



BRAMPTON

Flower City

C1-1

Report

Planning, Design and Development Committee

Committee of the Council of
The Corporation of the City of Brampton

Date: March 8, 2010

File: P22 PW

PLANNING, DESIGN & DEVELOPMENT COMMITTEE

Subject: INFORMATION REPORT:

DATE: April 8, 2010

Places of Worship City-Wide Policy Review

Contact: David Waters, Manager, Land Use Policy (905-874-2074)

Overview:

- Recognizing that Places of Worship are a key means of strengthening the spiritual and social fabric of the community and a major contributor to quality of life, the Places of Worship Policy Review was initiated in 2005 to meet the growing needs and requirements of the City's many faith groups.
- In accordance with Council's direction, staff consulted extensively with faith communities and other stakeholders in Brampton on the draft policies and zoning provisions, and presents the proposed draft Official Plan and Zoning By-law Amendments jointly with the Brampton Faith Coalition for public review.
- It is proposed to add policies in the Official Plan to acknowledge the important role of Places of Worship and recognize that these facilities can be permitted in Institutional, Residential (with the exception of Estate Residential areas), Commercial and Business areas. Permission for medium size (3,000 sq. m) Places of Worship in some Industrial areas is also proposed, subject to satisfying certain criteria.
- Revisions to the Official Plan are also proposed to make the acquisition of reserve sites more realistic for faith groups. Sites to be reserved in new plans of subdivisions are proposed to be held for five years from the date of assumption of the subdivision. Reserve sites zoned to permit places of worship may permit alternative uses only through the lifting of a Holding (H) Zone.
- Amendments to the City's Zoning By-law are also proposed to permit Places of Worship in a number of zones, including Residential, Commercial, Business, and specific Industrial zones, subject to performance criteria. The parking provisions have been amended to provide an appropriate mechanism for identifying parking requirements for the diverse type of faith groups, and to provide flexibility for shared or reduced parking.

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Recommendations:

1. **THAT** the report from David Waters, Manager of Land Use Policy, entitled **“Information Report: Places of Worship City-Wide Policy Review”** (File P22 PW) dated March 8, 2010 be received;
2. **THAT** staff be directed to report back to Planning, Design & Development Committee with the results of the statutory public meeting and comments from the circulation of the draft Official Plan Amendment and Zoning By-law, and final recommendations.

Background:

Places of Worship Policy Review Process

Recognizing that Places of Worship are a key means of strengthening the spiritual and social fabric of the City, the Places of Worship Policy Review was initiated in 2005.

A team of consultants led by Macaulay, Shiomi and Howson Ltd. was retained by the City to undertake the Places of Worship Policy Review. An Advisory Committee was established consisting of representatives from various faith groups in Brampton, developers/landowners, planning consultants, Brampton Councillors, and staff from Planning, Design and Development and Economic Development. A first Public Open House was held on September 14, 2006 to seek initial public input on the policy review.

The consultants completed their study in the Fall of 2007. The recommendations of the consultants were presented in a Discussion Paper in February 2008. Staff provided the Planning, Design and Development Committee with a status update on the study, and direction was given by Council to bring the consultant’s findings and recommendations to a subsequent meeting for consideration. On February 20, 2008, the Places of Worship Policy Review Discussion Paper prepared by the City’s consultants was received by Planning, Design and Development Committee and Council. Staff was directed to release the Discussion Paper for public consultation and to report back to Council on the feedback received before proceeding to the next stage of the review. A second Open House was held on June 23, 2008.

A Recommendation Report was presented at the April 20, 2009 Planning, Design and Development Committee meeting. The report included a revised draft Official Plan Amendment and Zoning By-Law that took into consideration the input and comments received.

Another Open House was held on May 21, 2009 to provide an added opportunity for public input prior to the City convening a statutory public meeting.

The public and particularly the faith community have been extensively consulted and provided substantial feedback to the City on the Places of Worship Policy Review Discussion Paper since its release, through various channels, such as written submissions, emails, meetings with City staff and public open houses. The proposed Official Plan Amendment and Zoning By-law are being presented in partnership with the Brampton Faith Coalition.

Current Situation:

Proposed Policy Framework

This report presents a draft Official Plan Amendment and Zoning By-law that build upon the consultant's work and recognize the input received from public consultation, and the Brampton Faith Coalition. The proposed policies recognize that Places of Worship should be permitted on a broad basis within the City and in more land use designations, subject to land use compatibility and functional requirements. Copies of the draft Official Plan Amendment and Zoning By-law are attached as Appendix A and B, respectively.

The proposed policy framework set out in the draft Official Plan Amendment is comprehensive and progressive and will further strengthen the role of Places of Worship as an integral community asset and meet the diverse needs of the faith community. It proposes to amend the Official Plan to provide more clarity regarding the land use designations in which Places of Worship will be permitted. The key planning principles and policy directions proposed are discussed herein.

Substantial public feedback was received regarding the need for the policy review to give recognition to the multiple roles that Places of Worship play in the community and the various functions and services that they provide, in addition to religious worshipping.

Taking into consideration the input received, the definitions for Places of Worship, accessory and auxiliary uses have been updated to reflect the broad community role performed by Places of Worship. The various terminologies in the Official Plan and Zoning By-law including "churches" and "religious institutions" have been standardized and replaced by the term "Place of Worship" to better reflect the contemporary role and multiple functions as a place for prayer, and a centre providing community, social, educational and recreational services.

The revision also provides a clear definition for accessory and auxiliary uses. The inclusion of such references gives recognition to the integral nature of accessory uses, and provides clarity for interpretation.

Accessory uses are those uses incidental to the practice of religious rites and include classrooms for religious instruction, programs for community social benefit, kitchens,

eating areas and fellowship halls, small scale day cares, administrative offices, and one habitable living unit with up to 5 guest rooms. It is recommended that “Sensitive Accessory Uses” such as day care centres and private schools be permitted in all areas where a Place of Worship is permitted, with the exception of Industrial zones outside of the “Business Corridor” area, or within the Lester B. Pearson International Airport (LBPIA) Operating Area.

Auxiliary uses are defined as uses that are not an integral part of the Place of Worship and/or may be planned together on the same site. Examples of auxiliary uses include cemeteries, schools which offer academic programs other than religious instruction, senior/retirement housing, supportive housing, and commercial space. Given their nature, auxiliary uses are encouraged to be located at larger Places of Worship sites and may be located only where the Zoning By-law permits the auxiliary use.

