



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 166-89
To adopt Amendment Number 164
and Amendment Number 164 A 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 164 and Amendment Number 164 A to the 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 164 and Amendment Number 164 A to the Official Plan of the City of Brampton Planning Area.

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

this 12th day of June, 1989.

APPROVED AS TO FORM LAW DEPT. BRAMPTON
<i>[Signature]</i>
DATE <u>1</u>

[Signature]
KENNETH G. WHILLANS - MAYOR

[Signature]
LEONARD J. MIKULICH - CLERK

ORIGINAL

B/- Aw 166-59

AMENDMENT NUMBER 164
AND
AMENDMENT NUMBER 164 A
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

21-0P 0031-164 -/



THE CORPORATION OF THE CITY OF BRAMPTON

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Number 166-89
To adopt Amendment Number 164
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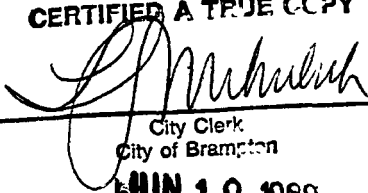
READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,

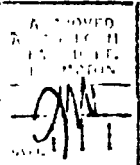
this 12th day of June, 1989.


KENNETH G. WHILLANS - MAYOR


LEONARD J. MIKULICH - CLERK

CERTIFIED A TRUE COPY


City Clerk
City of Brampton
JUN 19 1989 19



AMENDMENT NUMBER 164
AND
AMENDMENT NUMBER 164 A
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose

The purpose of this amendment is to change the land use designation of the lands shown outlined on Schedule A to this amendment from "Industrial" to "Institutional" on the Official Plan and from "Parks and Open Space" to "Institutional" on the applicable secondary plan.

2.0 Location

The lands subject to this amendment are located on the west side of Torbram Road approximately 360.0 metres north of Balmoral Drive and described as part of the east half of Lot 3, Concession 5, East of Hurontario Street, in the geographic Township of Chinguacousy, now in the City of Brampton.

3.0 Amendment and Policies Relative Thereto

3.1 Amendment Number 164 :

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

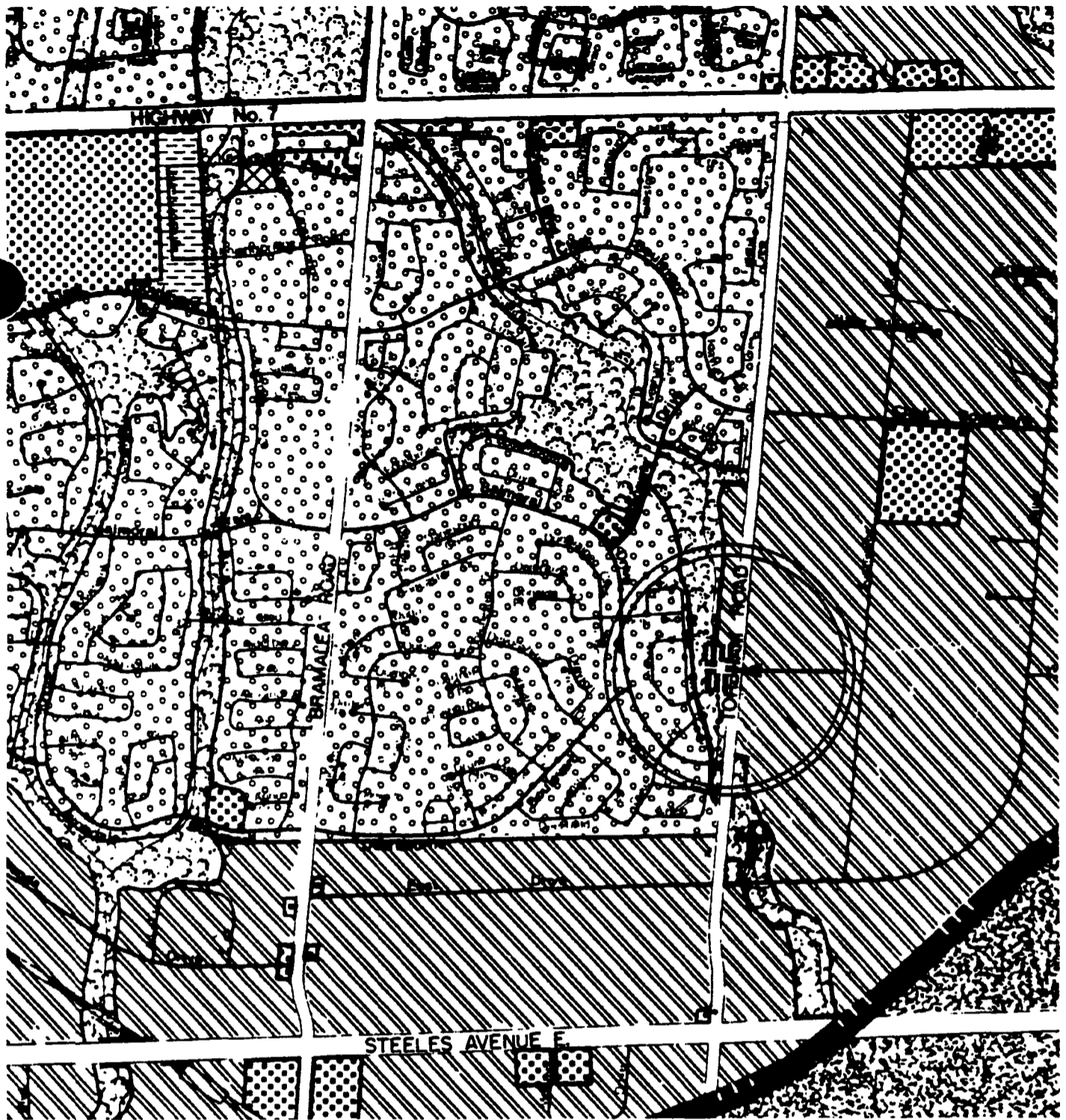
- (1) by adding, to the list of amendments pertaining to Secondary Plan Area Number 21 as set out in the first paragraph of subsection 7.2.7.21, Amendment Number 164 A, and
- (2) by changing, on Schedule A thereto, the land use designation of the lands shown outlined on Schedule A to this amendment, from INDUSTRIAL to INSTITUTIONAL.

