



# BRAMPTON

## Flower City

61-1

## Report

### Planning, Design and Development Committee

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

**Date:** May 28, 2010

**File:** P22 PW

PLANNING, DESIGN & DEVELOPMENT COMMITTEE

**Subject:** **RECOMMENDATION REPORT:**  
**Places of Worship City-Wide Policy Review**

**DATE:** June 7, 2010

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

#### Overview:

- This report presents the results of public consultation and agency circulation of the draft Official Plan Amendment and Zoning By-law associated with the City's Places of Worship Policy Review.
- In April 2010, the Places of Worship draft Official Plan Amendment and Zoning By-law were presented at a statutory public meeting. This staff report responds to written submissions and comments received at the public meeting, and where appropriate, recommend revisions to the Official Plan Amendment and Zoning By-law.
- The comments expressed through public consultation support the proposed policies and zoning provisions, in particular, representatives from a broad cross section of faith groups from across Brampton have expressed their support. However, there are concerns from the development industry regarding the recommended policies for reserve sites.
- This report presents revisions to the Official Plan Amendment and Zoning By-laws that implement the Places of Worship Policy Review incorporating minor revisions for clarification and refinement. From the 25 sites that are being considered for permanent approval, only ten will require site-specific Zoning By-laws. The remaining 15 sites will be permitted through the recommended Official Plan Amendment and Comprehensive Zoning By-law without the need for site-specific amendments.
- This report also recommends incorporating additional policies regarding an alternative option for Place of Worship reserve sites as mutually agreed to by BILD and the Brampton Faith Coalition documented in the letter provided as Appendix F.

#### Recommendations:

1. **THAT** the report from David Waters, Manager, Land Use Policy, entitled "Recommendation Report: Places of Worship City-Wide Policy Review" (File P22 PW) dated May 28, 2010 be received;

2. **THAT** staff be directed to revise the Official Plan Amendment for Places of Worship by:

- a. deleting the wording "the designation in the Secondary Plan and" from the first paragraph in Section 4.3.2.1.
- b. deleting the last paragraph of Section 4.3.2.3(i)(e) Places of Worship Uses, and replacing it with the following: "In addition to the foregoing, Places of Worship of up to approximately 5,000 sq. m. of gross floor area shall be permitted on lands intended for mixed commercial/industrial or light industrial uses, only if the site is located within approximately 500 metres of an area designated "Residential" in the Official Plan and zoned for Residential purposes."
- c. by deleting Section 4.8.8.2iii) and replacing it with the following paragraph: "4.8.8.2iii) Reserve sites shall be retained for use as a Place of Worship for a period of five years from the date of assumption of the plan of subdivision containing such sites, unless in recognition of the community benefits, a voluntarily alternative process is formalized in agreements in which the end use of a reserve site for a place of worship is facilitated such as by providing for the same means of valuation as the underlying methodology/formula used to calculate the Educational Development Charge and based on which school sites are presently purchased. If this alternative option is elected by landowners/developers and secured by appropriate agreements such as landowner cost sharing agreements, the retention period shall be reduced to a period of 5 years from the date of registration of the plan of subdivision containing the site."
- d. by deleting Section 4.8.8.3.(i).
- e. by adding the following paragraph to Section 4.8.8.3: "4.8.8.3iii) If in advance of the expiration of the retention/reservation period, the Brampton Faith Coalition advises the City in writing that a site is not required, then the City shall pass a By-law to remove the Holding (H) provision in advance of the expiration of the reservation period as outlined in Section 4.8.8.2iii)."

3. **THAT** staff be directed to revise the Zoning By-law for Places of Worship by:

- a. replacing the wording "are involved with teaching" with "which may include faith-based instruction or teaching", and replacing the wording "habitable living" with "residential" in the definition of Place of Worship.
- b. adding the wording "or musicians" and "holy book area" to the definition of Place of Worship, Main Worship Area.
- c. adding the following wording to Section 20.3.1, parking requirements: "Areas intended for the use of a permitted residential unit does not require additional parking".
- d. adding the following wording to Section 30.18 after Residential Area: "as shown on Schedule H to this By-law."

- e. adding the following wording to Section 30.19 after Industrial One A (M1A) Zones: "as shown on Schedule I to this By-law."
  - f. deleting Sections 30.18a), b) and c), and replacing it with the following:
    - "30.18a) Maximum Gross Floor Area for all Places of Worship within a Lot: 5,000 square metres.
    - 30.18b) Minimum Building Setback for Buildings solely used for a Place of Worship: 7.5 metres to all lot lines.
    - 30.18c) Minimum Landscaped Open Space for lots solely used for a Place of Worship: 3 metres abutting all lot lines, except at approved access location."
  - g. deleting Section (12) in its entirety.
4. **THAT** City Council authorize the adoption of the Official Plan Amendment, Comprehensive Zoning By-law and the ten site-specific By-laws for the following properties, attached hereto as Appendix A and Appendix B, respectively:
- |                           |                   |
|---------------------------|-------------------|
| 171 and 173 Advance Blvd. | 55 Hedgedale Rd.  |
| 2 Automatic Rd.           | 1 Regan Rd.       |
| 14 Automatic Rd.          | 18 Regan Rd.      |
| 79 Bramsteele Rd.         | 253 Summerlea Rd. |
| 15 Fisherman Dr.          | 35 Van Kirk Dr.   |
5. **THAT** it is hereby determined that in adopting the attached Official Plan Amendment, Council has had regard for all matters of Provincial Interest and the Provincial Policy Statements as set out in Section 2 and 3(5) respectively of the Planning Act, R.S.O. 1990, c.P.13, as amended; and,
6. **THAT** in accordance with Section 34(17) of the Planning Act R.S.O. 1990, c.P.13, as amended, Council hereby determines that no further public notice is to be given with respect to the attached Zoning By-laws.