It is recognized that Places of Worship represent an integral part of the City’s social fabric and that they may be accommodated in as many areas of the City as possible to meet the diverse needs of the various faith groups. To ensure the site is able to accommodate the functional demands of Places of Worship, the draft Official Plan Amendment and Zoning By-law set out criteria and performance standards for each land use designation.

Draft Official Plan Policies

Places of Worship to be permitted in more land use designations

It is recognized that there is need to provide more opportunity in the Official Plan to meet the needs of a variety of faith groups and their diverse requirements. Places of Worship are proposed to be permitted in Residential areas, generally located on arterial and collector roads, and on sites of a sufficient size to accommodate the required performance standards such as parking, landscaping and setbacks. Places of Worship may be permitted on lands designated “Upscale Executive Housing Special Policy Areas”, subject to an amendment to the specific Secondary Plan Area; however, Places of Worship will generally be directed away from areas designated “Estate Residential”.

The draft Official Plan is proposing to permit Places of Worship in the Institutional, Central Area, Office, Regional, District, Neighbourhood and Convenience Retail land use designations of the Official Plan, subject to the requirements of the Zoning By-law.

Places of Worship within Employment Lands

Some areas designated Employment Lands in the Official Plan are suited for a mix of non-residential uses. As such, it is proposed that Places of Worship with a gross floor area of up to 5,000 square metres (about 54,000 sq. ft.) be permitted in lands designated Business Corridor, subject to the scale, access and parking of the Place of Worship being 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 may be permitted in a Business Corridor designation, only if the site is intended for commercial, mixed commercial/industrial and light industrial uses, subject to amending the applicable Secondary Plan and Zoning By-law.

Places of Worship within Industrial designations may be permitted up to a gross floor area of approximately 5,000 square metres if located within 500 metres from a Residential Zone, and up to a gross floor area of approximately 3,000 square metres (about 32,300 sq. ft.) if located at the edge of an employment area, unless it is demonstrated that there are land use conflict issues. However, 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. The scale, access and parking associated with the Place of Worship would be required to be functionally compatible with existing and planned land uses on the surrounding areas to minimize potential conflicts on adjacent industrial sites.

Places of Worship with a gross floor area greater than 3,000 square metres or greater than 5,000 square metres if located within 500 metres from a Residential Zone may be permitted in an Industrial designation, only if the site is intended for commercial, mixed commercial/industrial and light industrial uses, subject to amending the applicable Secondary Plan and Zoning By-law.

The proposed locational permissions and size regulations stated in the draft Official Plan Amendment for Places of Worship in the Industrial designation are aimed at ensuring compliance with the Provincial Growth Plan. It is the objective of the draft Official Plan Amendment not to trigger a municipal comprehensive review under the employment land conversion policies, should a proposal be submitted for a Place of Worship that exceeds the proposed maximum gross floor area.

It is recognized that employment areas are appropriately planned to have some commercial and institutional uses that meet the needs of the employment area and the community, but do not compromise the viability of the employment function.

It is also proposed that those Places of Worship currently operating in employment areas on temporary planning approvals or those that have recently expired, be granted permission to enable them to remain permanently within these locations without the need for a further amendment to the Official Plan.

The City will undertake a comprehensive review of the Zoning By-law, including public consultation to add a Place of Worship as a permitted use on these specific sites.

The proposed properties are listed below and identified on Figure 1:

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171 Advance Blvd. Units 14-15
173 Advance Blvd. Units 50-51
175 Advance Blvd. Unit 10
200 Advance Blvd. Units 1 and 20
2 Automatic Rd. - Units 119-120
14 Automatic Rd. Units 51-52
190 Bovaird Dr. W. - Unit 11
79 Bramsteele Rd. – Unit 4
SW Ebenezer Rd./Nexus Ave.
125 Father Tobin Rd. - Units 5-6
15 Fisherman Dr. - Units 4-5

9 Hansen Rd. S.
55 Hegdedale Rd. – Unit 1
144 Kennedy Rd. S. - Units 13B-14
9446 McLaughlin Rd. - Units 11-13
1 Regan Rd. - Unit 20
18 Regan Rd. - Units 18-19
32 Regan Rd.
253 Summerlea Rd. - Unit 8
9954 The Gore Road
8500 Torbram Rd. - Unit 46
8500 Torbram Rd. - Unit 58
8550 Torbram Rd. - Unit 2

More detailed information on the above sites including Secondary Plan land use designations and zoning can be found in Appendix C.

The proposed exemptions recognize the fact that many faith groups are and will stay small in size and their need can be served by the small type of accommodation found in certain employment areas. In addition, these sites generally conform to the criteria found in the draft Official Plan Amendment and Zoning By-law for Places of Worship and many of them have operated for a number of years without creating impacts to the surrounding properties.

The draft policies of the Official Plan Amendment also propose to designate three properties as “Special Study Areas” and to establish a process to evaluate the potential for permitting a Place of Worship. The policies direct that a comprehensive study be undertaken for each of the three sites in order to determine the feasibility of permitting a Place of Worship, considering such factors as parking, traffic, environmental impact, buffering and compatibility with existing and proposed land uses. Implementation is through a site specific Official Plan Amendment. The three sites proposed as Special Study Areas are:

- 5253 Countryside Drive, described as Part of Lot 15, Concession 11 ND.
- 10307 Clarkway Drive, described as Part of Lot 12, Concession 11 ND.
- 0 McVean Drive (south of Rae Ave., west of McVean Dr.), described as Part of Lot 12, Concession 8 ND.

Figure 2 identifies the location of the three Special Study sites.

Reserve Sites in Greenfield Areas

The minimum ratio of 1 Place of Worship per 10,000 population will continue to apply in the planning for Places of Worship in secondary plan areas.

