



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 211-83

To adopt Amendment Number 18 to the Official Plan of the City of Brampton Planning Area and Amendment Number 18 A to the Consolidated 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 Regional Municipality of Peel Act, and the Planning Act, hereby ENACTS as follows:

1. Amendment Number 18 to the Official Plan of the City of Brampton Planning Area and Amendment Number 18 A to the Consolidated 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 and Housing for approval of Amendment Number 18 to the Official Plan of the City of Brampton Planning Area and Amendment Number 18 A to the Consolidated Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME and Passed In Open Council

This 11th day of July, 1983


KENNETH G. WHILLANS - MAYOR


ROBERT D. TUFTS - ACTING CLERK

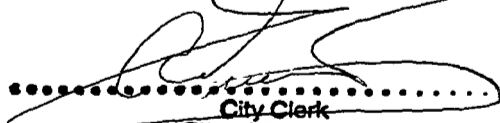
21-0P-0031-018

AMENDMENT NUMBER 18
to the Official Plan for the
City of Brampton Planning Area

AMENDMENT NUMBER 18 A
to the Consolidated Official Plan for
the City of Brampton Planning Area

-18

CERTIFIED A TRUE COPY


.....
City Clerk
City of Brampton

..... Oct 17 19 83



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 211-83

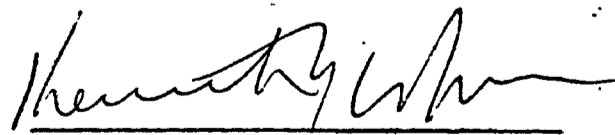
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READ a FIRST, SECOND and THIRD TIME and Passed In Open Council

This 11th day of July, 1983.


KENNETH G. WHILLANS - MAYOR

ROBERT D. TUFTS - ACTING CLERK

Amendment No. 18A
to the
Consolidated Official Plan for the
City of Brampton Planning Area and
Amendment No. 18 to the Official Plan
for the City of Brampton Planning Area

This Amendment to the Consolidated Official Plan for the City of Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved in accordance with Section 17 of the Planning Act, 1980, as Amendment No. 18A to the Consolidated Official Plan for the City of Brampton Planning Area and Amendment 18 to the Official Plan for the City of Brampton Planning Area, save and except the following, which will be deferred for further consideration pursuant to section 14(3) of the Planning Act, 1980.

1. Section 3(1), page 1, in its entirety.

Date *Oct 3/83*

D. P. McHugh

D. P. McHUGH
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs and Housing

AND

1. Purpose:

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

2. Location:

The lands subject to this amendment are situated on the west side of The Gore Road, approximately 360 metres north of Highway Number Seven, being part of Lot 5, Concession 9, N.D., (geographic Township of Toronto Gore) in the City of Brampton.

3. Amendment and Policies Relative Thereto:

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

(a) by changing, on Schedule A, the land use designation of the lands subject to this amendment, as shown outlined on Schedule A to this Amendment, from RURAL to INSTITUTIONAL (NUMBER 21), and

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

"2.4.5 SITE 21 (Part of Lot 5, Concession 9, N.D.)

2.4.5.1 Definition

This institutionally designated property shall be used for a religious institution and parsonage.

2.4.5.2 Policy

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

(2) The Consolidated Official Plan of the City of Brampton Planning Area is hereby amended:

(a) by changing, on Plate Number 2, the land use designations of the lands shown outlined on Schedule A attached hereto, from Agriculture to Institutional;

DEFERRED #1
UNDER SECTION 14(3) OF
THE PLANNING ACT

- (b) by adding thereto, as Plate Number 67, Schedule A to this amendment;
- (c) by adding the text set out below, as Chapter D16:

"Chapter D16

1.0 Purpose

The purpose of this chapter is to permit the lands shown outlined on Plate Number 67, to be used for institutional purposes and to indicate an appropriate development principle for the subject lands.

2.0 Location

The lands subject to this amendment comprise a total area of approximately 2.02 hectares and are located on the west side of The Gore Road approximately 360 metres north of Highway Number Seven, being part of Lot 5, Concession 9, N.D., (geographic Township of Toronto Gore, County of Peel) in the City of Brampton as outlined on Plate Number 67.

3.0 Policy

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

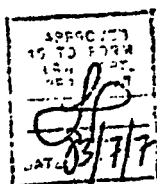
4.0 Implementation

4.1 Restricted Area By-law

4.1.1 Restricted area by-laws pursuant to section 39 of the Planning Act will be used to regulate the use of land and the character, location and use of buildings and structures in accordance with the policies of this Chapter.

4.2 Site Plan Control

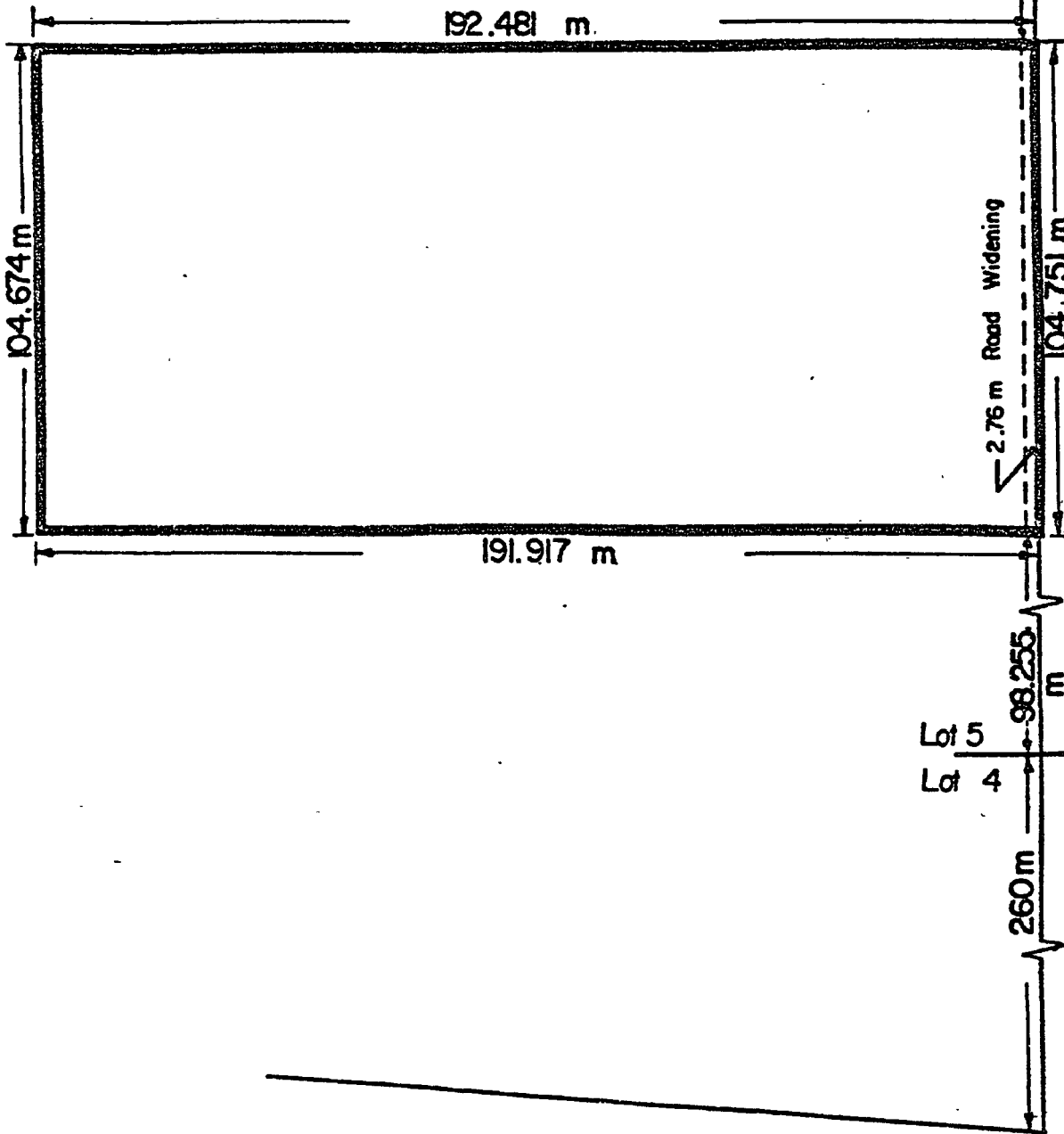
4.2.1 The City will control the provision and maintenance of certain site related facilities and matters associated with any development or redevelopment through the mechanism of site plan agreements pursuant to section 40 of the Planning Act."





