

Issue Date.  
**October 28, 2010**



Ontario  
Ontario Municipal Board  
Commission des affaires municipales de l'Ontario

PL080248  
PL090856  
PL100393  
PL081268  
PL100740  
PL080354

Ornstock Developments Ltd , Lorwood Holdings, Inc., Ivy Manor Holdings Inc. and others have appealed to the Ontario Municipal Board under subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from a decision of the Region of Peel to approve a New Official Plan for the City of Brampton  
Approval Authority File No. P13MOP012  
OMB File No. PL080248

860116 Ontario Limited and 840966 Ontario Limited have appealed to the Ontario Municipal Board under subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from Council's refusal or neglect to enact a proposed amendment to Zoning By-law 270-2004 of the City of Brampton to rezone lands respecting East half of Lot 3, Con. 6, W.H.S. and West Half Lot 2, Conc. 5, W.H.S. Brampton from Agricultural A and A(H) Section 1869 to "A -Exception" to permit the development of a golf course  
OMB File No. PL081268

Great Gulf Group of Companies has appealed to the Ontario Municipal Board under subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from Council's refusal or neglect to enact a proposed amendment to the Official Plan for the City of Brampton to redesignate land bounded by Mississauga Road on the east, Steeles Avenue West on the south, Heritage Road on the west and Credit River on the north from "Residential", "Village Residential", "Business Industrial", "Office Node" and "Open Space" to implement the sub-area 3 Block Plan within the Bram West Secondary Plan Area 40-3  
Approval Authority File No. C05W05.006  
OMB File No. PL090856

Suraksha Sharma has appealed to the Ontario Municipal Board under subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from Council's refusal or neglect to enact a proposed amendment to Zoning By-law 270-2004 of the City of Brampton to rezone lands respecting 8027 Upper Churchville Road from Agricultural (A) to Residential Hamlet One - Special Section AAA (RHm1-AAA) to permit the conversion of a portion of the existing residential dwelling into a place of worship with associated prayer and mediation room  
OMB File No. PL100393

IN THE MATTER OF subsection 17(24) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: Xem & Trai Nguyen,  
Appellant: Suraksha Sharma  
Subject: Proposed Official Plan Amendment No OP2006-044  
Municipality: City of Brampton  
OMB Case No.: PL100740  
OMB File No.: PL100740

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REG. NO.:  
FILE NO.: \_\_\_\_\_

IN THE MATTER OF subsection 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:                               Xem & Trai Nguyen  
Appellant:                               Suraksha Sharma  
Subject:                                    By-law No. 204-2010  
Municipality:                            City of Brampton  
OMB Case No.:                            PL100740  
OMB File No.:                            PL100741

Orlando Corporation has appealed to the Ontario Municipal Board under subsection 34 (11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, from Council's refusal or neglect to enact a proposed amendment to Zoning By-law 270-2004 of the City of Brampton to rezone lands located south of Steeles Avenue West, between Heritage Road and Winston Churchill from Agricultural (A), Residential Rural Estate Two (RE2) and Floodplain (F) to Industrial Four (M4)-M4 Zone – Section 2804 and Floodplain to permit the use of the subject lands for industrial, employment and open space purposes  
OMB File No. PL080354

Orlando Corporation has appealed to the Ontario Municipal Board under subsection 51 (34) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, from failure of the City of Brampton to make a decision respecting a proposed plan of subdivision located at the south side of Steeles Avenue West, between Heritage Road and Winston Churchill being Part of Lot 15, Concession 6 W.H.S. in the City of Brampton  
Approval Authority File No. T6W 15.2/21T-00018B  
OMB File No. PL080456

Orlando Corporation has appealed to the Ontario Municipal Board under subsection 22 (7) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, from Council's refusal or neglect to enact a proposed amendment to the Official Plan of the City of Brampton to redesignate land at the south side of Steeles Avenue West, between Heritage Road and Winston Churchill from Agricultural (A) Zone, Rural Estate One (RE1) Zone, Floodplain (F) Zone and Rural Estate Two (2) to industrial, employment and open space  
Approval Authority File No. T6W 15.2  
OMB File No. PL080457