3.2 Amendment Number 164 A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as amended, as

it relates to the Southgate Secondary Plan is hereby further amended:

- (1) by changing, on Plate Number 16, thereof the land use designation of the lands shown outlined on Schedule B to this amendment, from PARKS and OPEN SPACE to INSTITUTIONAL.



GENERAL LAND USE DESIGNATIONS SCHEDULE 'A'

----- 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

 LANDS SUBJECT TO THIS AMENDMENT

OFFICIAL PLAN AMENDMENT No. 164

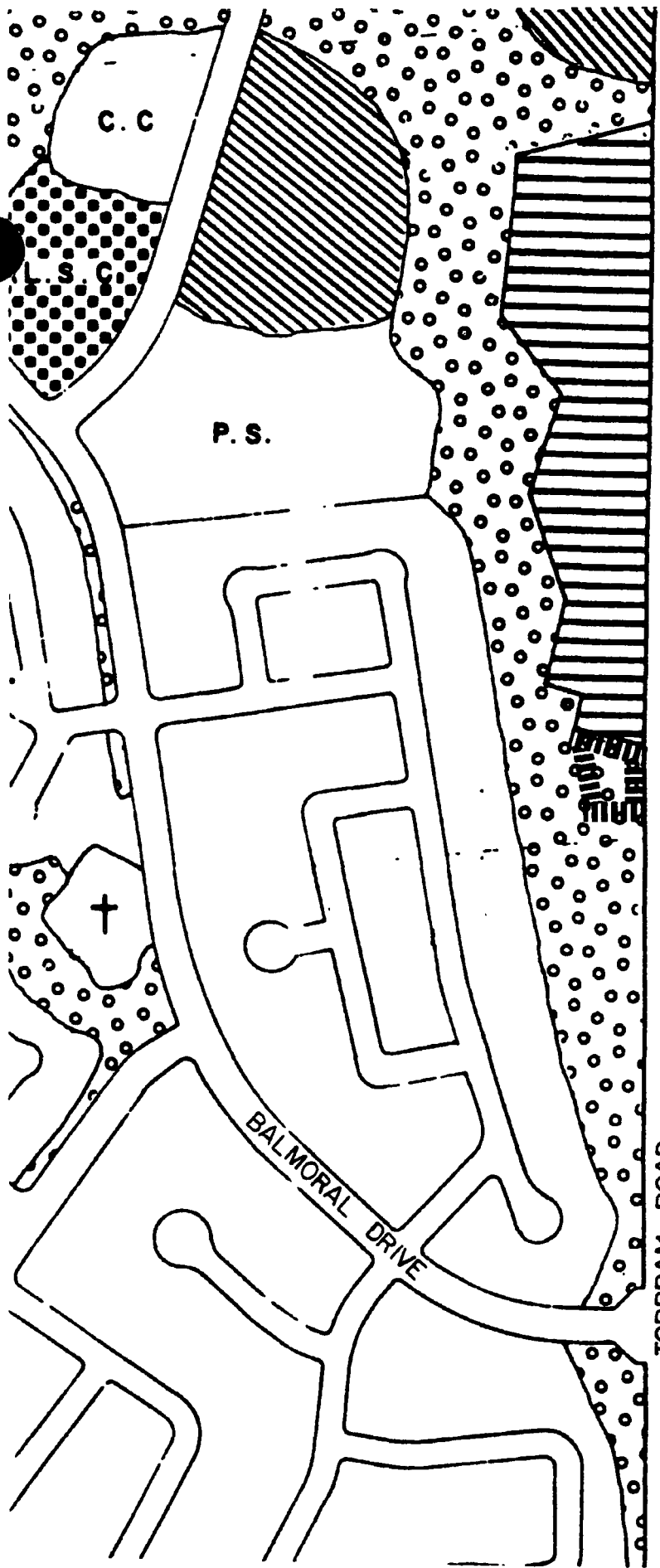


CITY OF BRAMPTON
Planning and Development

Schedule A By-law 166-89

1:12000

Date: 1989 02 02 Drawn by C.R.E.
File no C5E3-6 Map no. 64-17G



LEGEND

-  SINGLE & SEMI-DETACHED
-  MULTIPLE DWELLINGS - SITE PLAN CONTROL
-  MULTIPLE DWELLINGS
-  COMMERCIAL
-  LOCAL SHOPPING CENTRE
-  SERVICE STATION & CONVENIENCE GROCERY STORE
-  MOTEL
-  MEDICAL CENTRE - OFFICE & PROFESSIONAL SERVICES
-  INSTITUTIONAL
-  CHURCH
-  PUBLIC SCHOOL
-  SEPARATE SCHOOL
-  COMMUNITY CENTRE
-  INDUSTRIAL LAND-USE
-  SPECIAL INDUSTRIAL
-  PARKS & OPEN SPACE

||||||| LANDS SUBJECT TO THIS AMENDMENT REDESIGNATED FROM "PARKS & OPEN SPACE" TO "INSTITUTIONAL"

OFFICIAL PLAN AMENDMENT No. 164 A



CITY OF BRAMPTON
Planning and Development

Schedule B By-law 166-89

1:4689

Date: 1989 01 26 Drawn by: C.R.E.
File no. C5E3-6 Map no 64-17F

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 164
AND
AMENDMENT NUMBER 164 A

Attached are copies of planning reports dated December 7, 1988, January 9, 1989 and the notes of a public meeting held on January 4, 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 written submissions were also received with respect to the subject official plan amendment:

The Metropolitan Toronto and Region Conservation Authority	May 11, 1988; July 29, 1988
Region of Peel	May 5, 1988
Islamic Society of Peel	December 27, 1988 (Public Meeting Notes)

3/89/icl

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

December 7, 1988

TO: The Chairman of the Development Team
FROM: Planning and Development Department
RE: Application to Amend the Official Plan
and Zoning By-law
Part of Lot 3, Concession 5, E.H.S.
Ward Number 9
ONTARIO CONFERENCE OF THE SEVENTH-DAY
ADVENTIST CHURCH
Our File Number: C5E3.6

1.0 Introduction

An application for amendment to the Official Plan and Zoning By-law to permit a church on the above noted property has been submitted to the City Clerk and referred to staff by City Council on February 8, 1988 for a report and recommendation.