EBENEZER ROAD

Concession 9



THE GORE ROAD

HIGHWAY No. 7

— Limit of Lands Affected

OFFICIAL PLAN AMENDMENT No. 18
 OFFICIAL PLAN AMENDMENT No. 18 A
 Schedule A



1:1250

CITY OF BRAMPTON
 Planning and Development

Date: 83 07 07
 File no. C9E5.9

Drawn by: RB
 Map no. 68-6J

BACKGROUND MATERIAL TO AMENDMENT NUMBER 18 and 18 A

Attached is a copy of a report of the Director, Planning and Development Services, dated 1983 04 11, a copy of a report from the Director, Planning and Development Services, dated 1983 05 06 forwarding notes of a public meeting held on 1983 04 04.

INTER-OFFICE MEMORANDUM

B2

Office of the Commissioner of Planning & Development

1983 04 11

TO: Chairman of the Development Team
FROM: Planning and Development Department
RE: Application to Amend the Official Plan
and Restricted Area (Zoning) By-law
Part of Lot 5, Concession 9, E.H.S.
Ward Number 10
IRA CHAMPLINE
Our File: C9E5.9

1.0 INTRODUCTION:

An application to amend the restricted area by-law has been filed with the City Clerk and referred to staff for a report and recommendation.

2.0 PROPERTY DESCRIPTION:

The property is located on the west side of The Gore Road about 360 metres (1,181 feet) north of Highway 7, being part of Lot 5, Conc. 9, E.H.S. The parcel has an area of approximately 2.02 hectares (5.0 acres), a frontage of about 101.5 metres (333 feet), and a depth of about 199 metres (654 feet). The parcel is presently part of a larger 4.05 hectare (10 acre) property and a severance will be required to create the parcel. The owner of the property also owns the 8.7 hectare (21.4 acre) parcel to the south.

The subject lands are vacant at the present time. The terrain is essentially flat and there is no significant vegetation on the site. A minor drainage course traverses the centre of the property in a north-south direction. The lands to the north and west are occupied

by residential dwellings, the lands to the south are vacant, and the lands on the east side of The Gore Road are occupied by residential dwellings.

3.0 OFFICIAL PLAN AND ZONING STATUS:

The Consolidated Official Plan designates the lands as Agriculture and the new Official Plan designates the lands as Rural. By-law 825, as amended, of the former Township of Toronto Gore zones the property Agricultural-A.

4.0 PROPOSAL:

The applicant is requesting amendments to the Official Plan and Restricted Area (Zoning) By-law to permit the use of the property for a Zion Pentacostal Tabernacle church and parsonage. The proposed church is 1274.3 square metres (13,717 square feet) in size and the total number of fixed seats is 442. In addition, the plan shows a future expansion to the building to add approximately 232 square metres (2,500 square feet). The floor plan for the proposed church does not include a parsonage, however, if it is built, it will be included in the future expansion.

5.0 COMMENTS:

City Public Works Department

The City Public Works Department indicated that a watercourse crosses the centre of the property in a north-south direction and that provisions must be made in the site plan to accommodate this drainage course. In addition, a detailed grading plan is required to ensure that proposed grades meet existing grades of abutting properties without creating problems.

Regional Public Works Department

The Regional Public Works Department indicated that municipal water and sanitary sewer services are not available and that a 2.76 metre road widening is required.

6.0 DISCUSSION:

The lands which are subject to this application to permit the erection of a religious institution and parsonage are in the vicinity of the area which is currently being evaluated in a study known as the Highway Number 7 Corridor Study. The Highway Number 7 Corridor Study relates to a specific set of parcels which does not include the subject site. However, the study received by Council at its meeting held on 1983 02 21 contains proposed development guidelines which staff consider to be applicable to the evaluation of the subject application. The study contained the following criteria for development:

- 1) No dependence on full municipal services;
- 2) That the use of land, buildings and structures, in terms of lot size, building coverage, height, location and design, secure the open space/rural character of the area and hence, be low density/intensity in nature;
- 3) That the rural character be preserved by way of extensive landscaping, tree planting, berms and screening;
- 4) That existing natural features such as streams, valleys, tree stands, hedgerows and orchards be preserved;
- 5) That development be compatible with the function of the surrounding area as a rural open space buffer between urban centres;
- 6) That proposed uses require or prefer a rural location because of the nature of their operation (e.g. agriculture or farm related uses and relatively space extensive uses);

- 7) That proposed uses do not compete directly with those uses already existing or permitted to locate in nearby urban centres such as Brampton or Woodbridge;
- 8) That proposed uses do not generate high amounts of traffic and do not significantly affect the efficient and safe function of abutting highways; and
- 9) That direct access onto adjacent highways be controlled and points of ingress/egress be kept to a minimum."

Staff are of the opinion that the subject application should be evaluated in light of these guidelines to ensure that the proposal is appropriate within the context of the surrounding area.