**APPEARANCES:**

**Parties**

**Counsel/Agent\***

City of Brampton

B. Kussner/M. Rea

Regional Municipality of Peel

S. Garrod

Regional Municipality of Halton  
Town of Halton Hills

J. Wilker

Orlando Corporation Akeda Holdings Limited	L. Longo
840966 Ontario Limited/860116 Ontario Limited	G. Swinkin
Maple Lodge Farms Ltd. Brampton Brick Limited	R. Webb/N. Davis
Kindwin (Mayfield) Development Corporation Osmington Inc. Heathwood Homes Limited	A. Platt
Ivy Manor Estates Inc. Destona Homes (2003) Inc. Lorwood Holdings Inc. 121249 Ont. Inc. (West)	M. Piel/J. Park
Hydro One	E. Finn
Elaine Crawford/R.W. Crawford	T. Arnold
North West Brampton Landowners Group Inc. Metrus Development Inc. Metrus Central Properties Tesch Development Inc.	N. Smith/S. Snider
Catholic Cemeteries Archdiocese of Toronto (Participant)	M. Everard*
Great Gulf Group of Companies	L. Townsend/J. Meader
Suraksha Sharma/Xem Nguyen/Tu Thuyen Ni Tu Buddhist Association	S. D'Agostino
Huttonville Residents Association	A. Mason
Green Acres Farm (Participant)	D. Lent
John Cutruzzola	
TransCanada Pipelines	N. Smiley

Queen 50 Developments

M. Flynn-Guglietti

Brampton Faith Coalition

R. Neilson\*

**MEMORANDUM OF ORAL DECISION DELIVERED BY J. de P. SEABORN  
ON OCTOBER 15, 2010 AND ORDER OF THE BOARD**

The pre-hearing conference was convened to address a number of matters arising from earlier hearing events, to consolidate certain appeals and to provide further direction for a site specific hearing scheduled to commence in December 2010.

**Region of Peel and Brampton Office Plan Matters**

Mr. Kussner, Mr. Rea and Mr. Garrod updated me with respect to the status of the various appeals. In particular, the City will shortly commence drafting the terms of reference for a Class EA for the Bram West Parkway. With respect to the status of Block 40-5, the City has not initiated that planning process, which is a concern for Mr. Piel. However, he has met with City staff and will continue to do so in order to reach an agreement with the City on how to best proceed. Mr. Kussner also advised that housekeeping amendments are required to Chapter 40-D. After circulation to the parties, the amendments will be provided to me and issued thereafter as an order of the Board.

Counsel agreed that the next pre-hearing conference should be in the winter of 2011, and is therefore set as follows:

Friday, February 11, 2011  
10:00 AM  
Brampton City Hall  
Wellington Street, Brampton

I am seized and there is no further notice.

**860116/840966 Ontario Ltd. (PL081268)**

Mr. Swinkin's appeals remain outstanding (Block 40-3) and Counsel requested a separate telephone conference call be arranged to consider a procedural order for the organization and conduct of that hearing. A conference call will be held, as follows:

Friday, January, 14, 2011  
9:30 AM  
416-212-0400 or Toll free: 1(866) 355-2663 Code: #4417

I am seized and there is no further notice.

**Places of Worship Appeals (PL100740/PL100741)**

The parties are identified as the City, The Brampton Faith Coalition (Dr. Neilson appeared), Mr. Johal (participant) and the appellants, represented by Mr. D'Agostino, are Suraksha Sharma, Xem Nguyen and Trai Nguyen. Mr. Rea filed the City's affidavit of service in connection with these appeals (Exhibit 1). At the request of Counsel and with their consent, the attached Order is issued (Attachment "1") which brings into full force and effect the Official Plan and zoning by-law amendment except as they relate to the properties under appeal. Second, these appeals are consolidated with the other appeals before the Board. Third, a telephone conference call is requested and is scheduled as follows:

Friday, January 14, 2011  
9:00 AM  
416-212-0400 or Toll free: 1(866) 355-2663 Code: #4417

I am seized and there is no further notice.

**Orlando Appeals (PL080354)**

These appeals are scheduled for a hearing commencing at 10:00 AM on Friday, December 6, 2010. The hearing is set for two weeks and the location is:

Provincial Offences Office  
5 Ray Lawson Blvd.  
Brampton

A Procedural Order governing the organization of conduct of the hearing was issued in July, 2010. Given there are ongoing settlement discussions and revised planning instruments will be circulated within the next two weeks, the dates for the exchange of witness statements are amended, as follows:

Witness Statements – November 12, 2010

Reply – November 26, 2010

The order of evidence may require amendment after the revised planning instruments are reviewed. In addition, the Region of Halton's Issue 2 remains under discussion. The City is not content with the current wording. Mr. Wilker provided revised language for Issue 2, however no determination has been made on this matter.