C1-7

TOWNSHIP OF CALEDON

CITY OF TORONTO

CITY OF BRISSAULTA

TOWNSHIP OF
HALTON
HILLS



MARCH 2010



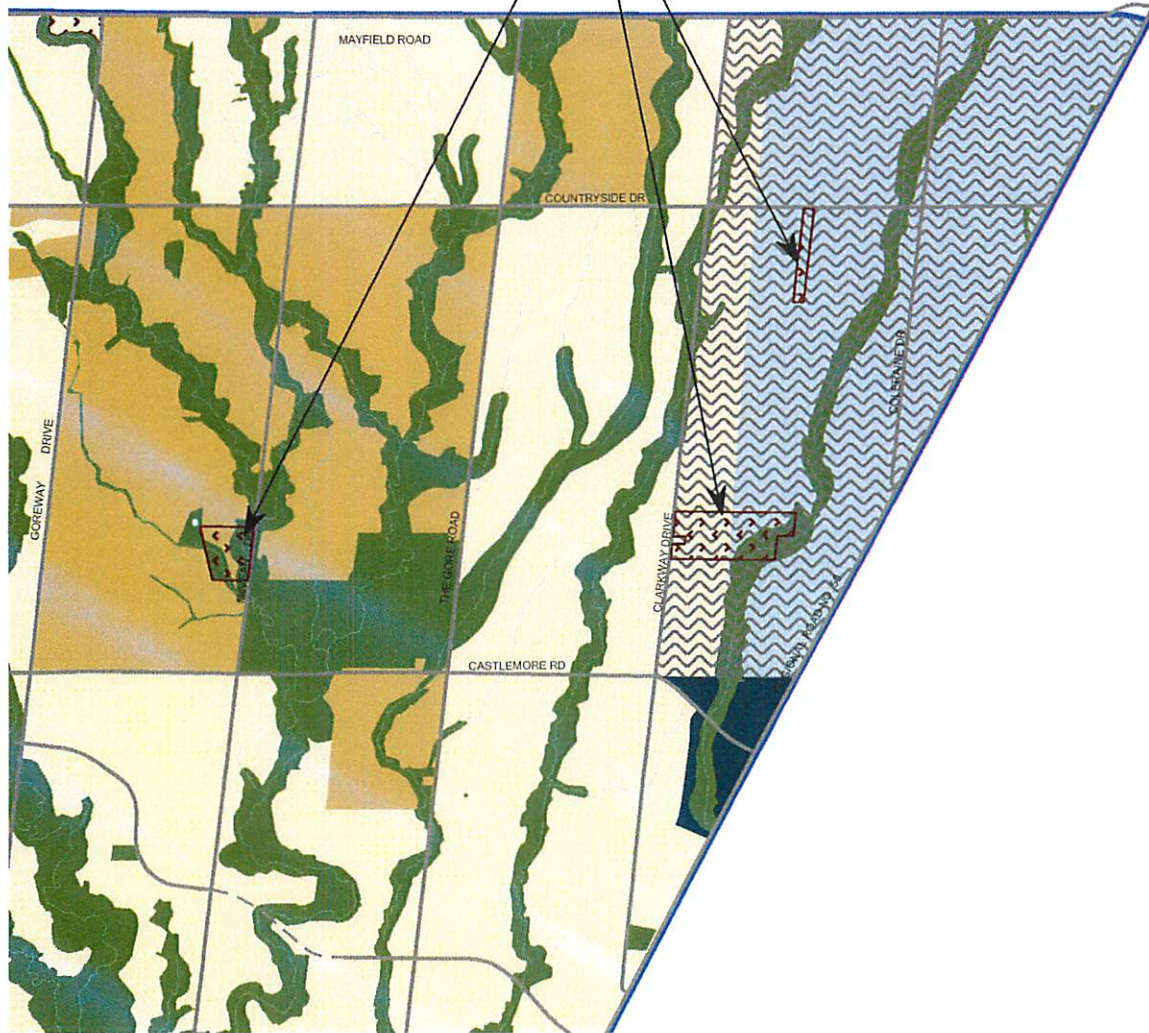
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
FIGURE 1 - PLACES OF WORSHIP

- ▲ PLACES OF WORSHIP WITH CURRENT COMMITTEE OF ADJUSTMENT PERMANENT APPROVAL
- PLACES OF WORSHIP WITH CURRENT COMMITTEE OF ADJUSTMENT TEMPORARY APPROVAL
- - - INDUSTRIAL ZONES

"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		

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FILE: P22PW_SCHEDULE A.gpw DATE: 2010/02/17

**FIGURE 2 - SCHEDULE A TO OFFICIAL PLAN
AMENDMENT OP2006# _____**

Each reserve site shall have a minimum size of 0.8 hectares (2 acres), but a variety of sizes and locations will continue to be designated to meet the diverse needs and requirements of various faith groups.

The policies have been amended to extend the retention period to 5 years from the date of assumption of the plan of subdivision instead of the current 3-year from registration period. It is proposed that reserve sites be zoned to permit Places of Worship with an alternative use(s) permitted only through the lifting of a Holding Zone (H) after the expiry of the retention period. The Holding Zone would only be lifted when it has been demonstrated to Council's satisfaction that there is an alternative site or facility available to meet anticipated demand, and that the site is not a viable Place of Worship site.

The landowner or developer will be required to post a sign on the Place of Worship reserve site immediately following the registration of the subdivision plan indicating the site's designation and zoning for a Place of Worship and any alternative use(s) that may be permitted.

These measures are expected to facilitate the acquisition of reserve sites while providing sufficient flexibility for alternative uses in the event that there is no take up during the retention period.

The reserve sites, together with additional locations in other areas of the City as proposed in this report, should provide a sufficient supply of sites to meet the anticipated demand for Places of Worship in the coming years.

Draft Zoning By-law

The current Zoning By-law permits Places of Worship in limited zones, mainly in commercial areas. Similar to the Official Plan policies, it is recognized that Places of Worship can be appropriately accommodated in other areas of the City and it is proposed to amend Zoning By-law 270-2004 to permit Places of Worship more broadly. The draft zoning amendment is proposing to add two new schedules that identify the location of "Executive Housing" areas for Residential zones and "Business Corridor" areas for Industrial zones.

To conform to the policies of the Official Plan, Places of Worship would be permitted in all Residential zones, with the exception of Rural Estate Residential areas. Places of Worship within Executive Housing areas may only be permitted on site-specific basis through a rezoning application. A minimum lot area of 0.8 hectares (2 acres) is being proposed for all Places of Worship within Residential areas. In addition, Places of Worship in residential areas are only to be permitted "as of right" on roads with a minimum right-of-way width of 23 metres.

