.
2. It appears that the existing parking encroaches beyond the site limits.
3. The development shall be subject to the site plan approval process with respect to aspects such as architectural, landscaping, fencing, grading and drainage matters. However, a 30 metre wide buffer along a church site is considered not recommendable.
4. The development charge aspect should be reviewed. It appears that Bramalea Limited has paid levies when the subdivision was registered. But this is a change of land use. Therefore, whether further development charge applies should be clearly indicated in the agreement to avoid confusion at the building permit stage."

The **Planning and Development Department, Planning Policy and Research Division**, has the following comments:

- "1. Har Tikvah Synagogue is a designated property under Part IV of the Ontario heritage Act (By-law 180-94). As per Section 33(1) of this Act, no owner of property designated under Part IV shall alter the property or permit the alteration of the property where the alteration is likely to affect the reason for the designation, unless an application is made to Council and consent in writing to make such alteration is received. Further, Section 33(4) states Council shall consult with its local advisory committee prior to notice of its decision.

2. The subject application is proposing the retention of Har Tikvah Synagogue. The only proposed alteration to the Synagogue is the construction of an underground tunnel or breezeway connecting the new congregation hall to the existing church building. Policy Division staff are of the opinion that the above mentioned alteration is not likely to affect the reason for the designation of the Synagogue. Policy staff will however, be seeking the advice of the Brampton heritage Board in this regard at their next scheduled meeting to be held May 20, 1993. Development staff will be advised of the Board's recommendation in this regard.

#### EXTERNAL AGENCIES

The **Region of Peel, Public Works Department** advises that:

Water: available from 400mm diameter pipe on Torbram Road.

Sewer: available on North Park Drive and Philosophers Trail at Prospect Gate. Extension of the sewers to the subject site would be at the expense of the applicant.

The **Regional Health Department** advises:

"We note that Public Works indicate that a sanitary sewer connection is not available. If a sewer connection is not feasible and the project must be assessed on the basis of private sewage disposal, then additional information will be required including the use for both buildings (kitchen facilities showers, seats etc.) and anticipated daily sewer flow. If the applicant wishes to proceed on the basis of private servicing I suggest that Alan Duke or Ralph Stanley of this department be contacted."

# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development

Date: June 11, 1993

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

Re: **NOTES OF THE PUBLIC MEETING**

Application to Amend the Official Plan and Zoning By-law

Part of Lots 9 and 10, Concession 6, E.H.S.

Torbram Road north of North Park Drive

**HAR TIKVAH SYNAGOGUE**

Ward Number 11

Our File Number: C6E9.2

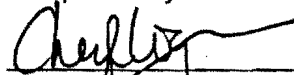
The notes of the Public Meeting held Wednesday June 2, 1993 are attached for the consideration of Council.

There were no interested members of the public in attendance, and staff received no telephone calls or written submissions with respect to this application.

Accordingly, it is recommended that:

- A) The application to amend the Official Plan and Zoning By-law be approved subject to the conditions approved by City Council on May 26, 1993 (copy attached).
- B) Staff be directed to prepare the appropriate documents for the consideration of City Council.