2.0 Property Description and Surrounding Land Uses

The property is located on the west side of Torbram Road approximately 360.0 metres (1181.11 feet) north of Balmoral Drive. The property has a frontage of 61.124 metres (200.54 feet), an average depth of 65.23 metres (214.0 feet) and an area of 0.406 hectares (1.003 acres). Valleylands of a tributary of the Mimico Creek traverse the south-west corner of the property.

A small bungalow occupies the north-east corner of the property and has direct access onto Torbram Road. The

property slopes to the south-west and there are two stands of sumac located on the slope.

The surrounding land uses are as follows:

NORTH: a veterinary clinic;

SOUTH: a single family house which was approved for the purpose of a religious institution by Council on August 26, 1988, by By-laws 182-88 and 183-88 and has also received site plan approval (File: SP87-41);

EAST: on the east side of Torbram Road are industrial uses, and

WEST: valley land open space of a tributary of the Mimico Creek beyond which are semi detached dwelling units.

3.0 Official Plan and Zoning Status

The subject property is designated "Industrial" and "Open Space" according to the Official Plan and as "Parks and Open Space" in the Southgate Secondary Plan.

The property is zoned Industrial One (M1) according to By-law 151-88, as amended, and as Agricultural Class 1 (A1) according to By-law 861, as amended.

Proposal

The applicant is proposing to develop the subject property for a one storey religious institution having a gross floor area of 490 square metres (5,274.49 square feet), and seating capacity for 200 persons. Thirty-five parking spaces are proposed with access from the south-east corner of the property. The existing residential dwelling and access are proposed to be removed.

5.0 Comments

Public Works and Building Department

The Development and Engineering Services Division has advised that a 3.0 metre road widening is required along Torbram Road.

A site plan agreement will be required which shall address grading, drainage and access prior to the issuance of a building permit.

Since the south corner of the property is considerably lower than the rest of the property, a plan showing the existing and proposed elevations and the proposed embankment (4:1 slope) along the south-west and part of the south-east property line, is required. The proposed elevations should be above the flood line of the Mimico Creek in this area.

The Traffic Engineering Services Division and the Building and By-law Enforcement Division have no comments.

Community Services Department

Parks and Recreation - advise that the top of bank was staked with the applicant, City staff and the Conservation Authority and was based on the existing conditions encountered on the site.

There exists, below the staked top of bank, stands of regenerative plant material i.e. sumac, which would be eliminated based on the fill line shown on the proposed plan.

The site area to the immediate south of the application has filled beyond the existing top of bank and now an unnatural slope exists void of any vegetation.

It is recommended that the proponent complete a vegetation survey of existing plant material and indicate the topographic profile of the existing slope on the site plan and the potential impact this application will have on the slope.

It is recommended that the application as amended be rejected and the top of bank as staked in the field be adhered to without amendment. The natural slope and existing vegetation creates a pleasing buffer to the existing residential land use to the west of this application.

Transit - no comments.

Fire - no comments.

The Metropolitan Toronto and Region Conservation Authority notes that the applicant has requested that the Authority consider a revision to the top of bank staked line. A

revision will be given consideration if cross sections are produced to show that proposed grades would not involve filling in the floodplain. The top of bank line as indicated on the concept site plan is acceptable to Authority staff based on the cross sections the applicant's consultant has provided.

It is recommended that the lands below the top of bank line be designated to prohibit buildings, structures and fill other than that which may be required for flood or erosion control.

The Law Department has no comment.

The Community Design Section of the Planning and Development Department has no comment on the land use. Fencing and buffering requirements will be applicable.

6.0 Discussion

In determining the appropriateness of the subject property for institutional purposes, it is important to analyze the existing land use in the vicinity and to recognize the intent of the Official Plan.

As noted earlier, the subject property is located on the west side of Torbram Road approximately 360.0 metres north of Balmoral Drive. The property is naturally separated on the west by a tributary of the Mimico Creek beyond which are semi-detached dwelling units. A single family dwelling unit, which has been approved by City Council for religious purposes, abuts the property to the south while lands to the north are used for a veterinary clinic and industrial

purposes. The proximity of Mimico Creek and its valleylands to Torbram Road creates a constraint to land development. By examining the appropriate secondary plan for the area, the background to land development along the west side of Torbram Road, midway between Balmoral Drive and Clark Boulevard, west of Mimico Creek can be appreciated.

The subject property is designated as "Industrial" and "Open Space" in the Official Plan and as "Parks and Open Space" in the Southgate Secondary Plan. The lands immediately north of the subject property are designated as "Industrial". These lands north of the subject property were originally designated as Open Space. This former designation was based on the premise that an industrial development policy already existed for lands on the east side of Torbram Road; there was no desire to link the isolated area across the Mimico Creek to the residential development on Drake Boulevard, and there was no desire to see the site used for residential purposes as the residents would be segregated from the main residential area. However, as development of the surrounding lands occurred, it became evident that the lands north of the subject property were relatively flat along the Torbram Road frontage, and therefore capable of accommodating a limited amount of development. Consequently, the secondary plan now recognizes the area as "Special Industrial" for prestige industrial uses. Development of the area is to be environmentally compatible with the residential areas to the west. The architecture is to be of superior quality which respects the park or watercourse area. No outside storage or noxious activities are permitted. Buffering provisions are in place to screen the industrial uses from the subject property.