Places of Worship within Industrial Business zones (MBU), Industrial One zones (M1) located within 500 metres from a residential zone, and Industrial zones located within the Business Corridor area may be permitted subject to a maximum gross floor area of 5,000 square metres. Places of Worship located outside the Business Corridor area

may be permitted only within Industrial One (M1) zones, up to a maximum gross floor area of 3,000 square metres.

Places of Worship within commercial zones will be subject to all the requirements and restrictions of the specific zone in which they are located.

Figures 3 and 4 show the zones where Places of Worship are currently permitted and the zones where the draft Zoning By-law is proposing to permit Places of Worship subject to performance criteria, respectively.

The Zoning By-Law is proposed to be amended to revise the parking requirements for Places of Worship, to be based upon the worship area/person capacity. For the purposes of parking calculations, definitions of the terms “Main Worship Area” and “Net Worship Area” have been added to the By-law.

The Net Worship Area would be equal to 70 percent of the gross floor area of the Main Worship Area, but shall not include any areas intended solely for the use of the worship group leader such as altar or pulpit areas.

The parking requirements are to be calculated at a rate of 1 space per four persons capacity, calculated based on the following:

1 fixed seat per person, 0.5 metres of bench space per person, or 1.25 sq. m. net worship area per person when there is no fixed seating.

Accessory and auxiliary uses would not be required to provide additional parking.

The recommended parking requirement calculation provides an easily interpretable and equitable mechanism for identifying parking requirements that meet the needs of most faith groups, without impacting adjacent properties.

Nonetheless, the proposed policy framework provides for flexible consideration for reduced or shared parking to be evaluated on a site-specific basis, and which should include review of the worship pattern and schedule, usage, auxiliary and accessory uses of the Place of Worship.

Staff and the Brampton Faith Coalition recognize the importance of Places of Worship as a community asset. The proposed policy framework will increase the potential supply of sites to meet the growing needs and demand of the various faith groups.

The Places of Worship policies will be subject to an ongoing review, which will include extensive consultation with the Brampton Faith Coalition on a regular basis. The policies may be reviewed whenever it is deemed necessary to accommodate the diverse needs of existing and future faith groups.

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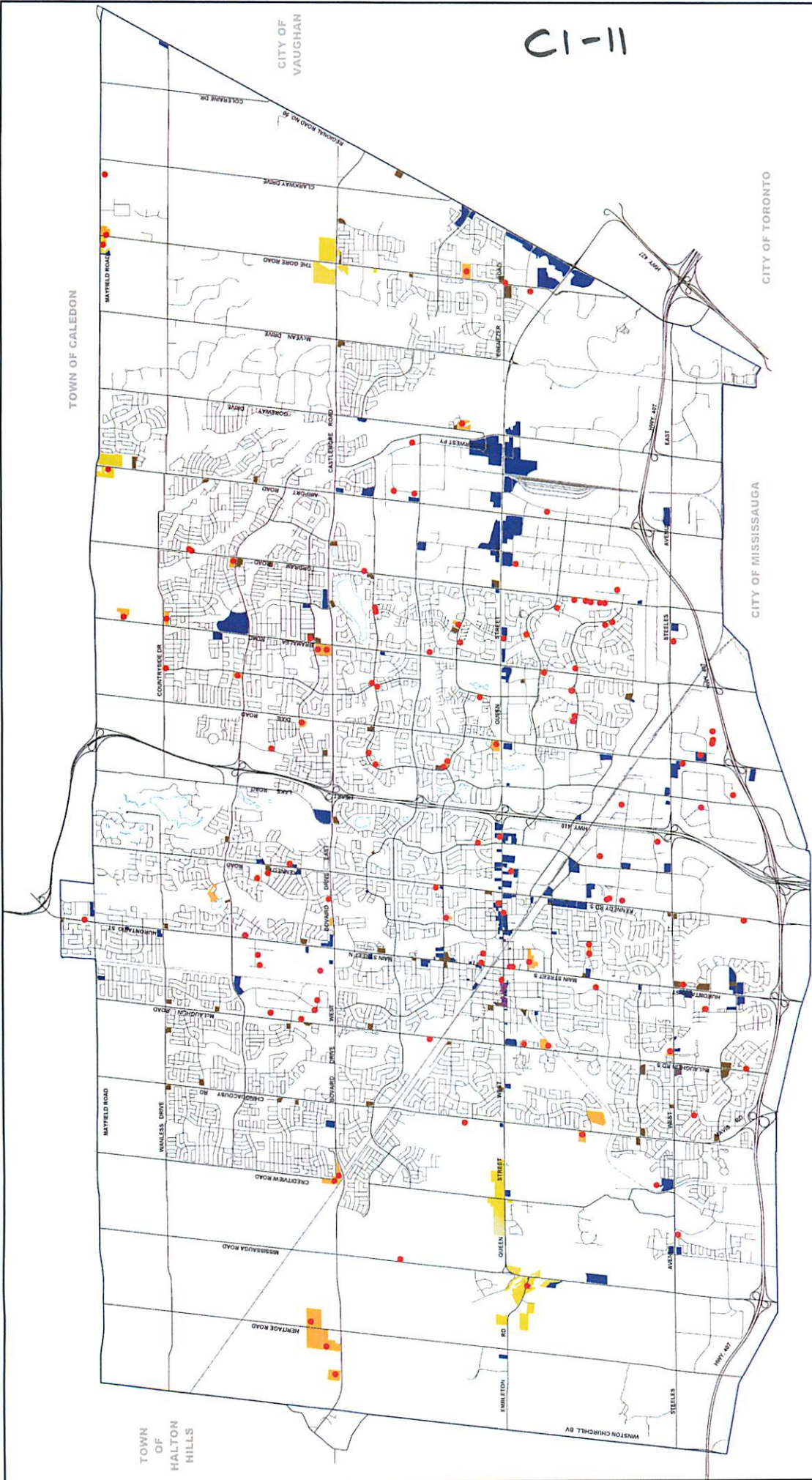