A further telephone conference call is accordingly scheduled to address these outstanding procedural issues, as well as any additional issues, as follows:

Monday, November 8, 2010  
9:30 AM  
416-212-0400 or Toll free: 1(866) 355-2663 Code: #6251

I am seized of the conference call, and the hearing, and there shall be no further notice.

Once the City files its housekeeping amendments in respect of the main appeals, a further order from the Pre-hearing will be issued.

"J. de P. Seaborn"

J. de P. SEABORN  
VICE CHAIR

**ATTACHMENT "1"**

**PL100740  
PL100741**

**ONTARIO MUNICIPAL BOARD**

Suraksha Sharma and Xem Nguyen/Tu Thuyen Ni Tu Buddhist Association have appealed to the Ontario Municipal Board under subsection 17(24) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from a decision of the City of Brampton to approve Proposed Amendment No. OP2006-044 to the Official Plan for the City of Brampton  
OMB Case No. PL100740

Suraksha Sharma and Xem Nguyen/Tu Thuyen Ni Tu Buddhist Association have appealed to the Ontario Municipal Board under subsection 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, against Zoning By-law No. 204-2010 of the City of Brampton  
OMB Case No. PL100741

**B E F O R E :**

J. de P. Seaborn  
Vice-Chair

)  
)  
)

Friday, October 15, 2010

**THESE MATTERS** having come on for a public hearing,

**THE BOARD ORDERS** that in accordance with the provisions of subsections 17(50) and 21(1) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, Official Plan Amendment No. OP2006-044 to the Official Plan for the City of Brampton is hereby approved in its entirety, save and except as it applies to the following two properties:

- A. The property municipally known as 8027 Upper Churchville Road, Brampton; and
- B. The property municipally known as 241 Queen Street West, Brampton.

**AND THE BOARD ORDERS** that in accordance with the provisions of subsection 34(31) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, Zoning By-law No. 204-2010 of the City of Brampton is hereby approved in its entirety and shall be deemed to have come into force on the day it was passed, namely, June 9, 2010, save and except as it applies to the two aforementioned properties.

**AND THE BOARD FURTHER ORDERS** that this Order is without prejudice to the appeals filed in respect of Official Plan Amendment No. OP2006-044 and Zoning By-law No. 204-2010 of the City of Brampton as they apply to the properties municipally known

as 8027 Upper Churchville Road and 241 Queen Street West, which appeals shall be determined through the hearing process or as otherwise consented to by the parties and approved by the Board.

**AND THE BOARD FURTHER ORDERS** that it may be spoken to in the event any matter arises in the connection with the implementation of this Order.

**SECRETARY**





THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 203-2010

To Adopt Amendment Number OP 2006-044  
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, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

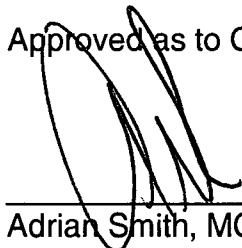
1. Amendment Number OP 2006 - 044 to the Official Plan of the City of Brampton Planning Area for Places of Worship is hereby adopted and made part of this by-law.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 9th day of June, 2010.

  
SUSAN FENNEL - MAYOR

  
PETER FAY - CLERK

Approved as to Content:



Adrian Smith, MCIP, RPP  
Director, Planning Policy and Growth Management

APPROVED AS TO FORM LAW DEPT BRAMPTON
<i>M. Ker</i>
DATE 3 6 10

AMENDMENT NUMBER OP2006- 044  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON

i) Purpose:

The purpose of this amendment is to implement the recommendations of the Places of Worship Policy Review by updating the policies related to Places of Worship in the City of Brampton Official Plan. This amendment proposes to:

- provide continued recognition of the important role faith groups play in the City and the contribution of Places of Worship to building sustainable and complete communities;
- provide a holistic planning approach that is responsive to the diverse needs of the Brampton faith community, but still recognize the need for land use controls;
- provide a variety of opportunities to permit Places of Worship on a broad basis, in most land use designations throughout the City; and,
- enhance clarity, and provide efficiency and certainty for the development of Places of Worship by establishing clear policy statements around permitted uses and performance standards.

ii) Location:

This amendment affects all lands within the City of Brampton.

iii) Amendments and Policies Relative Thereto:

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

- (1) by adding to Schedule A General Land Use Designations, thereto, the designations of "Special Study Areas" as shown on Schedule A to this amendment;
- (2) by amending Section 4.1 Residential, to delete and replace the second sentence on the first paragraph of Section 4.1.1.1 with the following:

"Complementary uses, other than Places of Worship, shall be permitted subject to specific Secondary Plan policies or designations, and may include uses permitted in the Commercial and Institutional and Public Uses designations of this plan, such as schools, libraries, parks, community and recreation centres, health centres, day care centres, local retail centre, neighbourhood retail, convenience retail, or highway and service commercial uses."