Based on the above, it is apparent that the lands on the east side of the tributary of the Mimico Creek, midway between Clark Boulevard and Balmoral Drive have limited development potential due to the physical separation caused by the creek. It has also been recognized that this area acts as an interface between extensive industrial development east of Torbram Road and the residential area on the west side of Mimico Creek. As a result, there is limited development potential for the subject property due to its topography. However, the property and its proposed use can assist in implementing the buffer concept similar to lands to the north.

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 City encourages institutions to pay due regard to the following locational principles:

- (i) convenient access to at least one arterial or collector road;
- (ii) access to public transit where appropriate, and
- (iii) compatibility with the surrounding area.

In this respect, an institutional designation in this location has access to a minor arterial road, is not expected to have negative impacts upon industry and can facilitate in achieving an appropriate interface between residential and industrial uses. Moreover, a religious institution has been approved by City Council for the

property to the south. Consequently, an Institutional designation can be justified from a land use planning perspective.

In order to ensure that the use of the land is functional now and into the future, details of the concept site plan should be examined. As the Conservation Authority has indicated, the top of bank line, as indicated on the concept site plan, is acceptable as the proposed grades would not involve filling in the floodplain. Due to the presence of this top of bank and a 3.0 metre road widening along the Torbram Road frontage, the useable lot area is reduced to 2559.64 square metres (0.63 acres) from the total property area of 4060.8 square metres (1.0 acres). As a result, the building coverage is 19 percent which is within the standards of an institutional zone. However, wherever a top of bank exists, it is City policy to require a minimum 7.5 metre setback for buildings and structures and a minimum 3.0 metre setback for parking areas. The concept site plan will have to be amended to reflect these minimum setbacks.

With regard to parking, a total of 35 parking spaces are proposed. Based on the City's latest parking standards for a church, as contained in By-law 151-88, as amended, a total of 34 spaces are required. Although the number of proposed spaces exceeds the City's standards, considering the site's isolation from the residential area and its location on a minor arterial road, it is not unreasonable to expect the majority of the congregation to arrive by private automobile rather than as pedestrians. 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 Torbram Road. To alleviate this potential parking problem, it is recommended that a standard of 1 space for every 4 seats be required. Based on this standard, the required parking would be increased to 50 spaces. In the event that there are no fixed seats or open benches, parking shall be provided on the basis of 1 parking space for every 9 square metres of gross assembly space, resulting in 55 spaces. As a result, the concept site plan will also have to be revised to reflect additional parking. This may reduce the size of the building. All the other site details and requirements of an Institutional One (I1) zone will also be enforced. These can best be dealt with at the site plan approval stage.

7.0 Recommendations

In view of the foregoing, it is recommended that Planning Committee recommend to City Council that the application be approved, subject to the following conditions:

- A. A Public Meeting be held in accordance with City Council's procedures;
- 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 conditions:
 - 1) prior to the enactment of the zoning by-law, a site plan, landscape plan, grading and drainage plans and elevation cross section drawings shall be approved by the Commissioner of Planning and Development and

Public Works and Building, and securities shall be deposited with the City to ensure implementation of these plans;

- 2) the site specific zoning by-law shall contain the following provisions:
 - a) the site shall only be used for:
 - i) a religious institution, and
 - ii) purposes accessory to the permitted purpose.
 - b) the maximum gross floor area of the building shall not exceed 490 square metres;
 - c) the maximum height of the building, excepting steeple, shall not exceed 9.5 metres;
 - d) the lands below the top of bank shall be zoned Open Space (OS);
 - e) all buildings shall be setback a minimum distance of 7.5 metres from the lands zoned Open Space (OS);
 - f) all parking areas shall be setback a minimum distance of 3.0 metres from the lands zoned Open Space (OS), and
 - g) parking shall be provided on the basis of one parking space for every four fixed seats or two metres of open bench space, or in the case that

there are no fixed seats or open benches, parking shall be provided on the basis of 1 space for every 9 square metres of gross assembly space.

- 3) 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 and fencing 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, a tree preservation plan shall be approved by the City, which shall incorporate methods acceptable to the City, for the preservation of trees identified on the plan;
 - c) the applicant shall agree to convey to the City a 3.0 metre road widening along the Torbram Road frontage;
 - d) the applicant shall agree that all lighting shall be designed and oriented so as to minimize glare on adjacent properties;
 - e) the applicant shall agree to convey to the City of Brampton, valley lands below the top of bank;

- f) the applicant shall agree to carry out all grading and drainage provisions to the satisfaction of the Public Works and Building Department;
- g) the applicant shall agree to provide fencing in locations and of a design satisfactory to the City, and
- h) the applicant shall agree that prior to the issuance of a building permit, the existing structures on the property shall not be used for the purposes of a religious institution.

Respectfully submitted,

Kathy Ash

 Kathy Ash, M.C.I.P.
 Development Planner

AGREED:

F. R. Dalzell

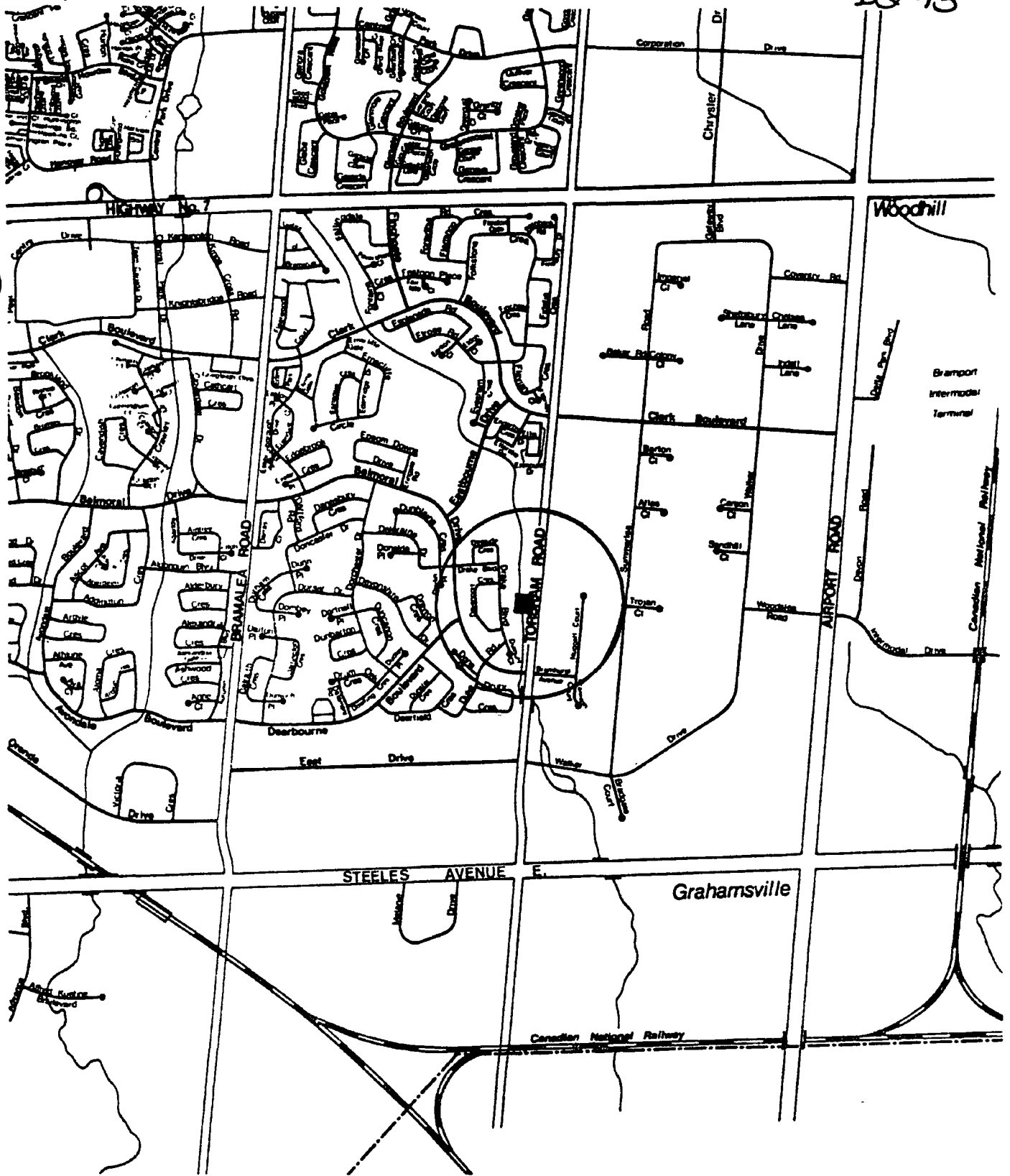
 F. R. Dalzell, Commissioner of
 Planning and Development