FIGURE 3 - PLACES OF WORSHIP CURRENTLY PERMITTED ZONING DESIGNATIONS

● EXISTING, PROPOSED AND RESERVED PLACE OF WORSHIP SITES



- SERVICE COMMERCIAL (SC)
- INSTITUTIONAL ONE (I1)
- CENTRAL AREA MIXED USE (CAU1)
- RESIDENTIAL HAMLET (RHM1)
- COMMERCIAL ONE (C1)



C1-12

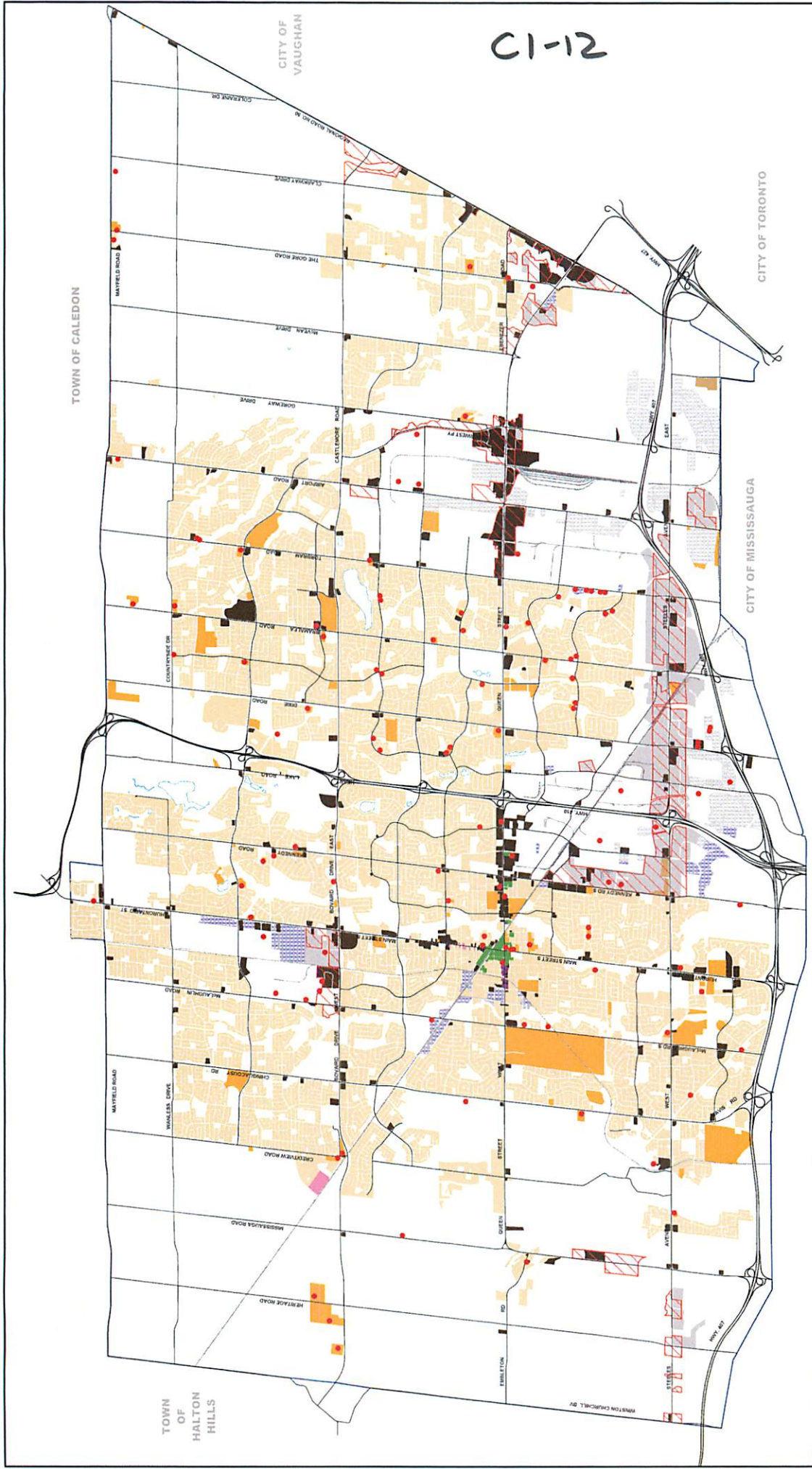


FIGURE 4 - PROPOSED MAJOR ZONES PERMITTING PLACES OF WORSHIP

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• EXISTING, PROPOSED AND RESERVED PLACE OF WORSHIP SITES

INITIATIONAL (I1 SITES ONLY AND I2)

INDUSTRIAL BUSINESS (IBU)

COMMERCIAL (C1, C2, C3, SC, HC1, HC2)

COMPOSITE RESIDENTIAL COMMERCIAL (CRC)

RESIDENTIAL (RH1 - EXCEPT HUTTONVILLE, R1, R2, R3 - EXCEPT THOSE IN UPSCALE EXECUTIVE HOUSING DESIGNATIONS, R4A, R4B)

INDUSTRIAL ZONES WITHIN BUSINESS CORRIDOR (M1, M2, M3, M4)

INDUSTRIAL ZONES (M1) OUTSIDE OF BUSINESS CORRIDOR WITHIN 500m OF A RESIDENTIAL ZONE

INDUSTRIAL ZONES (M1) OUTSIDE OF BUSINESS CORRIDOR

DOWNTOWN COMMERCIAL (DC & DC1)

CENTRAL AREA MIXED USE ONE

BUSINESS CORRIDOR

The City will collaborate and negotiate with developers and faith groups at the earliest possible stage during secondary and block planning process to work out an equitable allocation of the Places of Worship reserve sites.

NEXT STEPS

The draft Official Plan Amendment and Zoning By-law are being presented by the City jointly with the Brampton Faith Coalition at the April 8th, 2010 Statutory Public Meeting for review. Staff will also undertake a circulation of the draft planning documents in accordance with the requirements of the Planning Act.

The next steps in the Places of Worship Policy Review process include receiving comments from the public and agencies and reporting back to Planning, Design and Development Committee and presenting a revised Official Plan Amendment and Zoning By-law anticipated for adoption before the end of June 2010.



Original Signed By

Original Signed By



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



John B. Corbett, MCIP, RPP
Commissioner, Planning,
Design and Development

Appendices:

- Appendix A: Draft Official Plan Amendment
- Appendix B: Draft Zoning By-Law
- Appendix C: List of Properties

Report authored by: Claudia LaRota, Policy Planner

Appendix A

DRAFT

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

1. 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.