Several of the above noted criteria are in reference to the open space/rural character which should prevail in the area and not be detracted from by any new development. Staff are of the opinion that an institutional use such as a church on a lot with an area of 2.02 hectares (5.0 acres), would not detrimentally affect the rural character of the area and would not conflict with the surrounding uses. Due to the relatively large size of the parcel to be developed, the proposed use would appear to be low density/intensity in nature. To ensure that the rural character of the area is preserved, the zoning by-law shall limit the height of the building to approximately 9 metres (29.5 feet). In addition, the applicant has indicated that the exterior of the building would be comprised of brick and masonry materials which would be consistent with the rural character of the area, and the site plan control process can ensure that the exterior design of the building is appropriate.

With respect to the criteria regarding the preservation of existing natural features, there is no significant vegetation on the site to preserve. However, the rural character of the area will be augmented through the landscaping and tree planting which shall be provided on the site in accordance with an approved landscape plan. Since the

proposed church is adjacent to single family residences, it is recommended that the landscape plan provide for some visual screening around the perimeter of the subject site.

With regard to the criteria indicating that there should be no dependence on full municipal services, staff note that municipal services are not presently available. It is recommended that the subject application be conditional upon the availability of an adequate supply of potable water and upon the Regional Health Unit's approval of the installation of an adequate septic tank.

Further criteria indicate that high amounts of traffic should not be generated and that the efficient and safe function of highways should not be affected. The proposed church does have the potential to be a high traffic generator. However, the high volumes of traffic would occur on Sundays and possibly during the evenings when general traffic flows are significantly lower than peak volumes. Access to the site would be from The Gore Road, with the majority of the traffic travelling through the intersection at Highway 7. The intersection is signalized, therefore, it would appear that the traffic generated by the church can be adequately controlled and that the church would not affect the safe and efficient function of major roads in the vicinity.

The subject site is large enough to provide sufficient off-street parking for all vehicles carrying passengers to the church. The parking standard to be applied is derived from By-law 200-82, and is as follows:

<u>Use</u>	<u>Minimum Number of Parking Spaces Required</u>
Religious institution, stadium, auditorium, theatre or cinema.	1 parking space for every 6 fixed seats or 3 metres of open bench space or portion thereof.

This parking standard will be reflected in the site specific zoning by-law and the site plan shall provide parking spaces in accordance with this standard. The plan submitted along with this application shows 442 fixed seats, therefore 74 parking spaces will be required.

Staff conclude that the proposed church would not conflict with any of the above noted criteria and that the church would be compatible with the surrounding area. In view of this, staff are in support of the application subject to the availability of an adequate supply of potable water, the provision of an adequate private septic system, the dedication of road widenings, and site and landscape plan approval.

7.0 RECOMMENDATION:

It is recommended that Planning Committee recommend to Council that:

- A. A Public Meeting be held in accordance with City Council's procedures, and
- B. Subject to the results of the Public Meeting, the application to amend the Official Plan and Restricted Area (Zoning) By-law to permit a church and a parsonage be approved subject to the following conditions:
 1. The applicant shall enter into an agreement with the City to satisfy all legal, financial, landscaping, engineering, and other requirements of the City of Brampton.
 2. The applicant agree by agreement to provide a report to the satisfaction of the City indicating the availability of an adequate supply of potable water prior to issuance of a building permit.
 3. The applicant shall agree by agreement to obtain from the Regional Health Unit prior to the issuance of a building permit, a Certificate of Approval to construct a sewage system.

4. The applicant shall agree by agreement to dedicate a 2.76 metre road widening to the Region of Peel.
5. The application shall be subject to the approval of site and landscape plans.
6. The site specific zoning by-law shall require one parking space for every six fixed seats or three metres of open bench space and shall restrict the height of the church to 9 metres (29.5 feet).

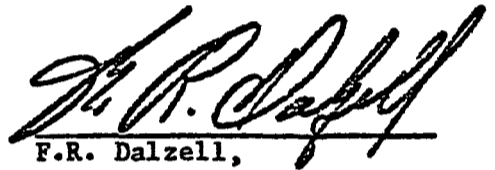
AGREED:



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

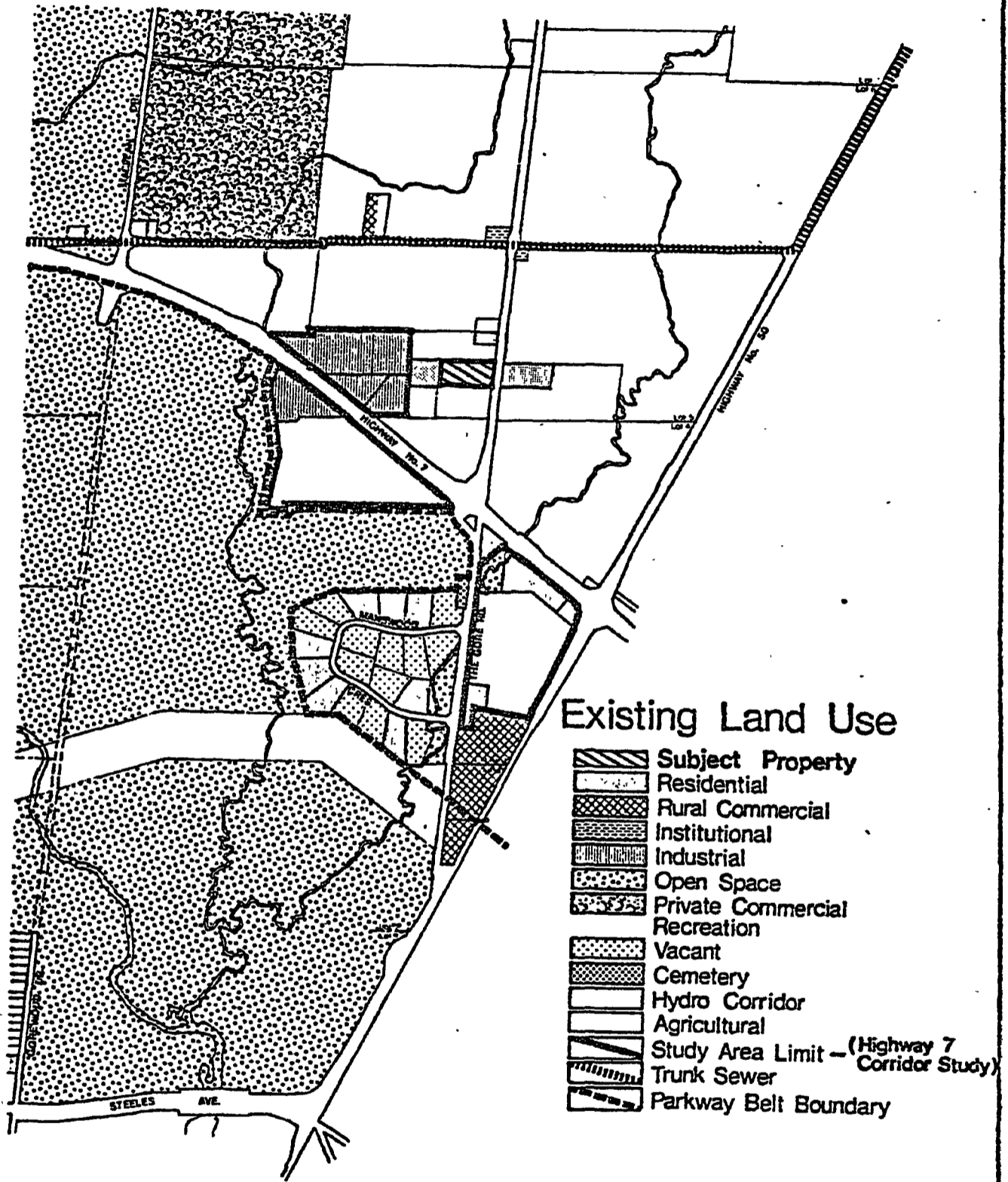
LWHL/JMR/kab

Attachments - 2



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

B2-8



IRA CHAMPLINE

Land Use



1:13000

CITY OF BRAMPTON
Planning and Development

Date: 83 03 29

Drawn by: RB

File no. C9E5.9

Map no. 68-6G

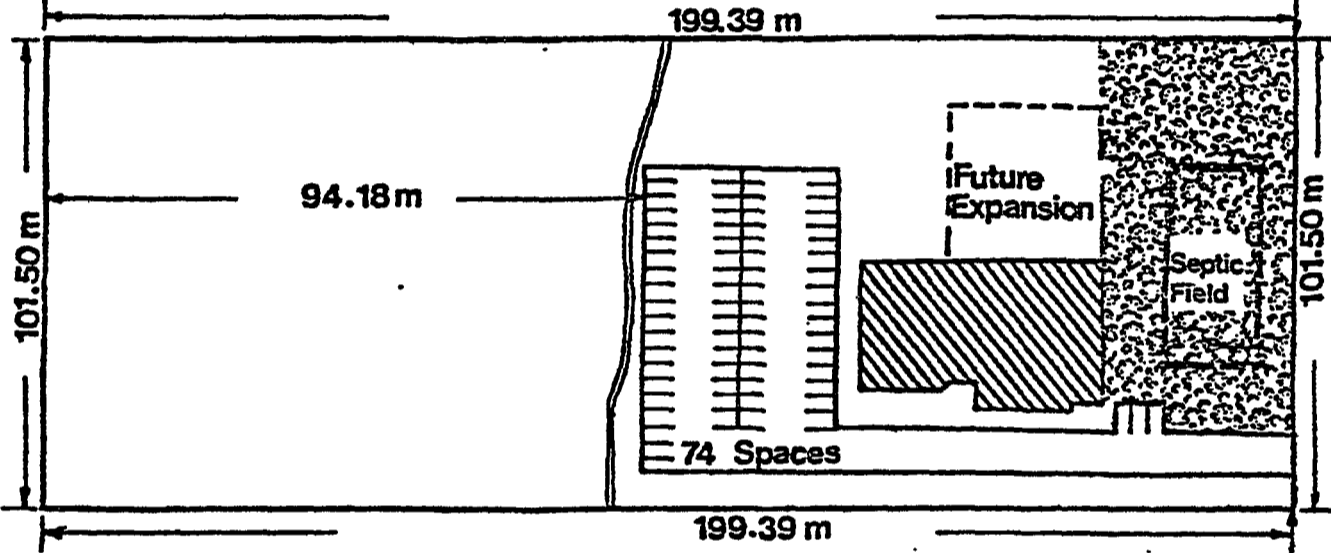
B2-9

Lot 6

Lot 5

510 m

THE GORE ROAD



100 m

Lot 5

Lot 4

LEGEND

PROPOSED BUILDING 

LANDSCAPED AREA 

IRA CHAMPLINE

Site Plan



1:1200

CITY OF BRAMPTON
Planning and Development

Date: 83 03 29

File no. C9E5.9

Drawn by: RB

Map no. 68-6F

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

1983 05 06

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

Re: Application to Amend the Official Plan
and Restricted Area (Zoning) By-law
Part of Lot 5, Concession 9, E.H.S.
Ward 10
IRA CHAMPLINE
Our File: C9E5.9

The notes of the Public Meeting held on Wednesday, May 4, 1983, with respect to the above noted application are attached.

Several members of the public attended the meeting. One member of the public asked questions about the proposal and received clarification of various matters including parking, orientation of the building, fire protection and servicing. There were no objections expressed.

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

- 1) The notes of the Public Meeting be received;
- 2) The application to amend the Restricted Area (Zoning) By-law to permit a church and parsonage be approved subject to the conditions contained within the report of the Planning and Development Department dated 1983 04 11;

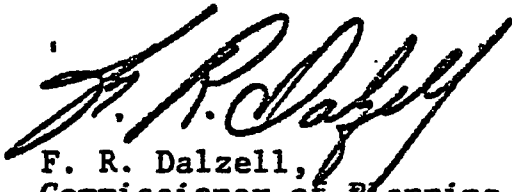
- cont'd. -

D3-2

- 2 -

- 3) Staff be directed to prepare the appropriate agreement and amendment to the Zoning By-law.

AGREED


F. R. Dalzell,
Commissioner of Planning
and Development


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

LWHL/ec
attachment

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, May 4, 1983, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:37 p.m. with respect to an application by IRA CHAMPLINE, File: C9E5.9, to amend both the Official Plan and Restricted Area (Zoning) By-law to permit the construction of a building on the site to be used as a Zion Pentacostal Tabernacle church and parsonage.

- Members Present:
- Councillor D. Sutter - Chairman
 - Mayor K. Whillans
 - Alderman T. Piane
 - Councillor P. Robertson
 - Alderman F. Kee
 - Alderman H. Chadwick
 - Councillor F. Russell
 - Alderman E. Carter
 - Alderman C. Gibson
 - Alderman R. Crowley
 - Alderman M. Annecchini

- Staff Present:
- F. R. Dalzell, Commissioner of Planning and Development
 - L.W.H. Laine, Director, Planning and Development Services
 - J. Robinson, Development Planner
 - D. Ross, Development Planner
 - W. Lee, Development Planner
 - E. Coulson, Secretary

The Chairman enquired if notices to the property owners within 400 feet of the subject site were sent and whether notification of the public meeting was placed in the local newspapers. Mr. Dalzell replied in the affirmative. Approximately 6 members of the public were in attendance.

Mrs. Robinson outlined the proposal and explained the intent of the application. After the close of the presentation, the Chairman invited questions and comments from the members of the public in attendance.

Mr. R. Chayko, R.R. #8, Brampton, wanted to know:

- 1) why the church was proposed to be built facing south;
- 2) if there is a by-law covering parking standards for the proposal;
- 3) if there would be room on the site for additional parking if expansion of the proposed building were to take place, and
- 4) why the plans presented at this meeting were changed from the original plans, without the applicant referring back to the residents in the area. He said the plans were not even close to the ones previously shown.