L. W. H. Laine

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

KA/hg/icl

D2-13



ONTARIO CONFERENCE OF THE SEVENTH-DAY ADVENTIST CHURCH

Location Map

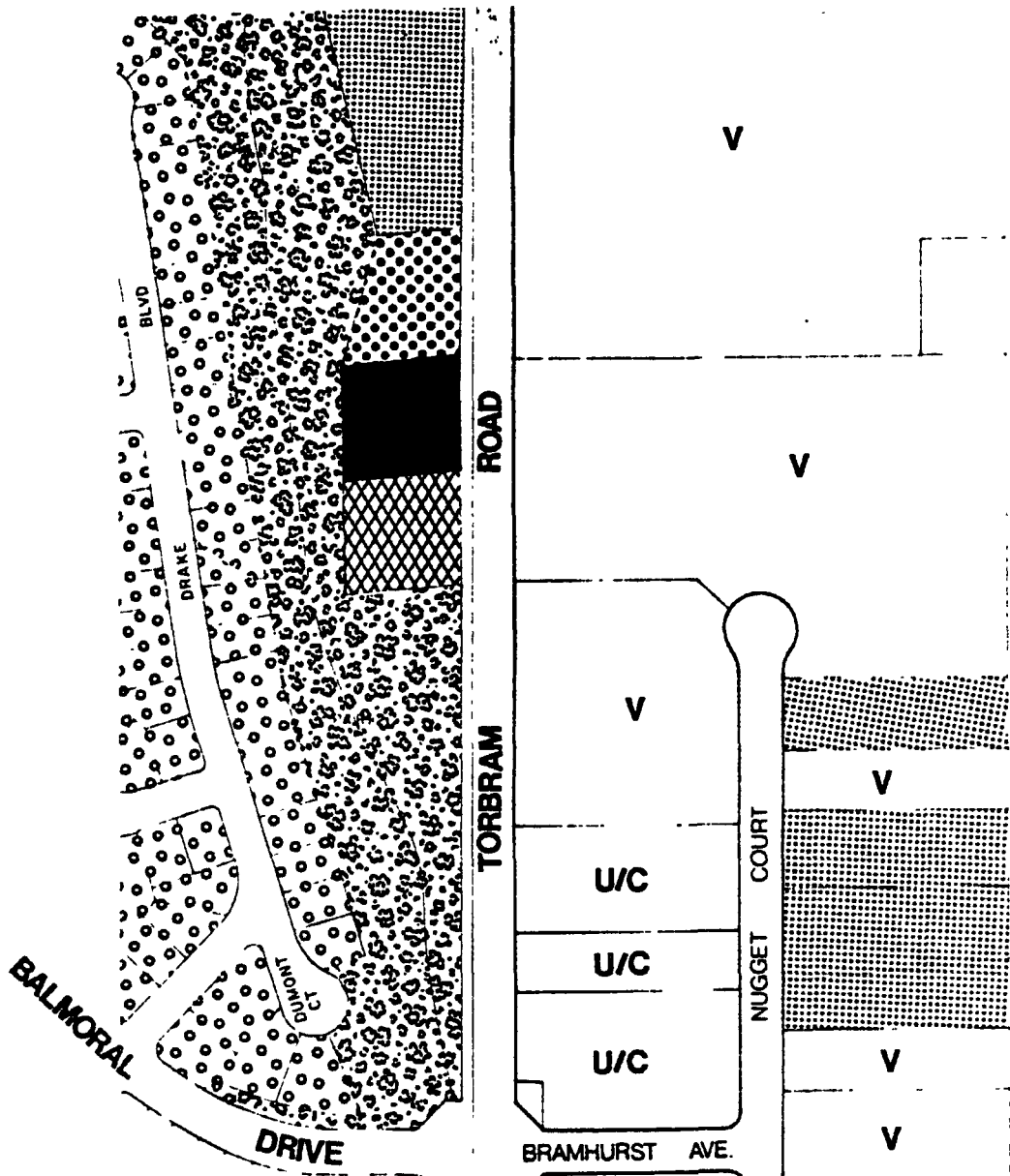


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CITY OF BRAMPTON
Planning and Development

Date: 1988 11 24 Drawn by: C.R.E.
File no. C5E3-6 Map no. 64-17A

D2-14



ONTARIO CONFERENCE OF THE SEVENTH DAY ADVENTIST CHURCH

- | | |
|---------------|--------------------|
| SEMI DETACHED | SUBJECT PROPERTY |
| OPEN SPACE | VACANT |
| INSTITUTIONAL | UNDER CONSTRUCTION |
| COMMERCIAL | INDUSTRIAL |

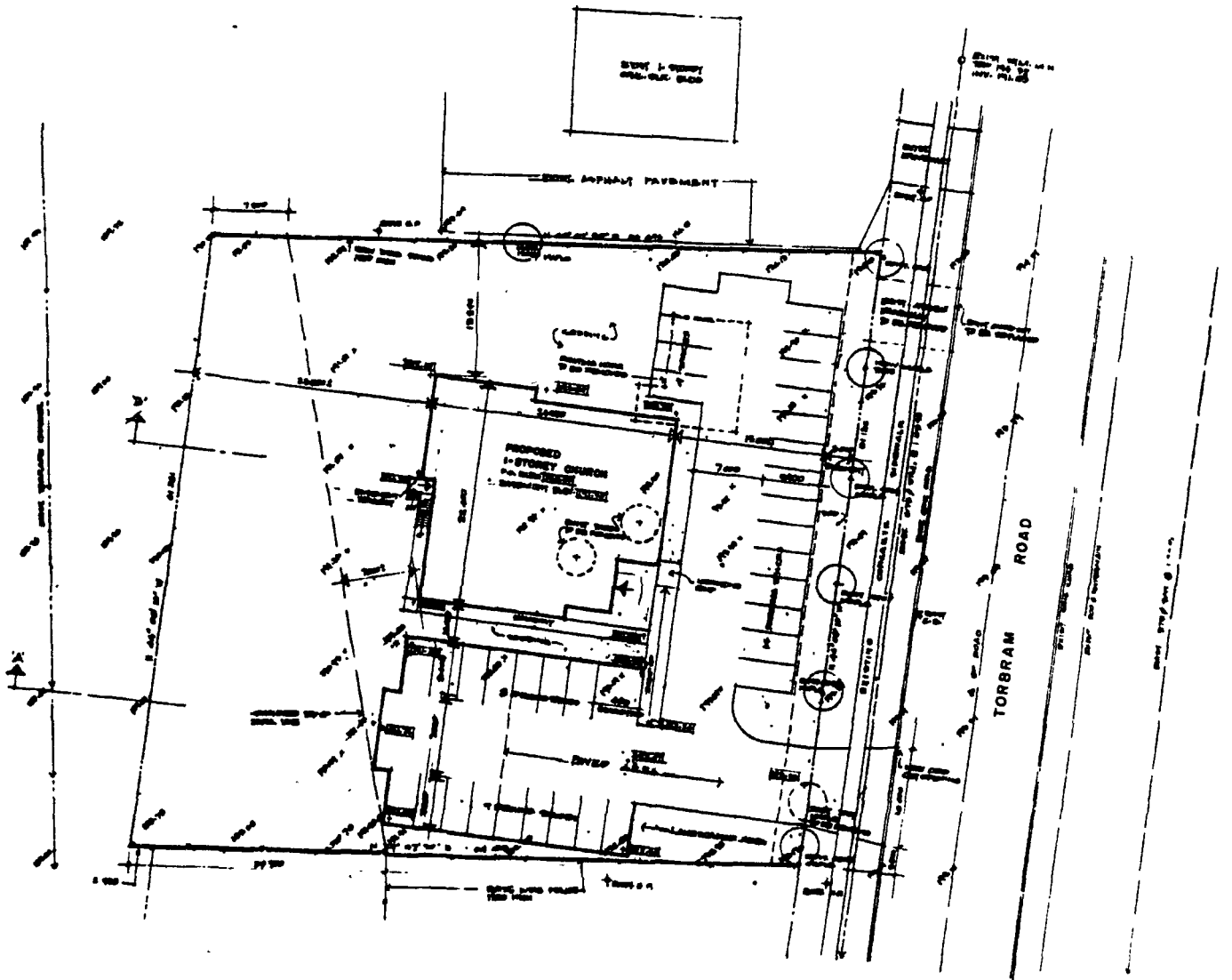


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CITY OF BRAMPTON
Planning and Development