2. Location:

This amendment affects all lands within the City of Brampton.

3. 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, three Special Study Area designations 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 the designation in the Secondary Plan and 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 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, 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.

Notwithstanding 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 of a Residential Zone.”

- (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 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, 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.

Notwithstanding 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 of a Residential Zone.”

- (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 Institutional designations of this Plan, 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 but not limited to 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 acquisition and use as Places of Worship for a period of five years from the date of assumption of the plan of subdivision within which they are located.

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 removed by an amendment to the Zoning By-Law subject to satisfying the following criteria:

- (i) Availability of an alternative site or facility in the immediate vicinity, which maintains the minimum number of sites required for the secondary plan area;
- (ii) The landowner provides evidence to the satisfaction of the City that the site will not be a viable Place of Worship site; and,
- (iii) 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.

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.
 - 4.8.8.8 Notwithstanding any other policies in this Plan, Places of Worship listed in Schedule A shall be permitted without the need for further amendment to this Plan.”
- (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 east 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.”

Appendix B

DRAFT

To amend By-law 270-2004, as amended

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

1. By-law 270-2004, as amended, is hereby further amended:

(1) by deleting from Section 5 thereto the name and definition of "Religious Institution" and replacing it with the following:

"PLACE OF WORSHIP shall mean a building or place (or portion of a building or place), primarily used for, or used in conjunction with another permitted purpose on a regular basis for faith-based spiritual purposes wherein people assemble for religious worship and are involved in teaching, fellowship, recreation and charitable community outreach activities. Accessory uses or facilities to a Place of Worship shall include, but not be limited to classrooms for religious instructions, 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."

(2) by adding to Section 5 the following:

"PLACE OF WORSHIP – MAIN WORSHIP AREA shall mean the portion of the Place of Worship in which the main worship functions occur, and contain seating such as seats or benches permanently attached to the floor, or linked yet moveable seats, or a number of moveable seats, or seating as open floor area, but shall exclude any seating areas intended solely for the use of the worship group leader or leaders, such as an altar, a pulpit, a sanctuary, or other named areas that are not intended to be occupied by the general worshipping public.

PLACE OF WORSHIP - NET WORSHIP AREA shall be 70 percent of the floor area of the Place of Worship - Main Worship Area.

(3) by adding thereto "A Place of Worship" as a permitted use in the following zones:

C1-27

Residential:

R1A, R1A(1), R1A(2), R1A(3), R1B, R1B(1), R1B(2), R1B(3), R1C, R1C(1), R1D, R1E-x, R1F-x, R2A, R2A(1), R2A(2), R2B, R2B(1), R2C, R2D-x, R2E-x, R3A, R3A(1), R3A(2), R3A(3), R3A(4), R3B, R3B(1), R3C, R3D-x, R3E-x, R4A, R4A(1), R4A(2), R4A(3), and R4B.

Commercial and Institutional:

C2, C3, HC1, HC2, DC, DC1 and I2.

Industrial:

M1 and MBU

- (4) by adding thereto the following in the permitted use section of M2, M3, M3A, M4 and M4A zones:
"a Place of Worship only when located in a Business Corridor Area as shown on Schedule G to this By-law."
- (5) by replacing the term "Religious Institution" as a permitted use in a Commercial One (C1), Service Commercial (SC), Institutional One (I1) and Residential Hamlet One (RHm1) zone with "Place of Worship."
- (6) By adding thereto Schedule F, 'Executive Housing Areas' as shown attached as Schedule A to this by-law.
- (7) By adding thereto Schedule G, 'Business Corridor Areas' as shown attached as Schedule B to this by-law.
- (8) by deleting from Section 20.3.1 thereto the parking requirement for a Religious Institution and replacing therewith the following:

Place of Worship	1 parking space for every 4 seats or for each 2 metres of bench space in the Place of Worship – Main Worship Area, or 1 parking space for each 5 square metres of the Place of Worship – Net Worship Area when there is only open floor area seating.
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(9) by adding to Section 10 thereto the following sub-sections:

“10.25 Where a Place of Worship is listed as a permitted use in any Residential parent zone, it is deemed to be a permitted use in any such parent zone with a special section unless a Place of Worship is specifically prohibited by the special section, or unless the parent zone or parent zone with a special section is located in an area within the ‘Executive Housing Areas’ shown on Schedule F of this By-law.

10.26 Except for those requirements and restrictions set out in site-specific zones, the following requirements and restrictions shall apply for a Place of Worship permitted in Residential zones:

- a) Minimum Lot Area: 0.8 hectares
- b) Minimum Front Yard Depth: 4.5 metres
- c) Minimum Interior and Exterior Side Yard Width: 3 metres
- d) Minimum Rear Yard Depth: 7.5 metres
- e) Minimum Landscaped Open Space: 3 metres abutting all lot lines except at approved access locations
- f) Lot Frontage: the lot on which the Place of Worship is located shall have a front lot line or exterior side lot line on a public street having a minimum right-of-way width of 23 metres.
- g) Parking shall be maintained and provided in accordance with Sections 6 and 20 of this By-law.
- h) Shall be subject to all other requirements and restrictions of the Zone in which the Place of Worship is located that are not in conflict with 10.26 a) to g).”

(10) by adding to Section 20 thereto, the following sub-sections:

“20.9 Where a Place of Worship is listed as a permitted use in any Commercial parent zone, it is deemed to be a permitted use in any such parent zone with a special section unless a Place of Worship is specifically prohibited by the special section.

20.10 Except for those requirements and restrictions set out in site-specific zones, the following requirements and restrictions shall apply for a Place of Worship permitted in Commercial zones:

- a) Parking shall be maintained and provided in accordance with Sections 6 and 20 of this By-law.
- b) A loading space shall not be required.

- c) Shall be subject to all other requirements and restrictions of the Zone in which the Place of Worship is located that are not in conflict with 20.10 a) to b)."

(11) by adding to Section 30 thereto, the following sub-sections:

“30.17 Where a Place of Worship is listed as a permitted use in any Industrial parent zone, it is deemed to be a permitted use in any such parent zone with a special section unless a Place of Worship is specifically prohibited by the special section.