Mrs. Robinson explained that:

- 1) the church was to be oriented towards Gore Road, with a side entrance. Also, she explained the front and east elevation;
- 2) the parking standards comply with the most recent parking by-law standards, one space for every 6 seats, and
- 3) there is room on the property for additional parking spaces if expansion was undertaken.

The applicant responded regarding the plans issue, noting that the neighbours had been approached for their opinions, that there were several plans but that the one presented had been decided on.

Mr. Chayko expressed concern relating to:

- 1) development of commercial or industrial lots facing or abutting the church;

D3-5

- 2) overflow parking on Gore Road. He asked that No Parking signs be installed on Gore Road if the application is approved;
- 3) water and sewer facilities;
- 4) fire protection, and
- 5) permission of dancing or bingo in the building.

Mr. Chayko was informed that:

- 1) there would be no commercial or industrial development in the area;
- 2) there would be adequate parking facilities;
- 3) there would be use of a septic tank and well,
- 4) there would be an alarm system according to the Fire Code, and
- 5) there would be no dancing or bingo.

There were no further questions or comments.

The Chairman explained the further processing of the application and the relevant upcoming meetings.

The meeting adjourned at 7:50 p.m.

211-83

ORIGINAL

21-OP-0031-018

AMENDMENT NUMBER 18
to the Official Plan for the
City of Brampton Planning Area

AMENDMENT NUMBER 18 A
to the Consolidated Official Plan for
the City of Brampton Planning Area

- /

Amendment No. 18A
to the
Consolidated Official Plan for the
City of Brampton Planning Area and
Amendment 18 to the Official Plan
for the City of Brampton Planning Area

I hereby approve, in accordance with Section 14(3) of
the Planning Act, the further and final portions of
Amendment 18 to the Official Plan for the City of
Brampton Planning Area and Amendment 18A to the
Consolidated Official Plan for the City of Brampton
Planning Area:

1. Section 3(1), page 1, in its entirety.

Date ... Jan 30/84 ... *D. P. McHugh*

D. P. McHUGH
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs and Housing

Amendment No. 18A
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Consolidated Official Plan for the
City of Brampton Planning Area and
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1. Section 3(1), page 1, in its entirety.

Date *Oct 3/83*

D. P. McHugh

D. P. McHUGH
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs and Housing



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 211-83

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READ a FIRST, SECOND and THIRD TIME and Passed In Open Council

This 11th day of July, 1983.


KENNETH G. WHILLANS - MAYOR


ROBERT D. TUFTS - ACTING CLERK

AMENDMENT NUMBER 18 TO THE OFFICIAL PLAN

AND

AMENDMENT NUMBER 18 A TO THE CONSOLIDATED OFFICIAL PLAN

1. Purpose:

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

2. Location:

The lands subject to this amendment are situated on the west side of The Gore Road, approximately 360 metres north of Highway Number Seven, being part of Lot 5, Concession 9, N.D., (geographic Township of Toronto Gore) in the City of Brampton.

3. Amendment and Policies Relative Thereto:

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

(a) by changing, on Schedule A, the land use designation of the lands subject to this amendment, as shown outlined on Schedule A to this Amendment, from RURAL to INSTITUTIONAL (NUMBER 21), and

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

"2.4.5 SITE 21 (Part of Lot 5, Concession 9, N.D.)

2.4.5.1 Definition

This institutionally designated property shall be used for a religious institution and parsonage.

2.4.5.2 Policy

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

(2) The Consolidated Official Plan of the City of Brampton Planning Area is hereby amended:

(a) by changing, on Plate Number 2, the land use designations of the lands shown outlined on Schedule A attached hereto, from Agriculture to Institutional;

DEFERRED *
UNDER SECTION 14(3) OF
THE PLANNING ACT

- (b) by adding thereto, as Plate Number 67, Schedule A to this amendment;
- (c) by adding the text set out below, as Chapter D16:

"Chapter D16

1.0 Purpose

The purpose of this chapter is to permit the lands shown outlined on Plate Number 67, to be used for institutional purposes and to indicate an appropriate development principle for the subject lands.

2.0 Location

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

4.0 Implementation

4.1 Restricted Area By-law

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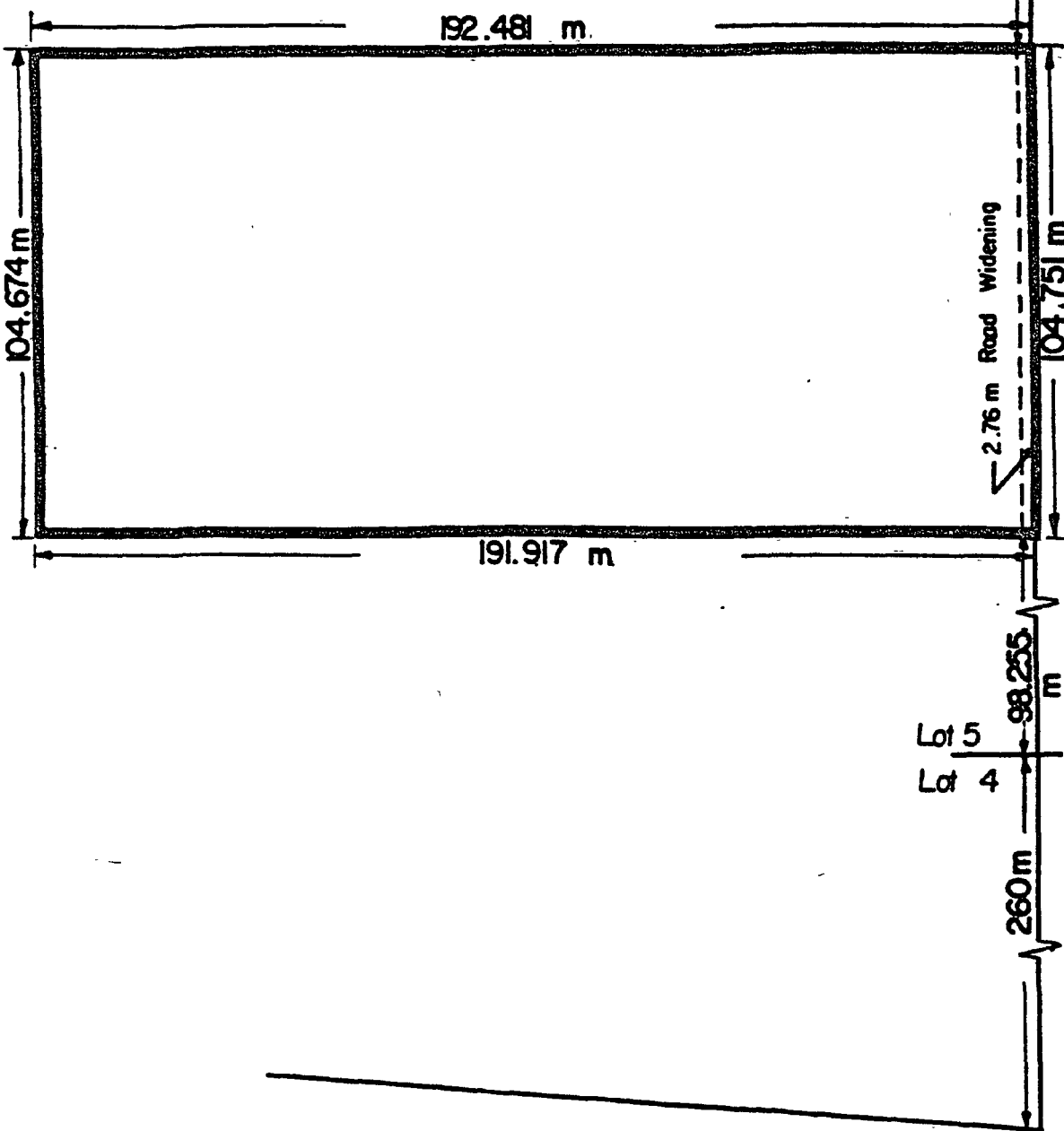
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EBENEZER ROAD