- (3) by adding the following new policy after the first paragraph in Section 4.1.1.1:

**“Places of Worship shall be permitted on lands designated Residential on Schedule A, with the exception of those lands designated “Estate Residential” on Schedule A1 of this Plan. Places of Worship may be permitted on lands designated “Upscale Executive Housing Special Policy Areas” subject to site-specific amendments to the Zoning By-law and applicable Secondary Plan Area, in accordance with Section 4.1.2.4 of this Plan.**

**Places of Worship shall generally be located on arterial and collector roads, and not on local residential roads.**

**A Place of Worship shall be located on a site of sufficient size to accommodate the required performance standards such as parking, landscaping, pedestrian connections and setbacks that will result in land use compatibility with the host area.**

- (4) by amending Section 4.1 Residential to delete and replace the word “churches” with “Places of Worship” in Section 4.1.7.9 (iii)(a);
- (5) by amending Section 4.1 Residential to delete and replace the word “churches” with “Places of Worship” in Section 4.1.7.15 (ii)(a);
- (6) by adding the following new policy to Section 4.2 Commercial after Section 4.2.1.4:
- 4.2.1.5 “Places of Worship shall only be permitted on lands designated Central Area on Schedule A, and Regional Retail, District Retail and Convenience Retail on Schedule A2 of this Plan. Places of Worship shall be functionally compatible with the adjacent commercial land use. The scale, access and parking associated with the Place of Worship shall be compatible with existing and planned land uses on adjacent sites.**
- (7) by amending Section 4.2 Commercial by adding the following wording at the end of Section 4.2.2.1 (iii):  
**“including Places of Worship subject to Section 4.8.8 of this Plan.”**
- (8) by amending Section 4.2 Commercial, to add the following new sentence at the end of Section 4.2.9.5:  
**“Places of Worship shall be permitted subject to Section 4.8.8 of this Plan.”**
- (9) by amending Section 4.2 Commercial, to add the following new sentence at the end of Section 4.2.10.5:  
**“Places of Worship shall be permitted subject to Section 4.8.8 of this Plan.”**
- (10) by amending Section 4.2 Commercial, to add the following new sentence at the end of Section 4.2.11.6:  
**“Places of Worship shall be permitted subject to Section 4.8.8 of this Plan.”**

- (11) by amending Section 4.3 Employment Lands, to add the following new sentence at the end of the first paragraph in Section 4.3.1:

“Places of Worship shall be permitted subject to Section 4.8.8 of this Plan.”

- (12) by adding the following new policy to Section 4.3 Employment Lands after Section 4.3.1.2(v):

4.3.1.2(vi): “Places of Worship up to approximately 5,000 square metres ( 54,000 square feet) in gross floor area shall be permitted on lands designated Business Corridor on Schedule A of this Plan. The scale, access and parking associated with Places of Worship shall be functionally compatible with existing and planned land uses on adjacent sites.

Places of Worship with a gross floor area greater than 5,000 square metres shall be permitted in a Business Corridor designation, only if the site is located in an area intended for commercial, mixed commercial/industrial or light industrial uses, subject to amending the applicable Secondary Plan and Zoning By-law, in accordance with Section 4.8.8 of this Plan.”

- (13) by amending Section 4.3 Employment Lands, to add the following new sentence at the end of the first paragraph in Section 4.3.2.1:

“Places of Worship shall be permitted in limited locations subject to Section 4.8.8 of this Plan.”

- (14) by amending Section 4.3 Employment Lands, the sentence of Section 4.3.2.3(i)(c) by inserting the words “other than Places of Worship” after the words “government offices and institutional uses”;

- (15) by adding the following new policy to Section 4.3 Employment Lands after Section 4.3.2.3(i)(d):

4.3.2.3(i)(e) “Places of Worship Uses:

Places of Worship of up to approximately 3,000 square metres (32,230 square feet) of gross floor area shall be permitted on lands designated Industrial in the Official Plan, that are located at the edge of an employment lands area, unless it is demonstrated that there are land use conflicts with adjacent uses. Places of Worship are not intended to be located within heavy industrial areas categorized as Class III in the “Industrial Categorization Criteria” of the Ministry of the Environment (MOE). The scale, access and parking associated with the Place of Worship shall be functionally compatible with existing and planned land uses on the surrounding areas so as not to impede the operation or permitted expansion of adjacent industrial uses.