Respectfully submitted,



Cheryl Kogan, M.C.I.P.  
Development Planner

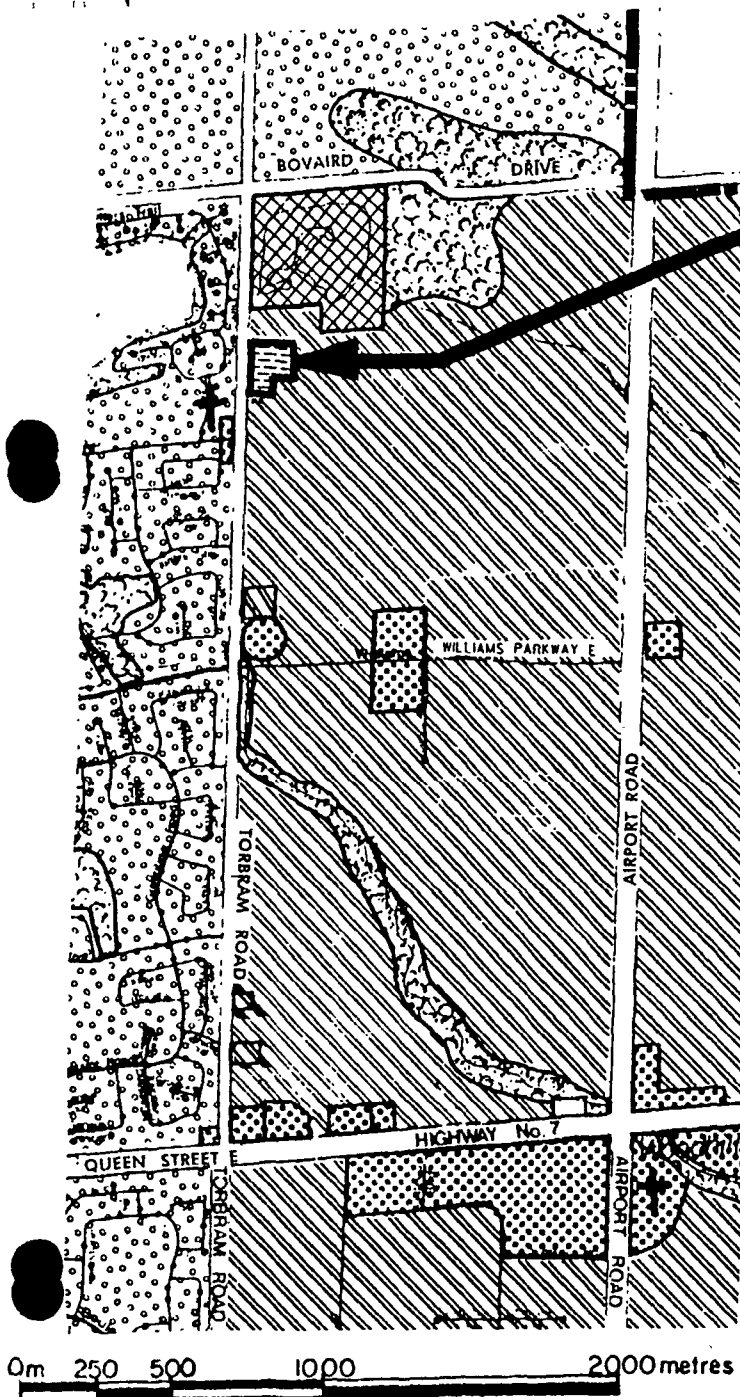
AGREED:






