Concession 9



THE GORE ROAD

HIGHWAY No. 7

— Limit of Lands Affected

OFFICIAL PLAN AMENDMENT No. 18
 OFFICIAL PLAN AMENDMENT No. 18 A
 Schedule A



1:1250

CITY OF BRAMPTON
 Planning and Development

Date: 83 07 07
 File no. C9E5.9

Drawn by: RB
 Map no. 68-6J

BACKGROUND MATERIAL TO AMENDMENT NUMBER 18 and 18 A

Attached is a copy of a report of the Director, Planning and Development Services, dated 1983 04 11, a copy of a report from the Director, Planning and Development Services, dated 1983 05 06 forwarding notes of a public meeting held on 1983 04 04.

INTER-OFFICE MEMORANDUM

B2

Office of the Commissioner of Planning & Development

1983 04 11

TO: Chairman of the Development Team

FROM: Planning and Development Department

RE: Application to Amend the Official Plan
and Restricted Area (Zoning) By-law
Part of Lot 5, Concession 9, E.H.S.
Ward Number 10
IRA CHAMPLINE
Our File: C9E5.9

1.0 INTRODUCTION:

An application to amend the restricted area by-law has been filed with the City Clerk and referred to staff for a report and recommendation.

2.0 PROPERTY DESCRIPTION:

The property is located on the west side of The Gore Road about 360 metres (1,181 feet) north of Highway 7, being part of Lot 5, Conc. 9, E.H.S. The parcel has an area of approximately 2.02 hectares (5.0 acres), a frontage of about 101.5 metres (333 feet), and a depth of about 199 metres (654 feet). The parcel is presently part of a larger 4.05 hectare (10 acre) property and a severance will be required to create the parcel. The owner of the property also owns the 8.7 hectare (21.4 acre) parcel to the south.

The subject lands are vacant at the present time. The terrain is essentially flat and there is no significant vegetation on the site. A minor drainage course traverses the centre of the property in a north-south direction. The lands to the north and west are occupied

by residential dwellings, the lands to the south are vacant, and the lands on the east side of The Gore Road are occupied by residential dwellings.

3.0 OFFICIAL PLAN AND ZONING STATUS:

The Consolidated Official Plan designates the lands as Agriculture and the new Official Plan designates the lands as Rural. By-law 825, as amended, of the former Township of Toronto Gore zones the property Agricultural-A.

4.0 PROPOSAL:

The applicant is requesting amendments to the Official Plan and Restricted Area (Zoning) By-law to permit the use of the property for a Zion Pentacostal Tabernacle church and parsonage. The proposed church is 1274.3 square metres (13,717 square feet) in size and the total number of fixed seats is 442. In addition, the plan shows a future expansion to the building to add approximately 232 square metres (2,500 square feet). The floor plan for the proposed church does not include a parsonage, however, if it is built, it will be included in the future expansion.

5.0 COMMENTS:

City Public Works Department

The City Public Works Department indicated that a watercourse crosses the centre of the property in a north-south direction and that provisions must be made in the site plan to accommodate this drainage course. In addition, a detailed grading plan is required to ensure that proposed grades meet existing grades of abutting properties without creating problems.

Regional Public Works Department

The Regional Public Works Department indicated that municipal water and sanitary sewer services are not available and that a 2.76 metre road widening is required.

6.0 DISCUSSION:

The lands which are subject to this application to permit the erection of a religious institution and parsonage are in the vicinity of the area which is currently being evaluated in a study known as the Highway Number 7 Corridor Study. The Highway Number 7 Corridor Study relates to a specific set of parcels which does not include the subject site. However, the study received by Council at its meeting held on 1983 02 21 contains proposed development guidelines which staff consider to be applicable to the evaluation of the subject application. The study contained the following criteria for development:

- 1) No dependence on full municipal services;
- 2) That the use of land, buildings and structures, in terms of lot size, building coverage, height, location and design, secure the open space/rural character of the area and hence, be low density/intensity in nature;
- 3) That the rural character be preserved by way of extensive landscaping, tree planting, berms and screening;
- 4) That existing natural features such as streams, valleys, tree stands, hedgerows and orchards be preserved;
- 5) That development be compatible with the function of the surrounding area as a rural open space buffer between urban centres;
- 6) That proposed uses require or prefer a rural location because of the nature of their operation (e.g. agriculture or farm related uses and relatively space extensive uses);

- 7) That proposed uses do not compete directly with those uses already existing or permitted to locate in nearby urban centres such as Brampton or Woodbridge;
- 8) That proposed uses do not generate high amounts of traffic and do not significantly affect the efficient and safe function of abutting highways; and
- 9) That direct access onto adjacent highways be controlled and points of ingress/egress be kept to a minimum."

Staff are of the opinion that the subject application should be evaluated in light of these guidelines to ensure that the proposal is appropriate within the context of the surrounding area.

Several of the above noted criteria are in reference to the open space/rural character which should prevail in the area and not be detracted from by any new development. Staff are of the opinion that an institutional use such as a church on a lot with an area of 2.02 hectares (5.0 acres), would not detrimentally affect the rural character of the area and would not conflict with the surrounding uses. Due to the relatively large size of the parcel to be developed, the proposed use would appear to be low density/intensity in nature. To ensure that the rural character of the area is preserved, the zoning by-law shall limit the height of the building to approximately 9 metres (29.5 feet). In addition, the applicant has indicated that the exterior of the building would be comprised of brick and masonry materials which would be consistent with the rural character of the area, and the site plan control process can ensure that the exterior design of the building is appropriate.

With respect to the criteria regarding the preservation of existing natural features, there is no significant vegetation on the site to preserve. However, the rural character of the area will be augmented through the landscaping and tree planting which shall be provided on the site in accordance with an approved landscape plan. Since the

proposed church is adjacent to single family residences, it is recommended that the landscape plan provide for some visual screening around the perimeter of the subject site.