### **Background:**

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. In February, 2008, the Places of Worship Policy Review Discussion Paper prepared by the consultants was received, with direction to proceed to public consultation.

Three Open Houses were held in 2006, 2008 and 2009 to provide additional opportunities for public input prior to the City convening a statutory public meeting.

A Recommendation Report was presented at the April 20, 2009 Planning, Design and Development Committee meeting. The report included a draft Official Plan Amendment

and Zoning By-Law that took into consideration the public input and comments. Staff were directed to undertake further consultation with the faith groups prior to convening a statutory public meeting.

The public and particularly the faith community have been extensively consulted through this process and have provided substantial feedback regarding the need for the policy review to recognize the multiple roles that Places of Worship play in the community and the various functions and services that they provide, in addition to religious worshiping.

The draft Official Plan Amendment and Zoning By-law were presented at a statutory public meeting held in April 8, 2010. At the statutory public meeting, the faith community, and representatives from the Brampton Faith Coalition expressed their strong support to the draft policies. The minutes from the meeting are attached hereto as Appendix C.

### **Current Situation:**

#### **Written Submissions:**

In addition to comments received at the public meeting, the City received written submissions from Mona Simon, KLM Planning Partners Inc., Glen Schnarr & Associates, BILD Peel Chapter and Gagnon, Law Urban Planners Inc. The issues raised in the comments are summarized in Appendix D of this report, and discussed herein as follows:

### **Places of Worship within Residential Areas**

In a letter dated March 11, 2010 Mona Simon (43 Fenton Way), requested staff to prohibit Places of Worship in residential areas located on a cul-de-sac. Ms. Simon stated that permitting Places of Worship within quiet neighbourhoods would disturb the tranquility and harmony of the area residents.

#### **Staff Response**

It is the intention of the Residential policies of the proposed Official Plan Amendment to locate Places of Worship on arterial and collector roads, and not on local roads within a residential area. The proposed Zoning By-law will restrict the location of Places of Worship to sites located within collector roads with a minimum right-of-way of 23 metres. Places of Worship will not be permitted within local roads, such as cul-de-sacs. In addition, the proposed policies and Zoning By-law direct Places of Worship away from Estate Residential areas, and require a minimum lot area of 0.8 hectares (2 acres) for Places of Worship within a Residential zone.

It is expected that the recommended policies will provide clarity regarding the location of Places of Worship within residential areas.

## **Reserve Sites**

The City of Brampton has received submissions from KLM, BILD Peel Chapter, and Gagnon Law stating their concern with respect to the policies for Places of Worship reserve sites within new plans of subdivisions. Their concerns focus on the recommended reservation period of 5 years from assumption, and the requirement to remove a Holding zone after the reservation period has expired.

In addition, at the Public Meeting of April 8, 2010, Beth Halpenny presented a submission on behalf of Great Gulf Group of Companies regarding the proposed reservation period of 5 years from assumption of the plan of subdivision.

### **Staff Response**

Places of Worship support the social needs of the community, which has been recognized in the City's planning for greenfield areas by reserving Places of Worship sites as part of secondary planning.

The results of the extensive public consultation, which included a review of the alternatives to the current site reservation policy, supported the continued practice of designating sites for Places of Worship in greenfield areas of the City.

However, faith groups have expressed the following doubts regarding the effectiveness of the current three-year reservation policy. The current length of three years is considered too short a timeframe for faith groups to make appropriate arrangements to acquire the sites. In addition, faith groups may only establish after the community is almost complete and residents have been in their homes for a number of years. It has been considered that the relatively short timeframe and the fact that sites are dual zoned creates a motivation for landowners to hold on to the sites and develop the residential uses once the retention period expires. It is expected that the recommended policies of the proposed Official Plan Amendment will play a role on ensuring that a number of sites of different sizes and locations are available in the future.

According to the City's consultants and input provided by the faith groups, the take up of Places of Worship sites is influenced by a number of factors, including the reservation period. Following initial consultation, staff proposed to extend the reservation period to 5 years from the date of assumption of the subdivision. The intention of the recommended policies is to ensure that reserve sites are acquired by faith groups in the early stages of the subdivision approval, or that the sites will be held for a longer period to provide faith groups an opportunity to make financial arrangements to acquire the sites during the retention period.

The City's consultants report indicated that an analysis of the take-up of reserve sites in five secondary plan areas across the City (Springdale, Bram West, Bram East, Fletcher's Meadow and Credit Valley) provided some substantiation for the concerns about the limited take up of reserve sites. The analysis demonstrated that more sites have been developed for other uses than have been developed for Places of Worship. It was estimated that within the five secondary plan areas, over 52% of the reserve sites

were developed for alternative uses, while only 20% were developed for a Place of Worship.