John A. Marshall, M.C.I.P.  
Commissioner, Planning and  
Development



John B. Corbett, M.C.I.P.  
Director, Development Services  
Division



**LANDS SUBJECT TO THIS AMENDMENT TO BE CHANGED FROM INDUSTRIAL TO INSTITUTIONAL**

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

0m 250 500 1000 2000metres

**GENERAL LAND USE DESIGNATIONS SCHEDULE 'A'**

MAY 1987

City Of Brampton Planning & Development Department

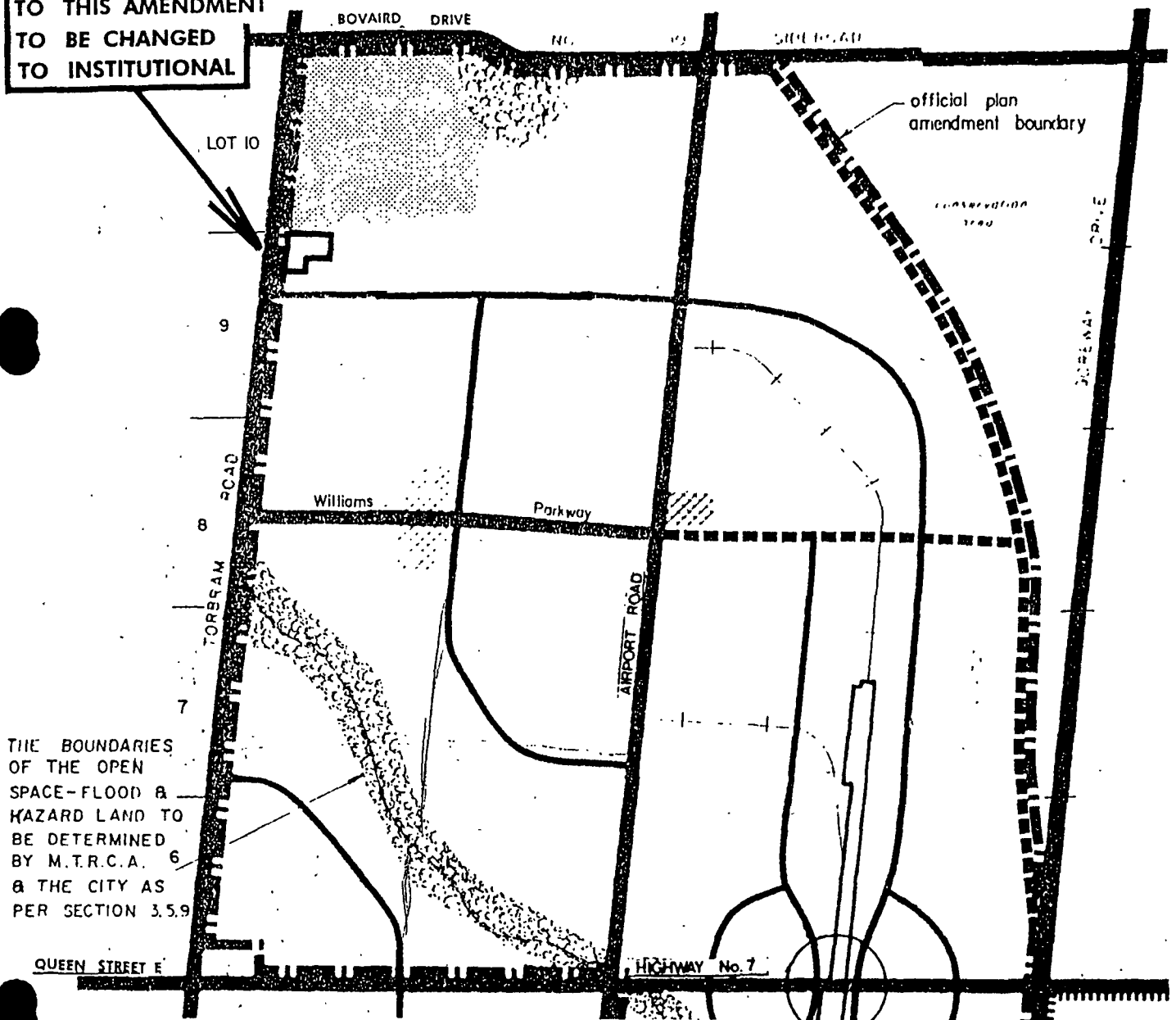
O.P. AMENDMENT NO. \_\_\_\_\_  
SCHEDULE 'A'



**CITY OF BRAMPTON**  
Planning and Development

Date: 1993 06 09 Drawn by: K.M.H.  
File no. C6E9.2 Map no. 48-28F

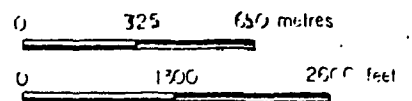
LANDS SUBJECT  
TO THIS AMENDMENT  
TO BE CHANGED  
TO INSTITUTIONAL



SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT NO. 6

Legend

- Industrial
- Commercial
- Open Space-Flood & Hazard Lands
- Special Use Area
- Cemetery
- Proposed Collector
- Proposed Arterial
- INSTITUTIONAL
- Future Interchange
- Possible Spur Line Locations
- Grade Separation



Date: 1979 02 12

CITY OF BRAMPTON PLANNING DEPARTMENT

O.P. AMENDMENT NO. \_\_\_\_\_  
SCHEDULE 'B'



CITY OF BRAMPTON  
Planning and Development

Date: 1993 06 09 Drawn by: K.M.H.