30.18 Except for those requirements and restrictions set out in site-specific zones, the following requirements and restrictions shall apply to a Place of Worship permitted in all Industrial Business zones (MBU), Industrial One (M1) Zones located within 500 metres from a Residential Zone, and Industrial Zones located within the area shown as ‘Business Corridor’ on Schedule G of this By-law:

- a) Maximum Gross Floor Area: 5,000 square metres for the main Place of Worship building or structure, or for a unit within a multiple-unit building containing a place of worship.
- b) Minimum Building Setback: 7.5 metres to all lot lines.
- c) Minimum Landscaped Open Space: 3 metres abutting all lot lines except at approved access locations.
- d) Parking shall be maintained and provided in accordance with Sections 6 and 20 of this By-law.
- e) Shall be subject to all other requirements and restrictions of the zone in which the Place of Worship is located that do not conflict with 30.18 a) to d).

30.19 Except for those requirements and restrictions set out in site-specific zones, the following requirements and restrictions shall apply to a Place of Worship permitted in all Industrial One (M1) zones except those Industrial One (M1) zones located within 500 metres of a Residential zone, or Industrial One (M1) zones located within the area shown as ‘Business Corridor’ on Schedule G of this By-law:

- a) Maximum Gross Floor Area: 3,000 square metres for the main Place of Worship building or structure, or for a unit within a multiple-unit building containing a Place of Worship.
- b) The following accessory uses to a place of worship shall not be permitted: a private school, a day care, and an outdoor play or activity area.
- c) Parking shall be maintained and provided in accordance with Sections 6 and 20 of this By-law.

C1-30

- d) Shall be subject to all other requirements and restrictions of the zone in which the Place of Worship is located that do not conflict with 30.19 a) to c)."
- (12) By adding to Sub-section 6.34 thereto the following uses accessory to a Place of Worship as uses not permitted within the area identified as the "Lester B Pearson International Airport Operating Area" on Schedule E to the By-law: "a classroom or private school, a day care, a habitable living unit other than that for a caretaker, and an outdoor play or activity area"

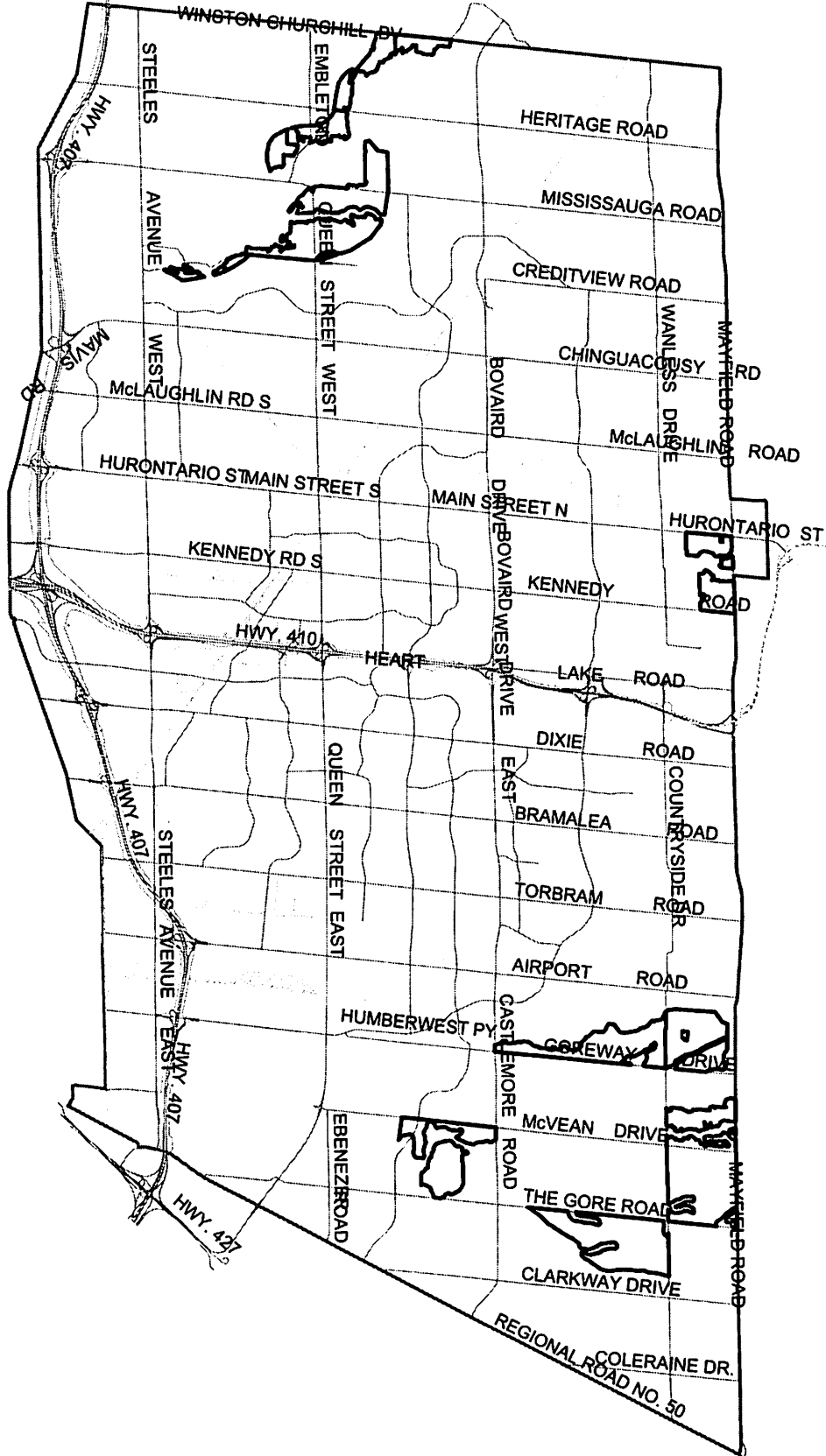
READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,

this day of 2010.