It is the opinion of staff that the current three year reservation period does not protect the reserve sites for sufficient time to allow acquisition by faith groups.

Following a review by the City of its policy 10 years ago, the reservation period was reduced from five years to the current three years from registration. Based on the experience of the past few years, faith groups have indicated that the current site reservation policy is not working well in making sites available for the following reasons:

- the practice of pre-zoning the reserve sites to permit residential uses is considered to provide little incentive for landowners to negotiate with faith groups the acquisition of the sites;
- the reserve period is felt to be too short to allow faith groups time to acquire the sites; and,
- there is difficulty in finding reserve sites of a suitable size and location to meet the requirements of the faith groups.

Staff continue to recommend extending the reservation period to five years from the date of assumption of the subdivision to provide the faith groups additional time to acquire the sites. It is also recommended that the City involve the faith groups in the early stages of the secondary/block planning process to provide an opportunity to initiate early discussions and ensure the secondary plans contain reserve sites of various sizes to meet the needs of the various faith groups.

The submissions presented by KLM and Great Gulf assume that the ultimate land use of the reserve site is residential and predominantly consider the impacts if the site is not developed for a Place of Worship. The objectives of the recommended policies include promoting landowners to market the reserve site as early as possible in the subdivision process to help ensure that these sites are developed for their intended use as a Place of Worship.

To avoid any uncertainties as to the future use of the reserve sites, it is recommended that signs be posted on the sites advising future residents of the permitted uses on the site (Place of Worship and any alternative use). As with any other vacant sites within plans of subdivisions (schools sites, part blocks), landowners will be responsible to maintain the sites in good condition until they are developed. It is not anticipated that the extended reservation period will create negative impacts to adjacent residents.

#### Alternative Reservation Period

The Brampton Faith Coalition and BILD Peel Chapter have been in discussions regarding the possibility of creating refinements to the proposed policies that are beneficial to both faith groups and developers. In particular, they have both indicated their support to amend the proposed policies regarding the reserve sites to include a clause where the reservation period may be reduced to 5 years from registration of the plan of subdivision (from the proposed five year from assumption of the subdivision) if

the landowners/developers voluntarily agree to provide an alternative process formalized in agreements, in which the reserve site will be treated in the same manner as the underlying methodology/formula used to calculate the Educational Development Charge for a publicly funded school site. A further policy is also suggested to allow the holding zone provisions to be lifted if the City is advised by the Brampton faith community that the site is not required. A letter summarizing BILD and the Faith Coalition mutual agreement is attached as Appendix F.

Staff support the agreed to changes and have incorporated the wording into the recommended Official Plan Amendment accordingly (see Recommendations 2c, d & e in this Report).

Specific requirements to implement these policies will be covered in any implementing agreements if the reserve site is acquired under the alternative reservation period policy. For example the implementing agreements would include details of the valuation method for acquisition of the site and provisions addressing the potential for reserve sites to be transferred by faith groups to another user or for profit.

#### Holding Zone for Reserve Sites:

The submissions received from KLM, Gagnon Law and Great Gulf state their disagreement with implementing a Holding Zone for reserve sites, and request that sites be dual zoned for certainty and protection of residents.

They indicate that applying a Holding Zone will increase the time required to move forward with the development of a reserve site, and results in unnecessary planning applications.

#### Staff Response

Faith groups have indicated that many are unable to purchase reserve sites because of the little incentive for landowners to negotiate acquisition by the faith groups.

The recommended policies of the City's Official Plan Amendment continue to permit alternative uses within Places of Worship reserve sites. Sites may be dual zoned, but the alternative uses will only be permitted through the removal of a Holding provision approved by Council, once the recommended conditions are satisfied.

Residents will be notified that the site will be converted to the alternative use at the expiry of the retention period and removal of the Holding. The removal of a Holding provision does not require a full rezoning application and it is not subject to the same timelines. As the properties are already zoned, the removal of a Holding provision is not considered to be a lengthy process. The requirement to lift a Holding zone does provide a formal planning process and is subject to monitoring by Council and the public.

The recommended conditions of the Official Plan Amendment include providing evidence that the site will not be viable for a Place of Worship, and demonstrating how the alternative use can be developed.

However, it is recognized that there will be instances where alternative sites will not be available in the immediate vicinity to maintain the minimum number of sites required for the area, and therefore, staff agrees that this condition be deleted from the Official Plan Amendment.

Following discussions between BILD and the Brampton Faith Coalition and additional criteria has been added to the requirements to remove the Holding provision, where the City can pass a By-law to remove the Holding provision, if the Brampton Faith Coalition advises in writing that the reserve site is no longer required.

#### Grandfathering provisions

KLM Planning Partners Inc. (on behalf of the Bram East Block Plan landowners group) request that the policies include grandfathering provisions for areas where existing secondary plans are complete and allow existing development applications to be subject to the existing reservation policies.

#### Staff Response

The recommended policies of the Official Plan Amendment will only apply to new planning applications and to those reserve sites that have not been rezoned. Reserve sites within draft plans of subdivision that are already zoned and/or that are subject to existing conditions of draft plan approval will not be subject to the recommended policies of the Official Plan Amendment.

#### **Built Form**

Glen Schnarr & Associates (on behalf of the Roman Catholic Episcopal Corporation – Toronto Diocese) requests that the reference regarding size, height, massing and scale of Places of Worship buildings be deleted or amended to consider the size of the buildings relative to their form and function.