File no. C6E9.2 Map no. 48-28G

## PUBLIC MEETING

*A Special Meeting of Planning Committee was held on Wednesday, June 2, 1993, in the Council Chambers, 4th Floor, 2 Wellington Street West, Brampton, Ontario, commencing at 7:30 p.m., with respect to an application by HAR TIKVAH SYNAGOGUE (File: C6E9.2 - Ward 11) to amend the Official Plan and Zoning By-law to develop an institutional use in conjunction with an existing church.*

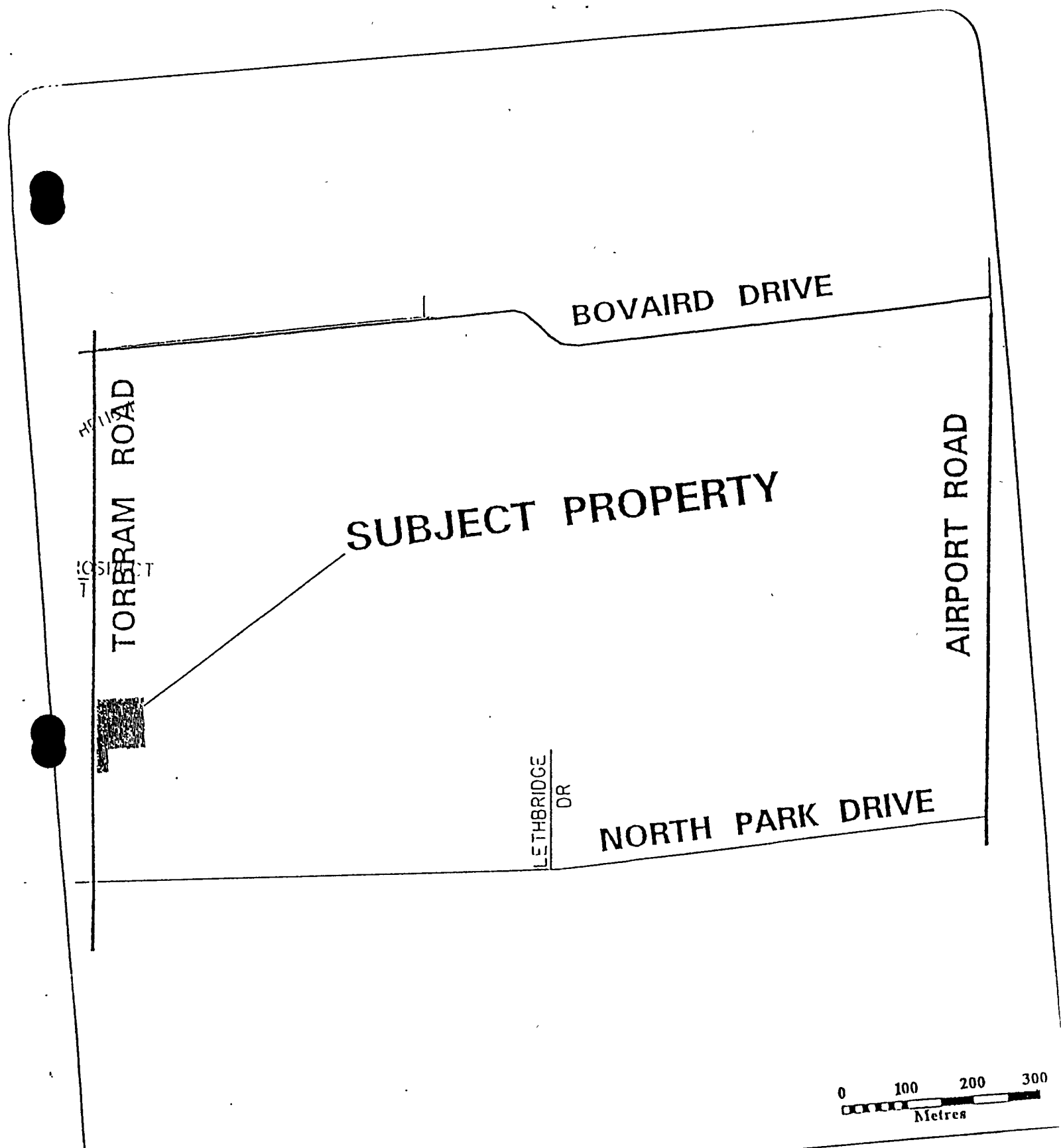
*Members Present:* City Councillor D. McMullen - Chairman  
City Councillor B. Hunter  
City Councillor P. Richards  
City Councillor V. Orr  
Regional Councillor L. Bissell  
Regional Councillor G. Miles  
Regional Councillor R. Begley