Date: 88.11.29 Drawn by: J.K.
File no. C5E3.6 Map no. 64-17B

22-15



SITE PLAN INFORMATION

LOT AREA	4000 SQ. FT. (93.07 M ²)
DEVELOPABLE AREA	3500 SQ. FT. (80.97 M ²)
DEVELOPABLE COVERAGE	87.5%
DEVELOPABLE FLOOR AREA	4000 SQ. FT. (371.61 M ²)
PARKING REQUIRED	1 PER 100 SQ. FT. (100)
	MINIMUM OFFICE - 200
	500 + 0 = 50 OFFICES
PARKING PROVIDED	50 SPACES

CONCEPT SITE PLAN

ONTARIO CONFERENCE OF THE SEVENTH DAY ADVENTIST CHURCH



1:670

CITY OF BRAMPTON
Planning and Development

Date: 88.12.01 Drawn by:
File no. C5E3.6 Map no. 64-17C

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

January 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 3, Concession 5, E.H.S.
Ward Number 9
ONTARIO CONFERENCE OF THE SEVENTH DAY ADVENTIST CHURCH
Our File Number: C5E3.6

The notes of the Public Meeting held on Wednesday January 4, 1989 are attached for the information of Planning Committee.

A member from the Islamic Society of Peel was in attendance and requested that the same restrictions and privileges be imposed on the applicants as were imposed on their project to the south. A copy of a letter received from the Society is attached.

IT IS RECOMMENDED THAT Planning Committee recommend to City Council that

- A) the notes of the Public Meeting be received.
- B) the application be approved subject to the following conditions:
 - 1) prior to the enactment of the zoning by-law, a site plan, landscape plan, grading and drainage plans and elevation cross section drawings shall be approved by the Commissioner of Planning and Development and Public Works

and Building, and securities shall be deposited with the City to ensure implementation of these plans;

2) the site specific zoning by-law shall contain the following provisions:

- a) the site shall only be used for:
 - i) a religious institution, and
 - ii) purposes accessory to the permitted purpose.
- b) the maximum gross floor area of the building shall not exceed 490 square metres;
- c) the maximum height of the building, excepting steeple, shall not exceed 9.5 metres;
- d) the lands below the top of bank shall be zoned Open Space (OS);
- e) all buildings shall be setback a minimum distance of 7.5 metres from the lands zoned Open Space (OS);
- f) all parking areas shall be setback a minimum distance of 3.0 metres from the lands zoned Open Space (OS), and
- g) parking shall be provided on the basis of one parking space for every four fixed seats or two metres of open bench space, or in the case that there are no fixed seats or open benches, parking shall be provided on the basis of 1 space for every 9 square metres of gross assembly space.

- 3) 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 and fencing 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, a tree preservation plan shall be approved by the City, which shall incorporate methods acceptable to the City, for the preservation of trees identified on the plan;
 - c) the applicant shall agree to convey to the City a 3.0 metre road widening along the Torbram Road frontage;
 - d) the applicant shall agree that all lighting shall be designed and oriented so as to minimize glare on adjacent properties;
 - e) the applicant shall agree to convey to the City of Brampton, valley lands below the top of bank;
 - f) the applicant shall agree to carry out all grading and drainage provisions to the satisfaction of the Public Works and Building Department;
 - g) the applicant shall agree to provide fencing in locations and of a design satisfactory to the City, and

- h) the applicant shall agree that prior to the issuance of a building permit, the existing structures on the property shall not be used for the purposes of a religious institution.

Respectfully submitted,

Kathy Ash
Kathy Ash, M.C.I.P.
Development Planner

AGREED:

F.R. Dalzell
F.R. Dalzell, Commissioner,
Planning and Development

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

KA/am/icl



بِسْمِ اللّٰهِ الرَّحْمٰنِ الرَّحِیْمِ

IN THE NAME OF GOD, THE BENIFICENT, THE MERCIFUL

ISLAMIC SOCIETY OF PEEL

P.O. BOX 246, Station A
Brampton. Ont. L6V 2L4
CANADA

December 27, 1988

The Commissioner Planning & Development
The Corporation of The City of Brampton
150 Central Park Drive, Brampton. Ont. L6T 2T9

Dear Sir:

RE: The Ontario Conference of the Seventh Day Adv. Church
Your FILE NO: C5E3.6 Ward-9.

We welcome another place of worship as our next door neighbor, as per the above mentioned application.

We request you to kindly ensure that they are given exactly the same type of Previlleges/Restrictions as we are under the Dylaws 182/88 and 183/88.

Any exemptions/Previlleges granted to them should also be applied to us.

Thank you very much.

Yours very truly
ISLAMIC SOCIETY OF PEEL

(SAL HAQQI.)

City of Brampton PLANNING DEPT.	
Date	JAN 3 1989
File No	C5E3.6

Handwritten note: 890103 KA

A Special Meeting of Planning Committee was held on Wednesday, January 4, 1989, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 8:46 p.m., with respect to an application by THE ONTARIO CONFERENCE OF THE SEVENTH DAY ADVENTIST CHURCH (File: C5E3.6 - Ward 9) to amend both the Official Plan and the Zoning By-law to permit the property to be developed for a one storey religious institution.

Members Present: Councillor R. Begley - Chairman
Councillor F. Russell
Councillor P. Robertson
Alderman S. DiMarco
Alderman A. Gibson
Alderman S. Fennell
Alderman G. Miles
Alderman J. Spovieri
Alderman E. Ludlow

Staff Present: F. R. Dalzell, Commissioner of Planning and Development
L.W.H. Laine, Director, Planning and Development Services
J. Armstrong, Development Planner
D. Ross, Development Planner
K. Ash, Development Planner
R. Burnett, Development Planner
E. Coulson, Secretary

Approximately 2 interested members of the public were present.

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.

Mrs. Ash outlined the proposal and explained the intent of the application. After the conclusion of the presentation, the Chairman invited questions and comments from members of the public.

- cont'd. -

Mr. Sal Haggi voiced support for the proposal.

Mr. Butt expressed concern relating to traffic conflict due to the close proximity of the proposed entrance to the Islamic site.