#### Staff Response

The proposed policy is intended to ensure that Places of Worship are compatible and integrated into the character of the surrounding area, and the architecture has regard for the adjacent structures.

However, it is recognized that because of their nature, Places of Worship generally have certain architectural ornamental elements such as towers, spires and domes. The General Provisions of the Zoning By-law exclude architectural features from the height regulation requirements. Provided that these architectural elements do not contain additional floor area, they will be exempted from the height limitation requirement of the Zoning By-law.

#### **Secondary Plans**

Gagnon & Law (on behalf of Suraksha Sharma, 8027 Upper Churchville Rd.) proposes that Secondary Plans should permit Places of Worship without the need for individual, site specific amendments to the applicable secondary plan.



**Staff Response**

It is the intention of the proposed policies of the Official Plan Amendment to permit Places of Worship “as of right” in all land use designations of the Official Plan subject to satisfying specific criteria, without the need for further amendments to the Official Plan. Amendments to the secondary plans will only be required for Places of Worship that do not meet the specific criteria outlined in the Official Plan.

**Performance Standards for Places of Worship**

Gagnon and Law do not support the recommendations to include performance standards such as lot size and setbacks in the Zoning By-law. Places of Worship proposals should be reviewed based on their individual ability to provide for certain performance standards.

In addition, they are requesting that the Suraksha Sharma Place of Worship be included in the list of sites recommended for permanent approval.

**Staff Response**

Although it is recognized that Places of Worship may be permitted in more zones, the proposed set of performance standards in the City’s By-law will regulate Places of Worship that are permitted “as of right” in any zone, as it is required with any other land use within the City. This will ensure that new buildings are compatible with the character of the surrounding community and adjacent structures, and that the sites can support the Place of Worship use. Variations to the recommended performance standards of the City’s By-law will be reviewed on site specific basis.

The list of 25 sites recommended for permanent approval only include sites that have been subject to previous temporary approvals through the Committee of Adjustment, and that are currently operating. The site located at 8027 Upper Churchville Road has not been subject to any previous planning approvals, and therefore, this proposal will continue to be processed as part of the applicant’s private rezoning application.

**Public Meeting Submissions****Places of Worship within Industrial areas**

A delegation was made that questioned the reasoning for limiting the sizes of Places of Worship within Business Corridor and Industrial areas of the Official Plan.

It was also suggested that the size of Places of Worship within Industrial Areas should be increased to 4,000 square metres (43,000 sq. ft.).

**Staff Response**

The proposed sizes would be “as of right”, subject to meeting the recommended zoning standards. The size limitation is intended to ensure compatibility within the existing

industrial areas of the City, however, there are recommended provisions in the Official Plan Amendment and Zoning By-law to allow site-specific increases if appropriate. Staff are not proposing any changes to the Official Plan Amendment and Zoning By-law.

### **Recommended sites for Permanent Approval**

Ron Mauti (on behalf of the Gurduara Jot Parkash Sahib) requested that the Place of Worship located at 135 Sun Pac Boulevard be included in the list of sites recommended for permanent approval.

#### **Staff Response**

The Place of Worship is subject to an active Official Plan amendment and rezoning application. Staff consider that the appropriate process to review and evaluate the proposal for a stand-alone Place of Worship that exceeds the proposed 3,000 square metre as-of-right size is through a site-specific planning application, which will continue to be processed by staff. However, staff have evaluated the proposal and recognize that the location for a Place of Worship is appropriate, as the property is located at the edge of an industrial area, and it is adjacent to existing commercial uses. A recommendation report for this proposal is anticipated for June 2010.

#### **Public Agency Comments**

Through the circulation of the draft Official Plan Amendment and Zoning By-law to public agencies and adjacent municipalities, only the Region of Peel provided comment, in addition to inter departmental comments. Those comments are summarized in Appendix D of this report.

The Region of Peel submitted comments advising that allowing more employment area designations that permit Places of Worship may create challenges for the City with conversions if the definition of Places of Worship is not explicitly defined as not being an employment use.

#### **Staff Response**

It is the opinion of staff that the recommended policies of the Official Plan Amendment for Business Corridor and Industrial designations appropriately address the issues regarding conversion of employment areas.

The proposed locational permissions and size regulations stated in the Official Plan Amendment within the Industrial designation are aimed at ensuring compliance with the Provincial Growth Plan. It is the objective of the 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.

As part of the Growth Plan conformity review, the City retained Hemson Consulting to assess Brampton's employment land demand and supply. In addition, the City retained Cushman, Wakefield, Le Page to undertake a peer review of the Hemson study. The

Hemson study defined Employment Lands as areas accommodating a range of economic uses including manufacturing, commercial and institutional (including Places of Worship).

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, without compromising the viability of the employment function.

### **Inter Departmental Comments**

The following comments have been submitted by the City's Zoning Services Section:

For clarity in interpretation, they recommend that the definition of Places of Worship be revised to indicate that other uses such as faith-based instruction or teaching are not required to be included within a Place of Worship.

Unless otherwise specified, or specifically omitted from the parking requirements in the draft by-law, two additional spaces will be required for any residential unit accessory to a place of worship. In addition, setback and landscaping requirements proposed will apply to all industrial areas, including existing buildings.