*Staff Present:* J. Corbett, Director, Development Services  
D. Ross, Manager, Development Services  
C. Logan, Development Planner  
K. Ash, Development Planner  
R. Woods, Secretary

*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 newspaper.*

*Mr. Corbett replied in the affirmative.*

*There were no interested members of the public in attendance and the meeting adjourned at 7:35 p.m.*



**CITY OF BRAMPTON**

Date: 1993 03 05  
 File no. C6E9.2

Drawn By: CJK  
 Map no. 48-28A



PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT  
 HAR TIKVAH SYNAGOGUE

**LOCATION MAP**



April 19, 1993

City of Brampton	
PLANNING AND DEVELOPMENT DEPARTMENT	
DATE	APR 22 1993 Rec'd
File No.	C6E9.2

Ms. Cheryl Logan  
 Development Planner  
 City of Brampton  
 Planning Department  
 2 Wellington Street West  
 Brampton, Ontario  
 L6Y 4R2

Re: Official Plan & Zoning By-law  
 Part Lots 9 & 10, Concession 6, E.H.S.  
 Har Tikvah Synagogue  
 Torbram Road  
 Our File: R42 6E38B  
 Your File: C6E9.2

Dear Ms. Logan:

Please find enclosed comments from the Regional Health Department dated April 8, 1993 regarding the above noted applications. As you are aware, servicing is not directly available to the site at this time. Further information is required by the Health Department should the applicant wish to proceed on the basis of private servicing.

We trust you will find this information of assistance.

Yours truly,

Vince Zammit  
 Senior Planner  
 Development Review

BW/kk  
 encl.

DEVELOPMENT SERVICES	
SUC.	
D.N.	
H.R.A.	
J.H.G.	
P.C.C.	APR 22 1993
D.S.N.	
F.M.L.P.	
G.P.R.	
T.R.W.	
L.S.E.	





April 7, 1993

CITY OF BRAMPTON  
 PLANNING AND DEVELOPMENT DEPARTMENT  
 DATE APR 11 1993 Rec'd  
 File No. C6E9.2

City of Brampton  
 Planning and Development  
 2 Wellington Street West  
 Brampton, Ontario  
 L6Y 4R2

Attention: Ms. Cheryl Logan  
 Development Planner

Re: Official Plan and Zoning By-law Amendment  
 Part Lots 9 & 10, Concession 6, E.H.S.  
 Har Tikvah Synagogue  
 Torbram Road  
 Our File: R42 6E38B  
 Your File: C6E9.2

DEVELOPMENT SERVICES	
J.B.C.	
D.R.	
<input type="checkbox"/> K.A.	
<input type="checkbox"/> N.G.	
<input type="checkbox"/> C.L.	APR 10 1993
<input type="checkbox"/> H.N.	
<input type="checkbox"/> M.L.P.	
<input type="checkbox"/> A.R.	
<input type="checkbox"/> R.W.	

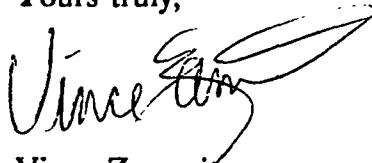
Dear Ms. Logan:

Further to our correspondence of March 25, 1993 regarding the above-noted application, please note the following servicing comments as provided by the Regional Public Works Department:

- Water: available from 400mm diameter pipe on Torbram Road.
- Sewer: Available on North Park Drive and on Philosophers Trail at Prospect Gate. Extension of the sewers to the subject site would be at the expense of the applicant.

We have yet to receive confirmation from your office regarding the applicant's intentions for servicing the site. Accordingly, we have forwarded the application to the Regional Health Department for their review and we will forward those comments as they become available.

Yours truly,

  
 Vince Zammit  
 Senior Planner

BW/sl



City of Brampton  
 PLANNING AND DEVELOPMENT DEPARTMENT  
 DATE MAR 25 1993 Rec'd  
 File No. C6E9.2

March 25, 1993

City of Brampton  
 Planning and Development  
 2 Wellington Street West  
 Brampton, Ontario  
 L6Y 4R2

Attention: Ms. Cheryl Logan

DEVELOPMENT SERVICES	
J.B.C.	
D.H.	
J.K.A.	
J.N.G.	
J.C.L.	
J.R.N.	
J.M.L.P.	
J.A.D.	
J.R.W.	
J.F.R.E.	