There were no further questions or comments and the meeting adjourned at 8:50 p.m.

the metropolitan toronto and region conservation authority

5 shoreham drive, downsvew, ontario, m3n 1s4 (416) 661-6600 FAX 661-6898

May 11, 1988

City of Brampton
PLANNING DEPT.

Date MAY 30 1988, Rec'd

File No.

C5E3.6

The Corporation of the City of Brampton
Planning & Development Department
150 Central Park Drive
BRAMPTON, Ontario
L6T 2T9

ATTENTION: Kathy Ash, Development Planner

Dear Ms. Ash:

RE: Application to Amend the Official Plan
and Zoning By-Law
Part of Lot 3, Concession 5, E.H.S.
Ward Number 9
ONTARIO CONFERENCE OF THE SEVENTH-DAY ADVENTIST CHURCH
Your File: C5E3.6

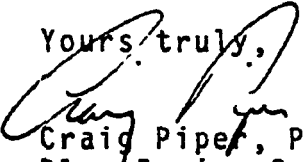
We acknowledge receipt of your letter dated May 3, 1988,
concerning the above-noted Application and a copy of a site
plan, Drawing No. A-1, dated April 22, 1988, and prepared by D.R.
Sanchez Associates Consultants Ltd.

Authority staff has reviewed the Application and note that a
tributary of the Mimico Creek flows adjacent to the site. The
Authority's Fill Regulation Line bisects the site. Accordingly,
a permit will be required, from this Authority, to change the
grades on the rear half of the property.

Although we have no objections to the proposed Official Plan and
Zoning By-Law Amendment, we would appreciate the opportunity to
review site and grading plans prior to site plan approval and the
issuance of a building permit so we can determine whether a
permit will be required under our regulations.

If there are any questions please do not hesitate to contact this
office.

Yours truly,


Craig Piper, Plans Analyst
Plan Review Section
Water Resource Division
CP:mm

cc. City of Brampton, Building Dept.



1120

City of Brampton PLANNING DEPT.	
Date	AUG -- 3 1988 Rec'd
File No	C5E3-4

the metropolitan toronto and region conservation authority

5 shoreham drive, downsvew, ontario, m3n 1s4 (416) 661-6600 FAX 661-6898

July 29, 1988

M.T.R.C.A. File No. _____

The Corporation of the City of Brampton
Planning Dept.,
150 Central Park Drive
BRAMPTON, Ontario
L6T 2T9

ATTENTION: Kathy Ash, Development Planner

Dear Ms. Ash:

RE Application to Amend the Official Plan & Zoning By-law
Part Lot 3, Conc. 5, E.H.S. City of Brampton
(ONTARIO CONFERENCE OF THE SEVENTH DAY ADVENTIST CHURCH)

Subsequent to our site meeting of June 28, 1988 at the above-noted property at which we staked the top-of-bank line, the applicant has requested that the Authority consider a revision to the staked line.

I informed Pastor Abel Pangan of the Bramalea S.D.A. Church that consideration would be given to a revision if cross sections were produced to show that proposed grades would not involve filling in the flood plain.

Please find attached a photo copy of the proposed top-of-bank line revision which is acceptable to Authority staff based on the cross sections the applicant's consultant has provided.

We recommend that the lands below the top-of-bank line be designated to prohibit buildings, structures and fill other than that which may be required for flood or erosions control.

Please contact this office if you have any questions concerning our comments.

Yours truly,

for Barry Kow
Craig Piper, Plans Analyst
Plan Review Section
Water Resource Division
CP:dm
Encl.

cc... D.R. Sanchey Associates
Abel Pangan, M.A. Pastor

5/20/88

The Regional Municipality of Peel

Planning Department

May 5, 1988

City of Brampton
Planning and Development Department
150 Central Park Drive
Brampton, Ontario
L6T 2T9
Attention: Ms. Kathy Ash
Development Planner

City of Brampton PLANNING DEPT.	
Date	MAY 9 1988 Rec'd.
File No.	C5E3.6

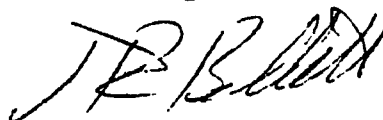
Re: Official Plan Amendment
and Rezoning Application
Seventh Day Adventist Church
Your File: C5E3.6
Our File: R42 5E24B

Dear Ms. Ash:

In reply to your letter dated May 3, 1988 concerning the above noted application, our Public Works Department has examined the proposal and advise that municipal water and sanitary service is available on Torbram Road, frontage charges apply.

We trust that this information is satisfactory.

Yours truly,



D. R. Billett
Director of
Development Control

VZ:nb

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2/1



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IN THE NAME OF GOD, THE BENIFICENT, THE MERCIFUL

ISLAMIC SOCIETY OF PEEL

P.O. BOX 246, Station A
Brampton. Ont. L6V 2L4
CANADA

December 27, 1988

The Commissioner Planning & Development
The Corporation of The City of Brampton
150 Central Park Drive, Brampton. Ont. L6T 2T9

Dear Sir:

RE: The Ontario Conference of the Seventh Day Adv. Church
Your FILE NO: C5E3.6 Ward-9.

We welcome another place of worship as our next door neighbor, as per the above mentioned application.

We request you to kindly ensure that they are given exactly the same type of Previlleges/Restrictions as we are under the Bylaws 182/88 and 183/88.

Any exemptions/Previlleges granted to them should also be applied to us.

Thank you very much.

Yours very truly
ISLAMIC SOCIETY OF PEEL

(Handwritten signature)
(SAL HAQI.)

Rec'd

Amendment Number 164

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 pursuant to Sections 17 and 21 of the Planning Act, S.O. 1983, as Amendment Number 164 to the Official Plan for the City of Brampton.

Date 1989.07.28..... Diana Jardine

Diana Jardine, M.C.I.P.
Director (Acting)
Plans Administration Branch
Central and Southwest