Places of Worship with a gross floor area greater than 3,000 square metres shall be permitted in an Industrial designation of the Official Plan, only if the site is located in an area intended for commercial, mixed commercial/industrial or light industrial uses, subject to amending the applicable

Secondary Plan and Zoning By-law, in accordance with Section 4.8.8 of this Plan.

In addition to the foregoing, Places of Worship of up to approximately 5,000 sq. m. of gross floor area shall be permitted on lands intended for mixed commercial/industrial or light industrial uses, only if the site is located within approximately 500 metres from an area designated "Residential" in the Official Plan, and zoned for residential purposes."

- (16) by adding the following new policy to Section 4.3 Employment Lands after Section 4.3.2.3(ii)(c):

**4.3.2.3(ii)(d) "Places of Worship Uses:**

Places of Worship of up to approximately 3,000 square metres (32,230 square feet) of gross floor area shall be permitted on lands designated Industrial in the Official Plan, that are located at the edge of an employment lands area, unless it is demonstrated that there are land use conflicts with adjacent uses. Places of Worship are not intended to be located within heavy industrial areas categorized as Class III in the "Industrial Categorization Criteria" of the Ministry of the Environment (MOE). The scale, access and parking associated with the Place of Worship shall be functionally compatible with existing and planned land uses on the surrounding areas so as not to impede the operation or permitted expansion of adjacent industrial uses.

Places of Worship with a gross floor area greater than 3,000 square metres shall be permitted in an Industrial designation of the Official Plan, only if the site is located in an area intended for commercial, mixed commercial/industrial or light industrial uses, subject to amending the applicable Secondary Plan and Zoning By-law, in accordance with Section 4.8.8 of this Plan.

In addition to the foregoing, Places of Worship of up to approximately 5,000 sq. m. of gross floor area shall be permitted on lands intended for mixed commercial/industrial or light industrial uses, only if the site is located within approximately 500 metres from an area designated "Residential" in the Official Plan, and zoned for residential purposes."

- (17) by amending Section 4.8, Institutional and Public Uses, to delete the word "major" and replace it with "large scale" in the first sentence of Section 4.8.1.1.
- (18) by amending Section 4.8, Institutional and Public Uses, to delete and replace the word "churches" with "Places of Worship" in Section 4.8.4.1 (ii)(a).
- (19) by amending Section 4.8, Institutional and Public Uses, to delete Section 4.8.8 and replace it with the following:

**"4.8.8 Places of Worship**

Places of Worship are religious institutions used for faith-based, spiritual purposes including religious worship, fellowship, religious teaching and charitable community outreach, and all associated activities that support these

objectives. In addition, many Places of Worship provide social and community related functions and services, and often serve as the focal point of the community.

Accessory uses which are integral to the primary religious use include but are not limited to: classrooms for religious instructions, small-scale nursery or daycare facilities, assembly areas related to faith-based activities, kitchens and eating areas, fellowship halls, recreation facilities and administrative offices related to the place of worship, and one habitable living unit with up to 5 guest rooms. Accessory uses shall be permitted, unless specifically prohibited by the Lester B. Pearson International Airport Area policies of this Plan, or result in land use compatibility concerns.

Auxiliary uses are defined as uses that do not represent an integral part of the Place of Worship and the primary use of religious practices, but may be planned to function together on sites that are of a sufficient size to accommodate the use. Auxiliary uses shall include but not be limited to: cemeteries, schools which offer an academic program in addition to religious instruction, supportive housing, and assembly areas which have a commercial function operated on a profit-making basis such as banquet halls. Except for those uses permitted in the Zoning By-law, auxiliary uses will require a zoning amendment.

The City of Brampton recognizes the important role faith groups play and the contribution Places of Worship make to the objective of building sustainable, complete communities.

Places of worship policies shall be reviewed and monitored by the City in consultation with the Brampton faith communities on a regular basis and shall be amended or modified whenever it is deemed necessary to accommodate the diverse needs of existing and future faith groups.

Places of Worship may be located in a full range of land use designations to meet the diverse needs of the various faith groups, subject to the specific policies of the land use designation of the Official Plan in which they are proposed. Land use compatibility, traffic impacts, community integration and performance standards, which shall be implemented in the Zoning By-law must be taken into consideration to ensure the site is able to accommodate the functional demands of Places of Worship.

## **Policies**

4.8.8.1 Places of Worship shall be generally permitted within the Residential, Central Area, Regional Retail, District Retail, Convenience Retail, Business Corridor, Industrial and Major Institutional designations of this Plan subject to the criteria specified in the land use designation, except where it is expressly prohibited in the applicable Secondary Plan.