Re: Official Plan and Zoning By-law Amendment  
 Part Lots 9 & 10, Concession 6, E.H.S.  
 Har Tikvah Synagogue  
 Torbram Road  
 Our File: R426E38B  
 Your File: C6E9.2

Dear Ms. Logan:

We are in receipt of your recent correspondence forwarding the above noted application. The Regional Public Works Department has indicated that sanitary servicing is presently not available to this site. Accordingly, we have forwarded the application to the Regional Health Department for their review. Kindly advise how the applicant proposes to service this site.

We look forward to hearing from you in due course.

Yours truly,

Vince Zammit  
 Senior Planner  
 Development Review

BW:nb



RECEIVED  
PLANNING DEPT  
COMMUNITY DEVELOPMENT  
APR 14 1993

MEMORANDUM

Planning Dept

*SW*  
*City*

To Vince Zammit  
Senior Planner, Development Review

From Paul Callanan  
Supervisor, Environmental Health

Date April 8, 1993

Subject **Official Plan Amendment and  
Rezoning Application  
Pts. Lots 9 & 10, Concession 6, EHS  
Torbram Road  
HAR TIKVAH SYNAGOGUE  
Your File: R426E38B**

Please find enclosed a copy of a letter to Bramalea Limited from their engineering consultant regarding servicing of the subject property. We note that Public Works indicate that a sanitary sewer connection is not available. If a sewer connection is not feasible and project must be assessed on the basis of private sewage disposal, then additional information will be required including the use of for both buildings (ie. kitchen facilities, showers, seats, etc.) and anticipated daily sewage flow. If the applicant wishes to proceed on the basis of private servicing I suggest that Alan Duke or Ralph Stanley of this department be contacted.

*Callanan*

AD/np  
Encl.

1(hartikvah.rfs)



# The Corporation of the City of Brampton

## Office of the City Clerk

L.J. Mikulich, A.M.C.T., C.M.O., C.M.C.

City Clerk

2 Wellington Street West

Brampton, Ontario

L6Y 4R2

Tel: 905/874-2100

FAX: 905/874-2119

May 12, 1994

Mr. J. Mills

Mills Business Group

30A Kennedy Road South, Ste 201

Brampton, Ontario, L6W 3E2

Re: **HAR TIKVAH SYNAGOGUE**

**Official Plan Amendments 234/234A - Zoning By-law Amendment 152-93**

Files: P35-234, C6E9.2

Attached for your information is the Clerk's Declaration issued with regard to the subject application.

The Amendment to the 1984 Official Plan of the City of Brampton Planning Area has now been approved by the Ministry of Municipal Affairs.

Please also be reminded that pursuant to City policy, you are required to remove the sign describing the proposed development within 48 hours of receipt of this letter.

Yours truly,

Kathy Zammit A.M.C.T.

Deputy City Clerk

(874-2115)

cc. J.A. Marshall (OPA attached)

City Councillor Sandra Hames

Regional Councillor Gael Miles

P.E. Allen, Region of Peel

J. Bender

A. Evans

J. Metras

Assessment Commissioner, Assessment Region No.15

A. Karreman

P. Dray (with certificate)

M. Walcott (with certificate and OPAs)



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 152-93

To amend By-law 151-88 as amended  
(part of Lots 9 and 10, Concession 6,  
E.H.S., in the geographic Township of  
Chinguacousy)

The Council of the Corporation of the City of Brampton  
ENACTS as follows:

1. By-law 151-88 as amended, is hereby further  
amended:

(1) by changing on Sheet 48A of Schedule A  
thereto, the zoning designations of the lands  
shown outlined on Schedule A to this by-law  
from AGRICULTURAL (A) and INDUSTRIAL FOUR -  
SECTION 304 (M4 - Section 304) to  
INSTITUTIONAL ONE - SECTION 676 (I1 - Section  
676) and INDUSTRIAL FOUR - SECTION 303 (M4 -  
Section 303).