SUSAN FENNELL - MAYOR

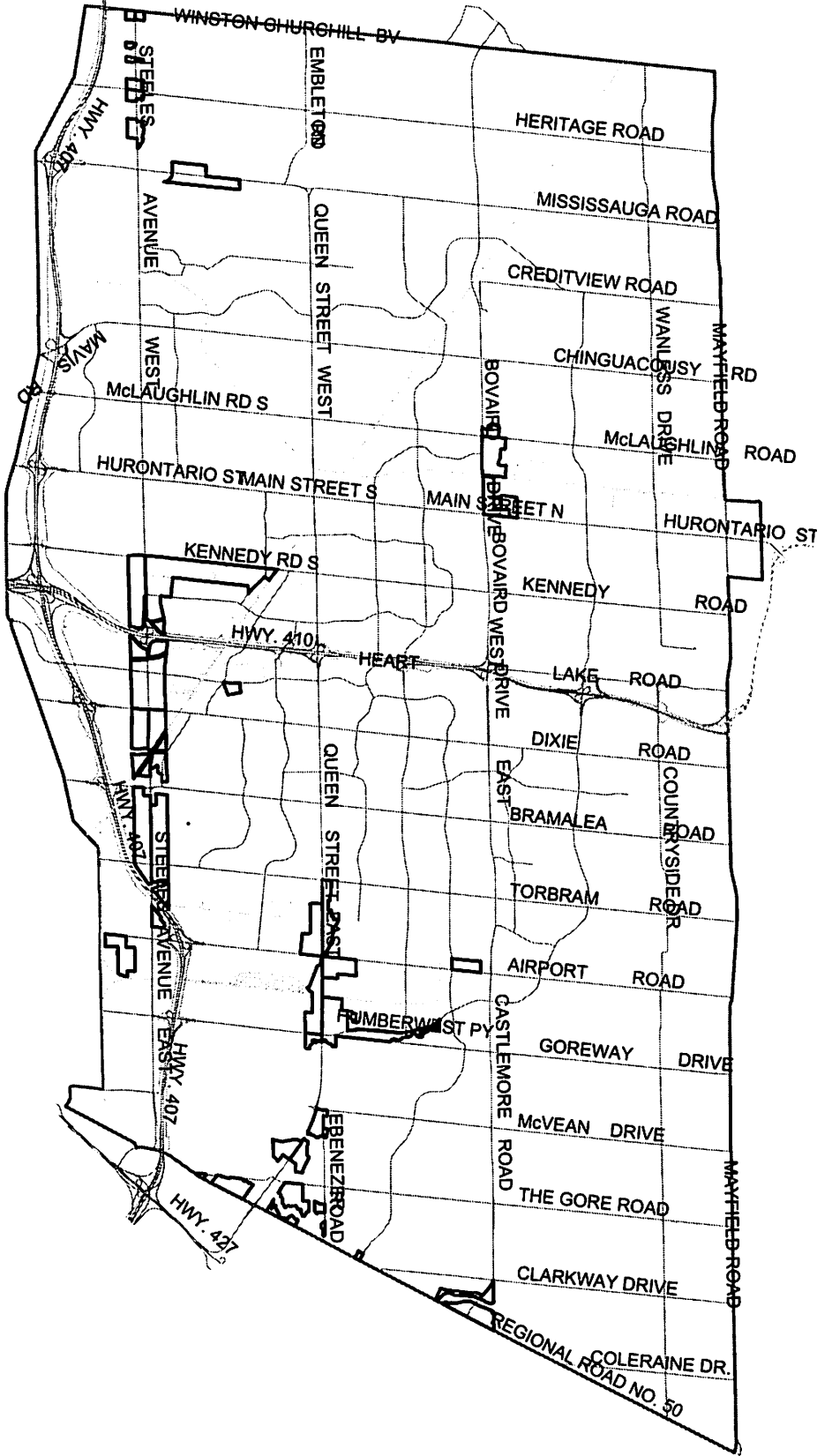
PETER FAY - CITY CLERK

C1-31



SCHEDULE F - 'EXECUTIVE HOUSING AREAS'

CI-32



SCHEDULE G - 'BUSINESS CORRIDOR'

Appendix C

List of Properties Proposed for Permanent Approval

Address	OP Designation	Sec. Plan Designation	Zoning
171 Advance Blvd. Units 14-15	Industrial	Industrial	M1
173 Advance Blvd. Units 50-51	Industrial	Industrial	M1
175 Advance Blvd. Unit 10	Industrial	Industrial	M1
200 Advance Blvd. Units 1 and 20	Industrial	Industrial	SC-2555
2 Automatic Rd. - Units 119-120	Industrial	Industrial	M4-1668
14 Automatic Rd. Units 51-52	Industrial	Industrial	M4-1548
190 Bovaird Dr. W. - Unit 11	Business Corridor	Special Commercial/Industrial	M1A-250
79 Bramsteele Rd. – Unit 4	Business Corridor	Industrial	M2-3363
SW Ebenezer/Nexus Rd. *	Ind./Deferred	Mixed Commercial/Industrial	M4-1669
125 Father Tobin Rd. - Units 5-6	Residential	Neighbourhood Commercial	C2-1376
15 Fisherman Dr. - Units 4-5	Industrial	Industrial	M2-202/M3-203
287 Glidden Rd. - Units 4-5	Business Corridor	Mixed Industrial/Commercial	M1-3445
9 Hansen Rd. S. *	Central Area	Central Area Mixed Use	HC1-3153
55 Hegdedale Rd. – Unit 1	Industrial	Industrial	M4-2676
144 Kennedy Rd. S. - Units 13B-14	Business Corridor	Mixed Industrial/Commercial	M1-3445
9446 McLaughlin Rd. - Units 11-13	Industrial	Industrial	M1-3329
1 Regan Rd. - Unit 20	Industrial	Industrial	M4-157
18 Regan Rd. - Units 18-19	Industrial	Industrial	M4A-186
32 Regan Rd. *	Industrial	Industrial	M4A-186
253 Summerlea Rd. - Unit 8	Industrial	Industrial	M3A
9954 The Gore Rd. **	Estate Residential	Estate Residential	RHm1
8500 Torbram Rd. - Units 46 and 58	Industrial	Special Industrial	M1-183
8550 Torbram Rd. - Unit 2	Industrial	Special Industrial	M1-183
35 Van Kirk Dr. - Unit 20B	Industrial	Industrial	M4A-225
28 Westwyn Ct. - Unit 7	Industrial	Industrial	M1

* Denotes properties approved permanently by Committee of Adjustment

** A Place of Worship is currently permitted under the existing Zoning By-law.