Places of Worship may be permitted on lands designated Residential with the exception of areas designated "Estate Residential", subject to Sections 4.1.1.1 and 4.8.8.1 of this Plan where it has been demonstrated that they are compatible

with the character of the surrounding residential area. "Estate Residential" areas are characterized by low density, low intensity forms of development on private servicing. Therefore, uses such as Places of Worship shall be directed away from these areas of the City.

Places of Worship shall not be permitted in areas designated "Upscale Executive Housing" unless through the comprehensive amendment to the specific Secondary Plan and Zoning By-law is demonstrated that the built form and site characteristics of the proposed Place of Worship can be physically integrated within the Upscale Executive neighbourhood, including but not limited to scale, access and parking.

In order to protect the designated employment lands within the City, Places of Worship shall be permitted in areas designated for employment purposes only in accordance with the criteria outlined in this Plan. The relevant Official Plan land use designation and implementing Zoning By-law will set out provisions and performance standards with respect to location and size.

Places of Worship shall be subject to the following general functional and land use compatibility criteria, as well as the specific criteria of the land use designation in which they are located:

- i) On-site parking shall be provided to accommodate regular worship attendance and other regular events in accordance with the City's Zoning By-Law standards, which are based on the worship area/person capacity of the Place of Worship. Sufficient parking shall be provided to meet typical peak demand, unless reduced standards or alternative arrangements, including shared parking or on-street parking are approved by the City.
- ii) Places of Worship shall be properly integrated into the surrounding neighbourhood in a manner that will not adversely impact adjacent land uses. The size, height, massing and scale of the building shall be compatible with the character of adjacent uses.
- iii) Places of worship that include a sensitive land use, as defined by the Provincial Policy Statement (such as residences and day care centres), shall not be permitted in areas where they are likely to experience an adverse effect from contaminant discharges generated by a major facility, or within the Lester B. Pearson International Airport (LBPIA) Operating Area.

- iv) Places of Worship shall generally be located on arterial and collector roads, and not on local residential roads.
- v) Applications for a Place of Worship submitted under the Planning Act shall be subject to a planning review that takes into consideration the criteria set out in Section 4.8.8 and other relevant policies of the Official Plan, and shall demonstrate the ability to physically integrate the Place of Worship with the host neighbourhood in an appropriate manner, including but not limited to scale, access and parking. Exceptions to the criteria shall only be accommodated if it can be clearly demonstrated to the satisfaction of the City that the built form and site characteristics of the proposed Place of Worship and the surrounding neighbourhood can support the use.

4.8.8.2 The City shall designate reserve sites for Places of Worship within secondary plans, in consultation with faith groups, and incorporate the reserve sites into block plans and plans of subdivision. These reserve sites are intended to be an important source of new sites for places of worship in the greenfield areas of the City. The following criteria shall be used in the development of new Places of Worship sites:

- i) A ratio of one Place of Worship site per 10,000 persons will be used in determining the minimum number of sites to be reserved in secondary plan areas.
- ii) Each reserve site shall have a minimum size of 0.8 hectares (2 acres). A variety of sizes and locations should be provided and distributed to meet the diverse needs and requirements of various faith groups.
- iii) Reserve sites shall be retained for use as a Place of Worship for a period of five years from the date of assumption of the plan of subdivision containing such sites, unless in recognition of the community benefits, a voluntarily alternative process is formalized in agreements in which the end use of a reserve site for a Place of Worship is facilitated such as by providing for the same means of valuation as the underlying methodology/formula used to calculate the Educational Development Charge and based on which school sites are presently purchased. If this alternative option is elected by landowners/developers and secured by appropriate agreements such as landowner cost sharing agreements, the retention period shall be reduced to a period of five years from the date of registration of the plan of subdivision containing the reserve site.



4.8.8.3 Places of Worship reserve sites may be zoned to permit alternative use(s), which shall only be permitted through the lifting of a holding zone after the expiry of the retention period stated in Section 4.8.8.2. The holding designation shall be lifted by enacting a By-law to remove the Holding designation, subject to satisfying the following criteria:

- i) The landowner provides evidence to the satisfaction of the City that the site will not be a viable Place of Worship site; and,
- ii) The landowner or developer provides justification to the City that demonstrate how the alternative development can be accommodated on the site, including but not limited to the provision for any public roads required to accommodate the alternative use, in conformity with all City standards and guidelines.
- iii) If in advance of the expiration of the retention/reservation period, the Brampton Faith Coalition advises the City in writing that a site is not required, then the City shall pass a By-law to remove the Holding (H) provision in advance of the expiration of the reservation period as outlined in Section 4.8.8.2iii).