Zoning recommended adding text to the Industrial Zone Section to indicate that the maximum gross floor area of 5,000 and 3,000 sq. m. is for all Places of Worship within a lot, not for each Place of Worship within a lot. In addition, it was recommended to remove the section regarding the Lester B. Pearson Airport Operating Area in its entirety as this section is already covered by Section 6.34 of the Zoning By-law.

### **Staff Response**

The definition of Places of Worship in the By-law has been amended to indicate that Places of Worship are primarily used for faith-based spiritual purposes wherein people assemble for religious worship, and which may include other uses such as faith-based instruction, recreational or other facilities.

The parking requirements have been amended to indicate that parking for residential units will not be required.

It is the intention of the proposed standards to only apply to new stand-alone Places of Worship, therefore the wording in the by-law has been amended to revise this requirement.

Sections 30.18 and 30.19 (Industrial Zones) have been amended to indicate that the maximum permitted gross floor area will be for the entire lot, not for individual Places of Worship within a lot.

Section 12 regarding the LBPIA Operating Area has been removed from the proposed By-law.

## Clarifications and Refinements

The following section summarizes the clarifications and refinements to the proposed Official Plan Amendment and Zoning By-law that staff are proposing based on an internal review of the policies and zoning provisions.

- Staff recommend revising Section 4.3.2.3(i)(e) in the Official Plan to indicate that in addition to the recommended maximum gross floor area of 3,000 square metres, Places of Worship of up to 5,000 square metres shall be permitted only if the site is located within 500 metres of an area both designated and zoned for Residential purposes. This clarifies the intent to allow Places of Worship in areas in proximity to residential communities.
- Staff recommend revising Section 4.3.2.1 in the Official Plan Amendment to delete the reference of a Secondary Plan designation, to clarify that a Secondary Plan Amendment is not required if the Place of Worship is permitted in the Official Plan.
- Staff recommend revising the definition of Main Worship Area in the Zoning By-law to indicate that it will also exclude areas where the holy book and musicians are located.
- In addition to the Comprehensive Zoning By-law, staff will include ten sites that are part of the twenty five sites being recommended for permanent approval. The remaining fifteen sites will be permitted as-of-right through the recommended provisions, and therefore do not require site-specific by-laws. The ten site-specific By-laws are for the following properties:

171-173 Advance Blvd.	2 Automatic Rd.	14 Automatic Rd.
79 Bramsteele Rd.	15 Fisherman Dr.	55 Hedgedale Rd.
1 and 18 Regan Rd.	253 Summerlea Rd.	35 Van Kirk Dr.

Notice of the April 8, 2010 Statutory Public Meeting provided notification of the intention to permit these sites for permanent approval, and therefore further notification is not required.

## CONCLUSION

Following the April 8, 2010 Public Meeting, staff have revised the Official Plan Amendment and Zoning By-law based on public input and the comments received from the circulation of the draft Official Plan Amendment and Zoning By-law to public agencies and City staff. Therefore, staff are recommending that Council authorize the adoption of the Official Plan Amendment, Zoning By-law and the ten site-specific By-laws attached hereto as Appendix A and B, respectively.

Given the overall timelines of this policy review and the desire to quickly proceed with the implementation of these recommendations, it is intended that the Official Plan Amendment and Zoning By-law proceed directly to the next Council meeting for adoption in June.

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

Attachments:

- Appendix A – Official Plan Amendment
- Appendix B – Comprehensive Zoning By-law and Site-Specific By-laws
- Appendix C – Notes from the April 8, 2010 Public Meeting
- Appendix D – Summary of Public Submissions
- Appendix E – Summary of Public Agency and Inter Departmental Comments
- Appendix F – BILD Peel Chapter and Brampton Faith Coalition letter dated May 28, 2010.

Report authored by: Claudia LaRota, Policy Planner

61-14

Appendix A  
Official Plan Amendment



AMENDMENT NUMBER OP2006-\_\_\_\_\_  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON

i) Purpose:

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

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

ii) Location:

This amendment affects all lands within the City of Brampton.

iii) Amendments and Policies Relative Thereto:

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

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

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



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

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

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

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

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

- (11) by amending Section 4.3 Employment Lands, to add the following new sentence at the end of the first paragraph in Section 4.3.1:  
 "Places of Worship shall be permitted subject to Section 4.8.8 of this Plan."

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**"4.8.8 Places of Worship**