With regard to the criteria indicating that there should be no dependence on full municipal services, staff note that municipal services are not presently available. It is recommended that the subject application be conditional upon the availability of an adequate supply of potable water and upon the Regional Health Unit's approval of the installation of an adequate septic tank.

Further criteria indicate that high amounts of traffic should not be generated and that the efficient and safe function of highways should not be affected. The proposed church does have the potential to be a high traffic generator. However, the high volumes of traffic would occur on Sundays and possibly during the evenings when general traffic flows are significantly lower than peak volumes. Access to the site would be from The Gore Road, with the majority of the traffic travelling through the intersection at Highway 7. The intersection is signalized, therefore, it would appear that the traffic generated by the church can be adequately controlled and that the church would not affect the safe and efficient function of major roads in the vicinity.

The subject site is large enough to provide sufficient off-street parking for all vehicles carrying passengers to the church. The parking standard to be applied is derived from By-law 200-82, and is as follows:

<u>Use</u>	<u>Minimum Number of Parking Spaces Required</u>
Religious institution, stadium, auditorium, theatre or cinema.	1 parking space for every 6 fixed seats or 3 metres of open bench space or portion thereof.

This parking standard will be reflected in the site specific zoning by-law and the site plan shall provide parking spaces in accordance with this standard. The plan submitted along with this application shows 442 fixed seats, therefore 74 parking spaces will be required.

Staff conclude that the proposed church would not conflict with any of the above noted criteria and that the church would be compatible with the surrounding area. In view of this, staff are in support of the application subject to the availability of an adequate supply of potable water, the provision of an adequate private septic system, the dedication of road widenings, and site and landscape plan approval.

7.0 RECOMMENDATION:

It is recommended that Planning Committee recommend to Council that:

- A. A Public Meeting be held in accordance with City Council's procedures, and
- B. Subject to the results of the Public Meeting, the application to amend the Official Plan and Restricted Area (Zoning) By-law to permit a church and a parsonage be approved subject to the following conditions:
 1. The applicant shall enter into an agreement with the City to satisfy all legal, financial, landscaping, engineering, and other requirements of the City of Brampton.
 2. The applicant agree by agreement to provide a report to the satisfaction of the City indicating the availability of an adequate supply of potable water prior to issuance of a building permit.
 3. The applicant shall agree by agreement to obtain from the Regional Health Unit prior to the issuance of a building permit, a Certificate of Approval to construct a sewage system.

4. The applicant shall agree by agreement to dedicate a 2.76 metre road widening to the Region of Peel.
5. The application shall be subject to the approval of site and landscape plans.
6. The site specific zoning by-law shall require one parking space for every six fixed seats or three metres of open bench space and shall restrict the height of the church to 9 metres (29.5 feet).

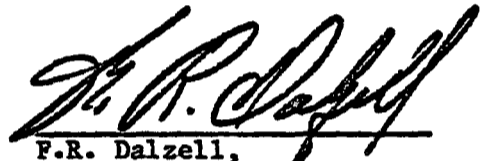
AGREED:



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

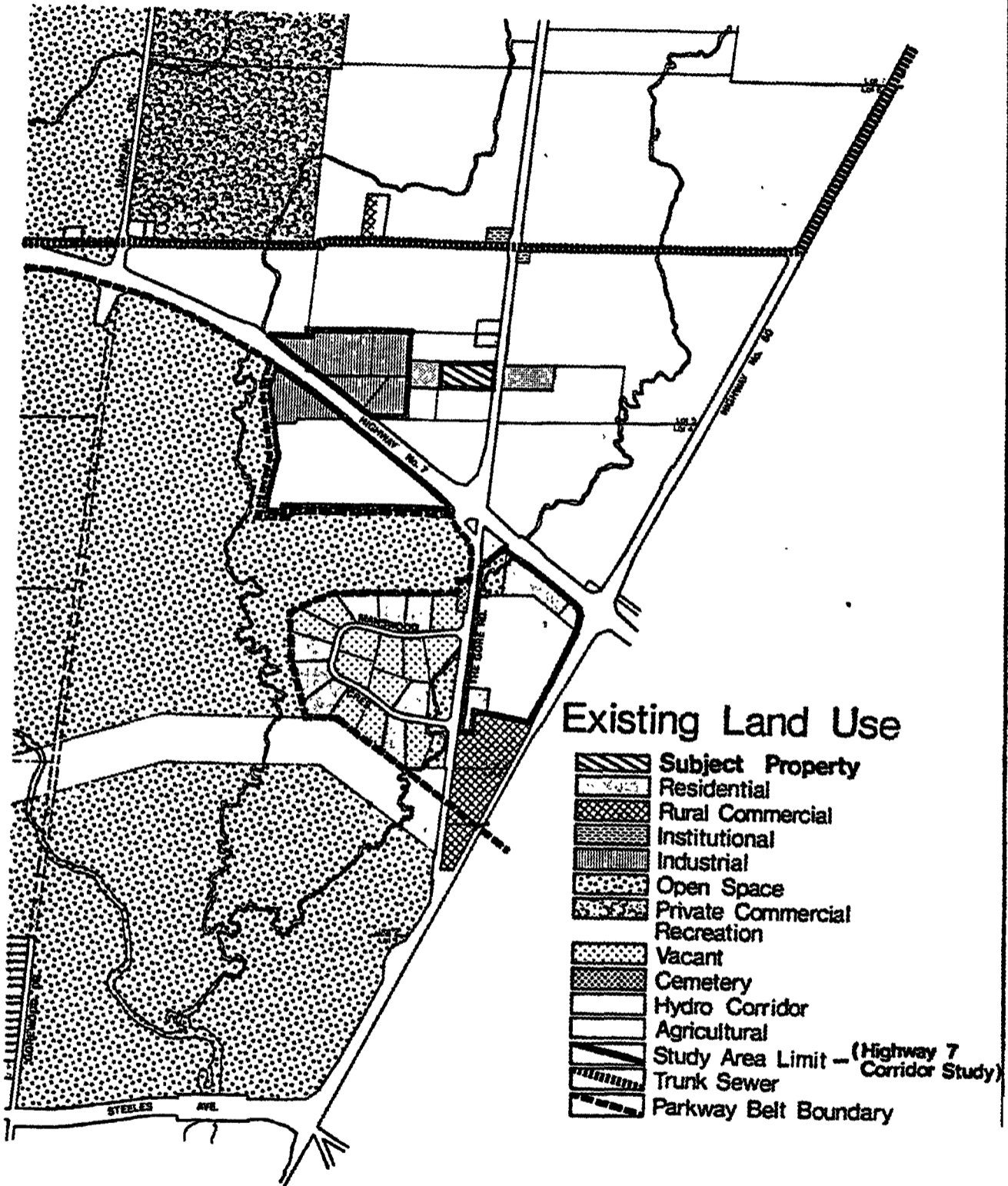
LWHL/JMR/kab

Attachments - 2



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

B2-8



RA CHAMPLINE



CITY OF BRAMPTON
Planning and Developer

Land Use

H3000

Date: 83 03 29
File no. C9E5.9

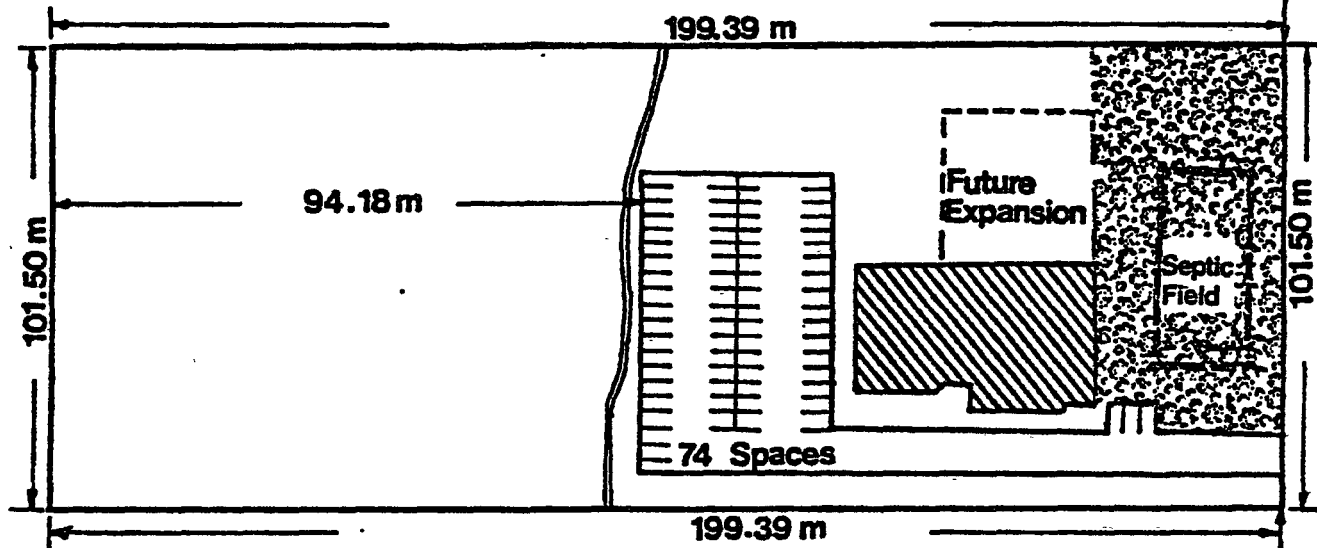
Drawn by: RB
Map no. 68-66

B2-9


Lot 6
Lot 5

510 m

THE GORE ROAD



LEGEND

- PROPOSED BUILDING 
- LANDSCAPED AREA 

IRA CHAMPLINE

Site Plan



1:200

CITY OF BRAMPTON
Planning and Development

Date: 83 03 29
File no. C9E5.9

Drawn by: RB
Map no. 68-6F

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

1983 05 06

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

Re: Application to Amend the Official Plan
and Restricted Area (Zoning) By-law
Part of Lot 5, Concession 9, E.H.S.
Ward 10
IRA CHAMPLINE
Our File: C9E5.9

The notes of the Public Meeting held on Wednesday, May 4, 1983, with respect to the above noted application are attached.

Several members of the public attended the meeting. One member of the public asked questions about the proposal and received clarification of various matters including parking, orientation of the building, fire protection and servicing. There were no objections expressed.

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

- 1) The notes of the Public Meeting be received;
- 2) The application to amend the Restricted Area (Zoning) By-law to permit a church and parsonage be approved subject to the conditions contained within the report of the Planning and Development Department dated 1983 04 11;

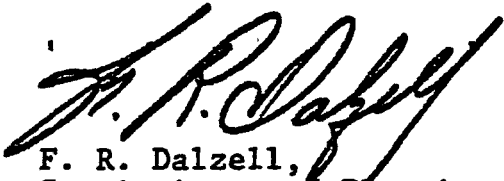
- cont'd. -

D3-2

- 2 -

- 3) Staff be directed to prepare the appropriate agreement and amendment to the Zoning By-law.

AGREED


F. R. Dalzell,
Commissioner of Planning
and Development


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

LWHL/ec
attachment

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, May 4, 1983, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:37 p.m. with respect to an application by IRA CHAMPLINE, File: C9E5.9, to amend both the Official Plan and Restricted Area (Zoning) By-law to permit the construction of a building on the site to be used as a Zion Pentacostal Tabernacle church and parsonage.

Members Present: Councillor D. Sutter - Chairman
 Mayor K. Whillans
 Alderman T. Plane
 Councillor P. Robertson
 Alderman F. Kee
 Alderman H. Chadwick
 Councillor F. Russell
 Alderman E. Carter
 Alderman C. Gibson
 Alderman R. Crowley
 Alderman M. Anecchini

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

The Chairman enquired if notices to the property owners within 400 feet of the subject site were sent and whether notification of the public meeting was placed in the local newspapers. Mr. Dalzell replied in the affirmative. Approximately 6 members of the public were in attendance.

Mrs. Robinson outlined the proposal and explained the intent of the application. After the close of the presentation, the Chairman invited questions and comments from the members of the public in attendance.

Mr. R. Chayko, R.R. #8, Brampton, wanted to know:

- 1) why the church was proposed to be built facing south;
- 2) if there is a by-law covering parking standards for the proposal;
- 3) if there would be room on the site for additional parking if expansion of the proposed building were to take place, and
- 4) why the plans presented at this meeting were changed from the original plans, without the applicant referring back to the residents in the area. He said the plans were not even close to the ones previously shown.

Mrs. Robinson explained that:

- 1) the church was to be oriented towards Gore Road, with a side entrance. Also, she explained the front and east elevation;
- 2) the parking standards comply with the most recent parking by-law standards, one space for every 6 seats, and
- 3) there is room on the property for additional parking spaces if expansion was undertaken.

The applicant responded regarding the plans issue, noting that the neighbours had been approached for their opinions, that there were several plans but that the one presented had been decided on.

Mr. Chayko expressed concern relating to:

- 1) development of commercial or industrial lots facing or abutting the church;

D3-5

- 3 -

- 2) overflow parking on Gore Road. He asked that No Parking signs be installed on Gore Road if the application is approved;
- 3) water and sewer facilities;
- 4) fire protection, and
- 5) permission of dancing or bingo in the building.

Mr. Chayko was informed that:

- 1) there would be no commercial or industrial development in the area;
- 2) there would be adequate parking facilities;
- 3) there would be use of a septic tank and well,
- 4) there would be an alarm system according to the Fire Code, and
- 5) there would be no dancing or bingo.

There were no further questions or comments.

The Chairman explained the further processing of the application and the relevant upcoming meetings.

The meeting adjourned at 7:50 p.m.