4.8.8.4 The City shall, during secondary and block planning, require developers, faith groups and organizations to collaborate and negotiate at the earliest possible stage to work out an equitable allocation of the Place of Worship reserve sites.

4.8.8.5 The City shall require the landowner or developer to post a suitable sign on the Place of Worship reserve site immediately following the registration of the subdivision plan. The sign should indicate the site's designation and zoning for a Place of Worship, any alternative use that may be permitted, and provide contact information of the property owner and the City.

4.8.8.6 An Official Plan Amendment application will be required to permit Places of Worship on lands where there is no approved secondary plan in place. The application shall demonstrate that the Place of Worship will not prejudice or negatively impact future development in the secondary plan area and must be accompanied by supporting materials, which include a planning justification report. This report will take into account the proximity of the site to existing development, ability to front on a public road, ability to be serviced with municipal services and the impact on the future planning of the secondary plan.

4.8.8.7 The City shall encourage the application of the City of Brampton Accessibility Technical

Standards in the design and improvement of Places of Worship.

- (20) by adding the following new policies to Section 4.13 Special Study Areas after Section 4.13.1.2:

**4.13.1.3 McVean Drive/Rae Avenue Special Study Area**

The property is located west of McVean Drive, south of Rae Avenue, described as Part of Lot 12, Concession 8 ND and designated Estate Residential in the Official Plan.

**Policy**

- 4.13.1.3.1 The potential to permit a Place of Worship on the subject lands shall be determined through a comprehensive study process undertaken by the land owner to determine if the use can be developed in a manner that is complementary and compatible with the existing rural estate community.

The study shall take into consideration the criteria set out in Section 4.8.8 and other relevant policies of the Official Plan, including scale, access, buffering, parking, integration with the surrounding natural environment and available municipal infrastructure, including servicing. Specific uses and related restrictions will also be considered and prescribed through this special study process and implemented by way of an Official Plan Amendment.

**4.13.1.4 5253 Countryside Drive Special Study Area**

The property is located south of Countryside Drive, east of Clarkway Drive and described as Part of Lot 15, Concession 11 ND, and is subject to Secondary Planning for Area 47.

**Policy**

- 4.13.1.4.1 As part of Secondary Planning for Area 47, the subject property will be studied to determine if a Place of Worship can be developed in a manner that is complementary and supportive of the planning objectives for the Highway 427 Industrial Secondary Plan Area.

The study shall take into consideration the criteria set out in Section 4.8.8 and other relevant policies of the Official Plan, including scale, access, buffering, parking, integration with the surrounding natural environment and available municipal infrastructure, including servicing. Specific uses and related restrictions will also be considered and prescribed through the secondary plan process and implemented by way of an Official Plan Amendment.

#### 4.13.1.5 10307 Clarkway Drive Special Study Area

The property is located east of Clarkway Drive, north of Old Castlemore Road and described as Part of Lot 12, Concession 11 ND, and is subject to Secondary Planning for Area 47.

#### Policy

4.13.1.5.1 As part of Secondary Planning for Area 47, the subject property will be studied to determine if a Place of Worship can be developed in a manner that is complementary and supportive of the planning objectives for the Highway 427 Industrial Secondary Plan area.


The study shall take into consideration the criteria set out in Section 4.8.8 and other relevant policies of the Official Plan, including scale, access, buffering, parking, integration with the surrounding natural environment and available municipal infrastructure, including servicing. Specific uses and related restrictions will also be considered and prescribed through the secondary plan process and implemented by way of an Official Plan Amendment.”

- (21) by amending Section 5.0 Implementation, to insert the following definition for Places of Worship after the heading “Persons with Disabilities” in Section 5.2:

“PLACE OF WORSHIP shall mean a building or place (or portion of a building or place), primarily used for faith-based spiritual purposes wherein people assemble for religious worship and may also be involved in teaching, fellowship, recreation and charitable community outreach. Accessory uses which are usually integral to the primary use include, but are not limited to: classrooms for religious instructions, small-scale nursery or daycare facilities, assembly areas related to faith-based activities, kitchens and eating areas, fellowship halls, recreation facilities and administrative offices related to the place of worship, and one habitable living unit with up to 5 guest rooms.”

- (22) by amending Section 5.9 Holding By-Laws to delete and replace the word ‘church’ with ‘Place of Worship’ in the second sentence.”