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

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

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

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

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

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

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

## **Policies**

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

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

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

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

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

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

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

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

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

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

- 4.8.8.3 Places of Worship reserve sites may be zoned to permit alternative use(s), which shall only be permitted through the lifting of a holding zone after the expiry of the retention period stated in Section 4.8.8.2. The holding designation shall be lifted by enacting a By-law to remove the Holding designation, subject to satisfying the following criteria:
- i) The landowner provides evidence to the satisfaction of the City that the site will not be a viable Place of Worship site; and,
  - ii) The landowner or developer provides justification to the City that demonstrate how the alternative development can be accommodated on the site, including but not limited to the provision for any public roads required to accommodate the alternative use, in conformity with all City standards and guidelines.
  - iii) If in advance of the expiration of the retention/reservation period, the Brampton Faith Coalition advises the City in writing that a site is not required, then the City shall pass a By-law to remove the Holding (H) provision in advance of the expiration of the reservation period as outlined in Section 4.8.8.2iii).
- 4.8.8.4 The City shall, during secondary and block planning, require developers, faith groups and organizations to collaborate and negotiate at the earliest possible stage to work out an equitable allocation of the Place of Worship reserve sites.
- 4.8.8.5 The City shall require the landowner or developer to post a suitable sign on the Place of Worship reserve site immediately following the registration of the subdivision plan. The sign should indicate the site's designation and zoning for a Place of Worship, any alternative use that may be permitted, and provide contact information of the property owner and the City.
- 4.8.8.6 An Official Plan Amendment application will be required to permit Places of Worship on lands where there is no approved secondary plan in place. The application shall demonstrate that the Place of Worship will not prejudice or negatively impact future development in the secondary plan area and must be accompanied by supporting materials, which include a planning justification report. This report will take into account the proximity of the site to existing development, ability to front on a public road, ability to be serviced with municipal services and the impact on the future planning of the secondary plan.
- 4.8.8.7 The City shall encourage the application of the City of Brampton Accessibility Technical

Standards in the design and improvement of  
Places of Worship.

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

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

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

**Policy**

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

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

**4.13.1.4 5253 Countryside Drive Special Study Area**

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

**Policy**

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

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



**4.13.1.5 10307 Clarkway Drive Special Study Area**

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

**Policy**

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

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

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

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

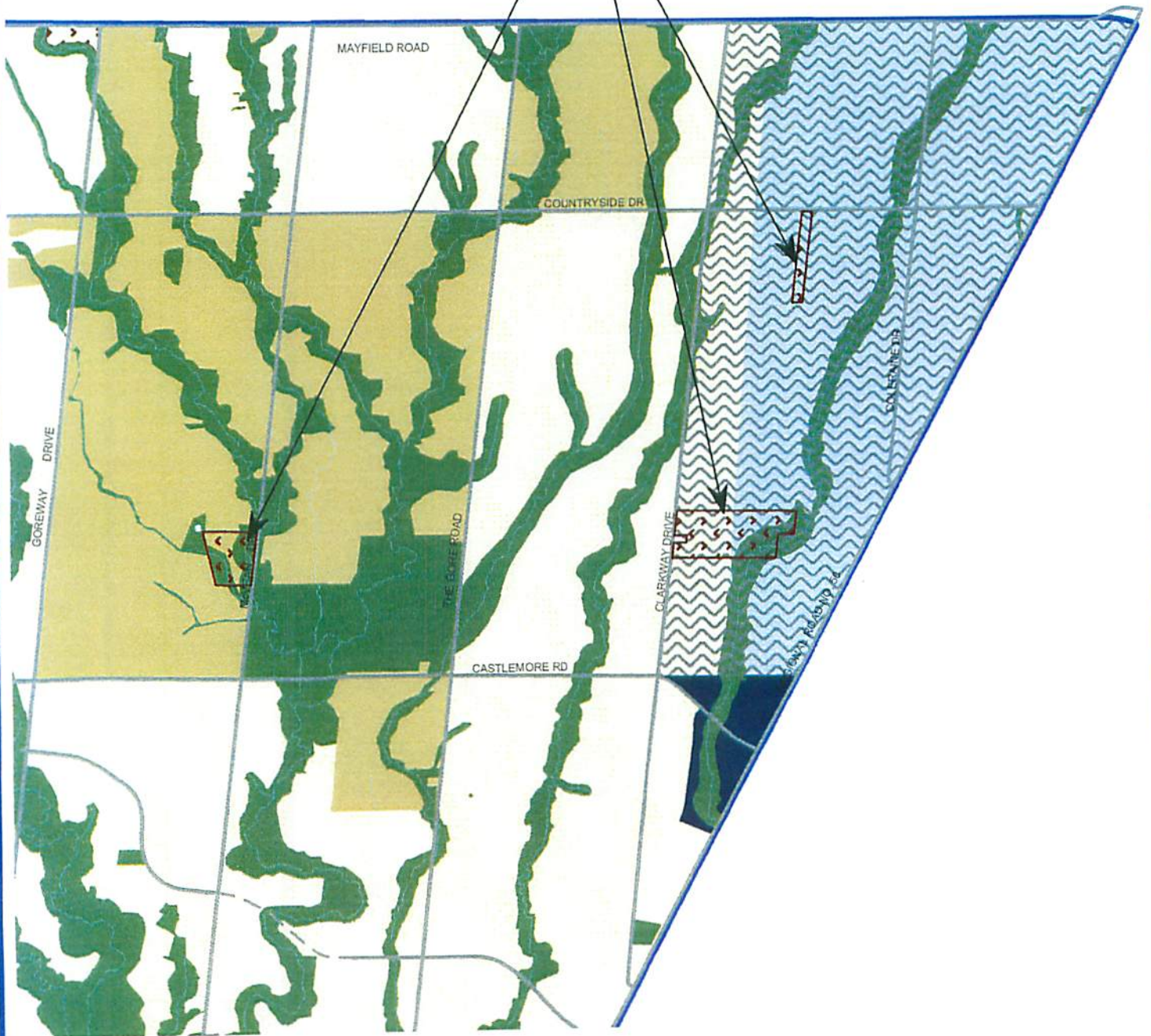
- (22) by amending Section 5.9 Holding By-Laws to delete and replace the word 'church' with 'Place of Worship' in the second sentence."