(2) by adding thereto, the following as Section  
676:

"676 The lands designated I1 - Section 676 on  
Sheet 48A of Schedule A to this by-law

676.1 shall only be used for the purposes  
permitted in an I1 Zone by section  
53.1.1 of this by-law.

676.2 shall be subject to the following  
requirements and restrictions:

(1) Minimum lot size: 6,500  
square metres

(2) A minimum landscaped open  
space strip of 3 metres in  
width shall be provided along

the site limits except at the location of the driveway.

(3) Section 53.1.2(a) of this by-law shall not apply.

676.3 shall also be subject to all the requirements and restrictions of the Institutional One (I1) Zone, and all the general provisions of this by-law which are not in conflict with those set out in Section 676.2".

READ a FIRST, SECOND and THIRD time, and PASSED in OPEN COUNCIL, this 16th day of August, 1993.

*Paul Palleschi*

~~XXXXXXXXXXXXXXXXXXXX~~  
PAUL PALLESCHI ACTING MAYOR

*Kathryn Zammit*

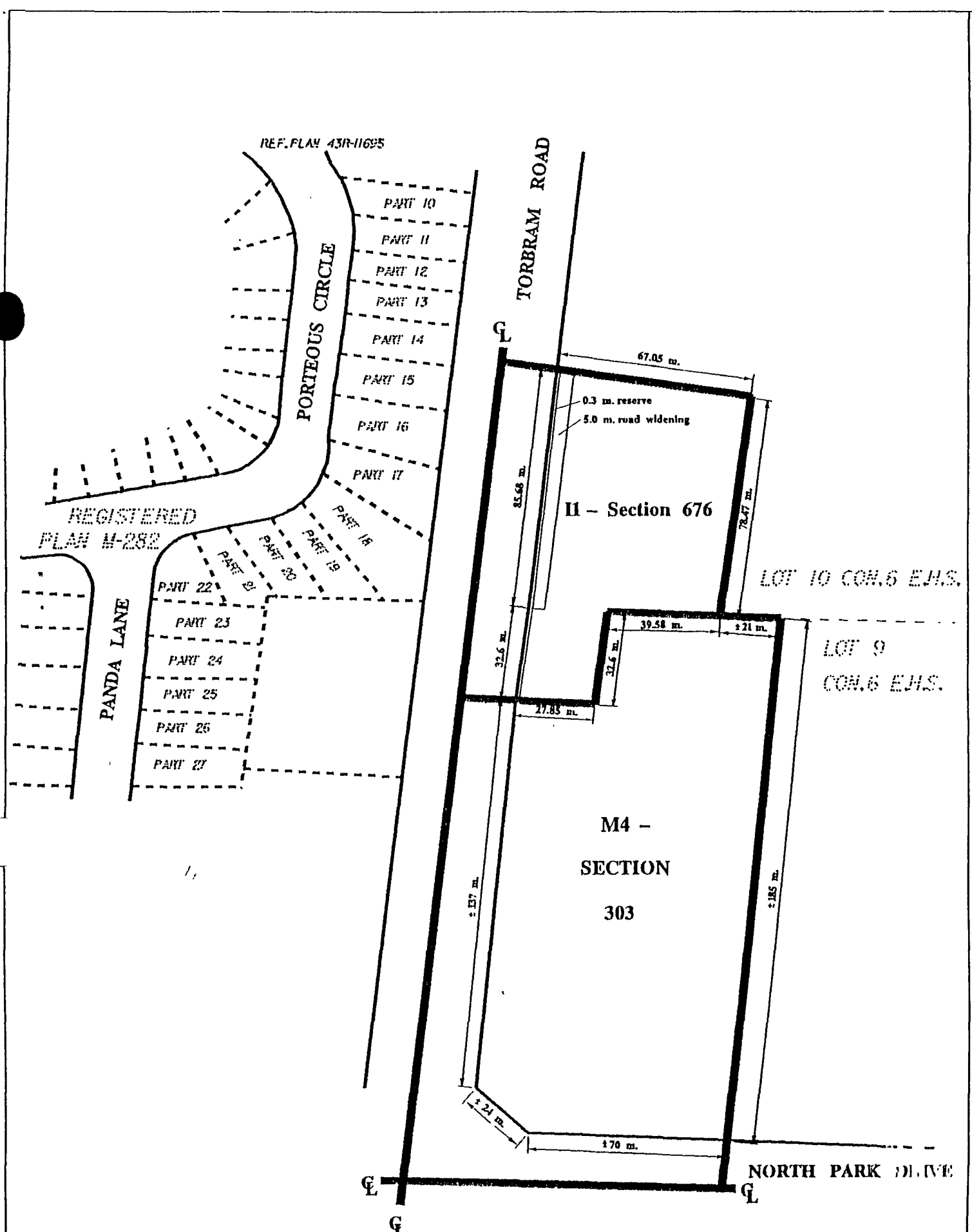
~~XXXXXXXXXXXXXXXXXXXX~~  
KATHRYN ZAMMIT DEPUTY CLERK

18/93

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON

DATE

*[Signature]*



**Legend:**

- m. metres
- ⊕ centreline of road allowance
- zone boundary



PART LOT 9 AND 10 , CON. 6, E.H.S. (CHING.)  
BY-LAW 151-88 SCHEDULE A



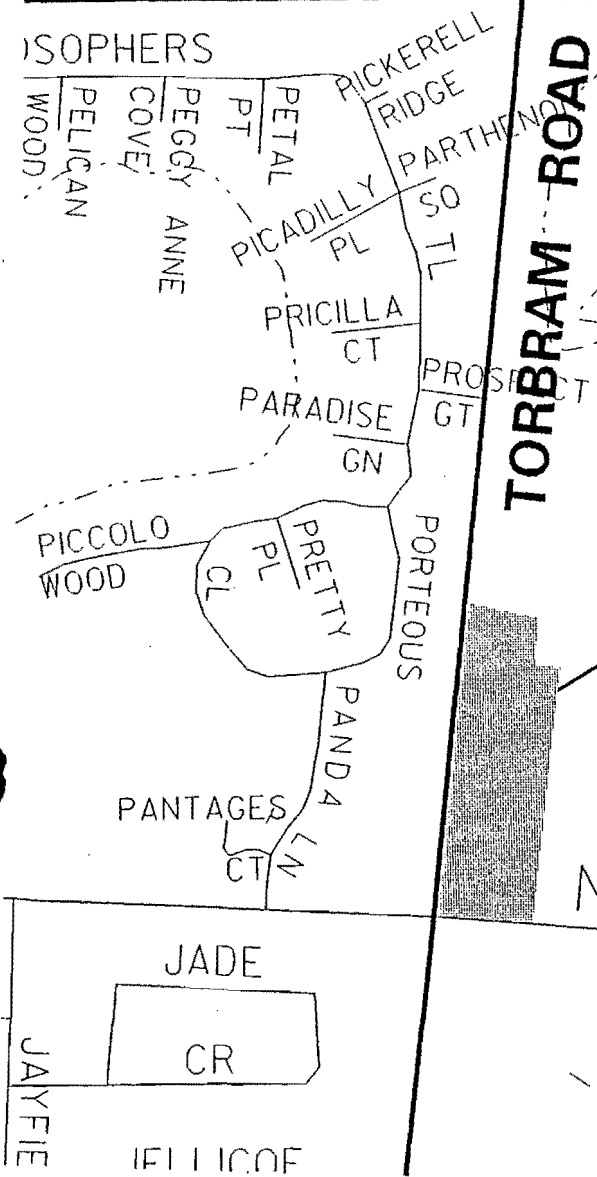
**CITY OF BRAMPTON**  
Planning and Development

Date: June 10, 1993 Drawn by: K.M.H.

File no. C6E9.2 Map no. 48-28E

By-law 152-93 Schedule A

**BOVAIRD DRIVE**

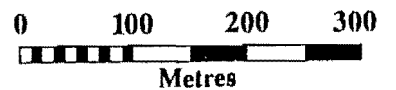


**TORBAM ROAD**

**SUBJECT PROPERTY**

NORTH PARK DR

LETHBRIDGE DR



**CITY OF BRAMPTON**  
Planning and Development

Date: 1993 03 05

Drawn by: CJK

File no. C6E9.2

Map no. 48-28D

Key Map By-Law 152-93