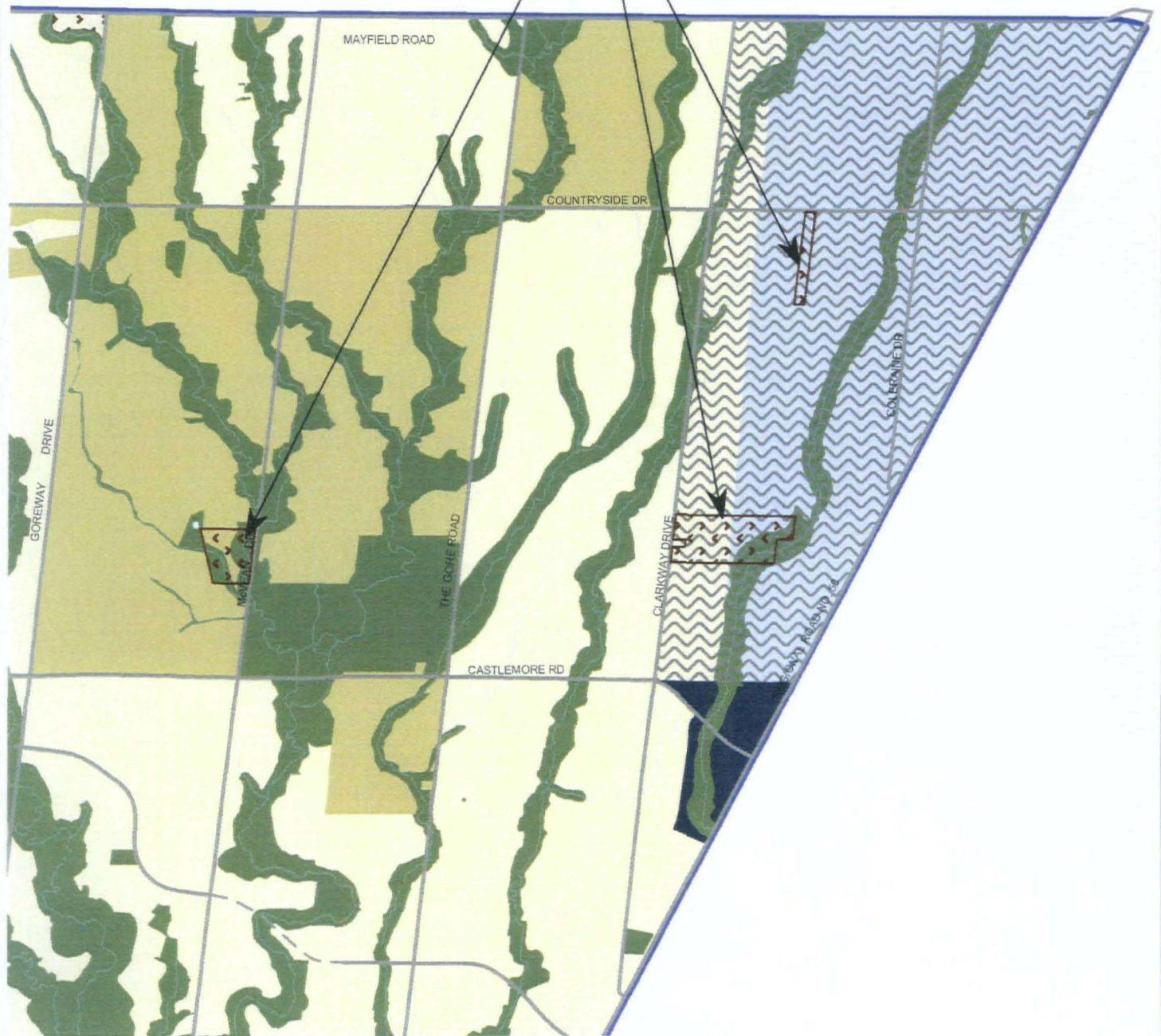
Approved as to Content:











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Adrian Smith, MCIP, RPP  
Director, Planning Policy and Growth Management

**"SPECIAL STUDY AREA" DESIGNATIONS TO BE ADDED**



EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

- |  |                    |   |                    |   |                          |
|--|--------------------|---|--------------------|---|--------------------------|
|  | RESIDENTIAL        |  | BUSINESS CORRIDOR  |  | CORRIDOR PROTECTION AREA |
|  | ESTATE RESIDENTIAL |  | INDUSTRIAL         |  | MAJOR WATERCOURSES       |
|  | OPEN SPACE         |  | SPECIAL STUDY AREA |   |                          |