Approved as to Content:








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

"SPECIAL STUDY AREA" DESIGNATIONS TO BE ADDED



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

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



61-27

**Appendix B**

**Comprehensive Zoning By-law and Site-Specific Zoning By-laws**



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number \_\_\_\_\_

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 which may include faith-based instruction or 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 instruction, 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 residential 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 that shall exclude any areas intended solely for the use of the worship group leader or leaders, or musicians, such as an altar, a pulpit, a sanctuary, holy book area, 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:

**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, M1A and MBU only within areas shown on Schedules G, H and I.

- (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 adding thereto Schedule H, 'M1 and M1A Zones within 500m of a Residential Area' as shown attached as Schedule C to this By-law.
- (9) by adding thereto Schedule I, 'Edge Industrial M1 and M1A Zones not within 500m of Residential or Business Corridor', as shown attached as Schedule D to this By-law.
- (10) by deleting from Section 20.3.1 thereto the parking requirement for a Religious Institution and replacing therewith the following:

Place of Worship	<p>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 open floor area seating.</p> <p>Areas intended for the use of a permitted residential unit do not require additional parking.</p>
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- (11) 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)."

(12) 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)."

(13) 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 Zones located within the area shown as 'Business Corridor' on Schedule G of this By-law, and Industrial One (M1) and Industrial One A (M1A) Zones located within 500 metres from a Residential Area, as shown on Schedule H of this By-law.

- a) Maximum Gross Floor Area for all Places of Worship within a Lot: 5,000 square metres.
- b) Minimum Building Setback for Buildings solely used for a Place of Worship: 7.5 metres to all lot lines.
- c) Minimum Landscaped Open Space for lots solely used for a Place of Worship: 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 Industrial One (M1) and Industrial One A (M1A) Zones as shown on Schedule I to this By-law, except those Industrial One (M1), Industrial One A (M1A) Zones located within 500 metres of a Residential zone, or Industrial One (M1) and Industrial One A (M1A) Zones located within the area shown as 'Business Corridor' on Schedule G of this By-law:

- a) Maximum Gross Floor Area for all Places of Worship within a Lot: 3,000 square metres.
- 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.
- 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)."

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

this          day of          2010.

SUSAN FENNELL - MAYOR

PETER FAY - CITY CLERK

Approved as to Content:

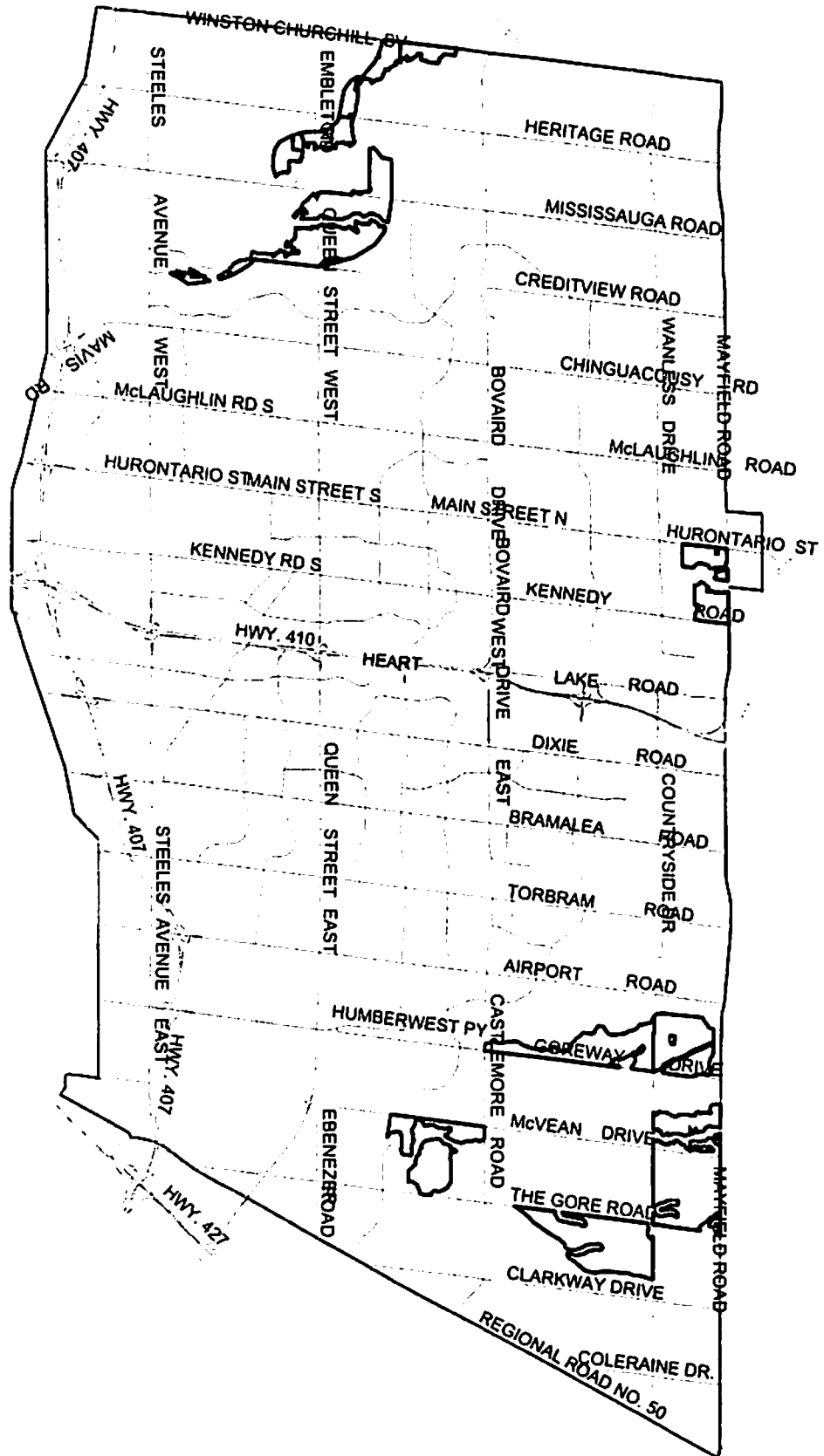
Adrian Smith, M.C.I.P., R.P.P  
Director, Planning Policy and Growth Management

APPROVED AS TO FORM LAW DEPT. BRAMPTON			
<i>M. K.</i>			
DATE	24	05	14



61-32

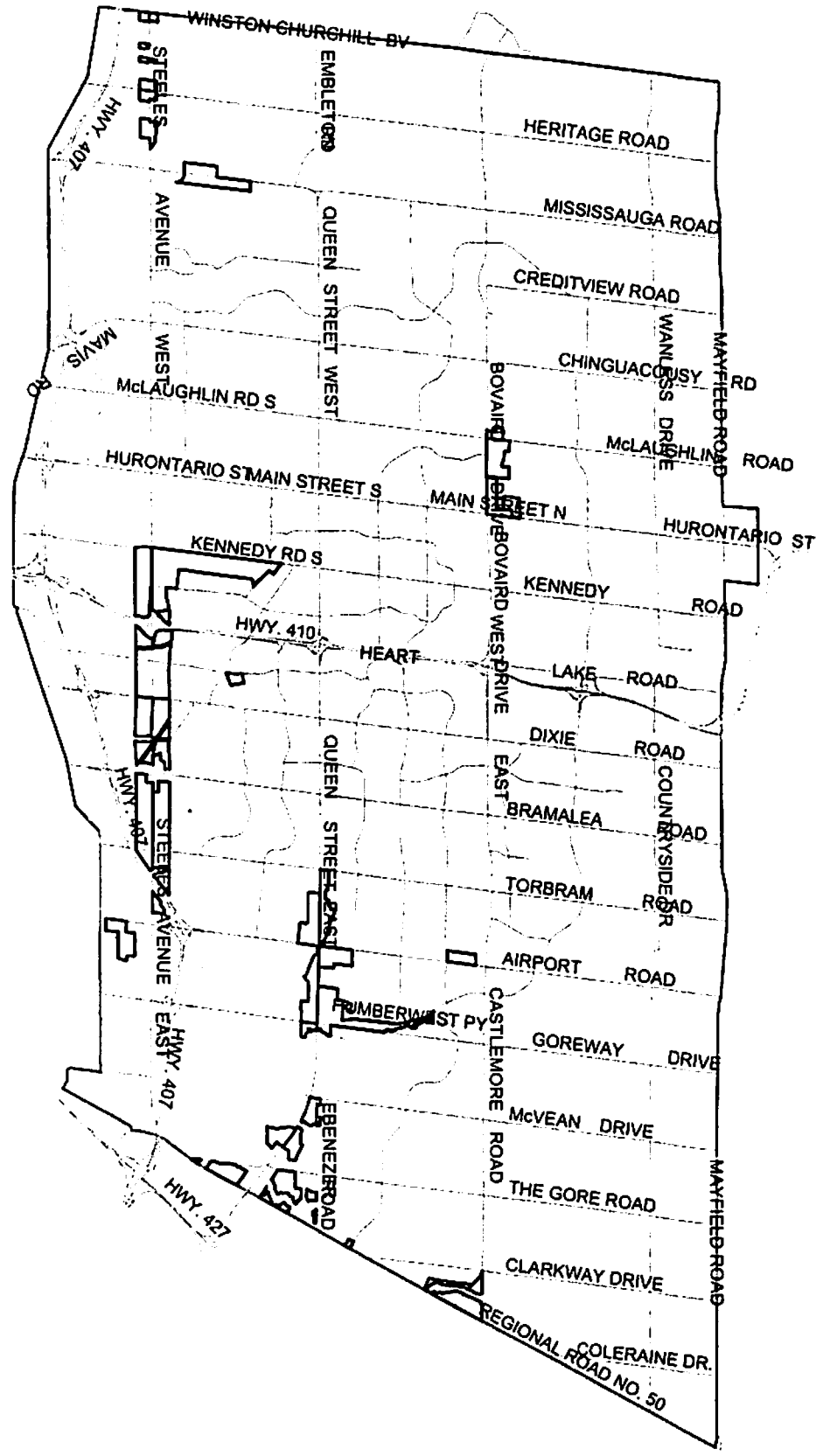
**SCHEDULE F - 'EXECUTIVE HOUSING AREAS'**





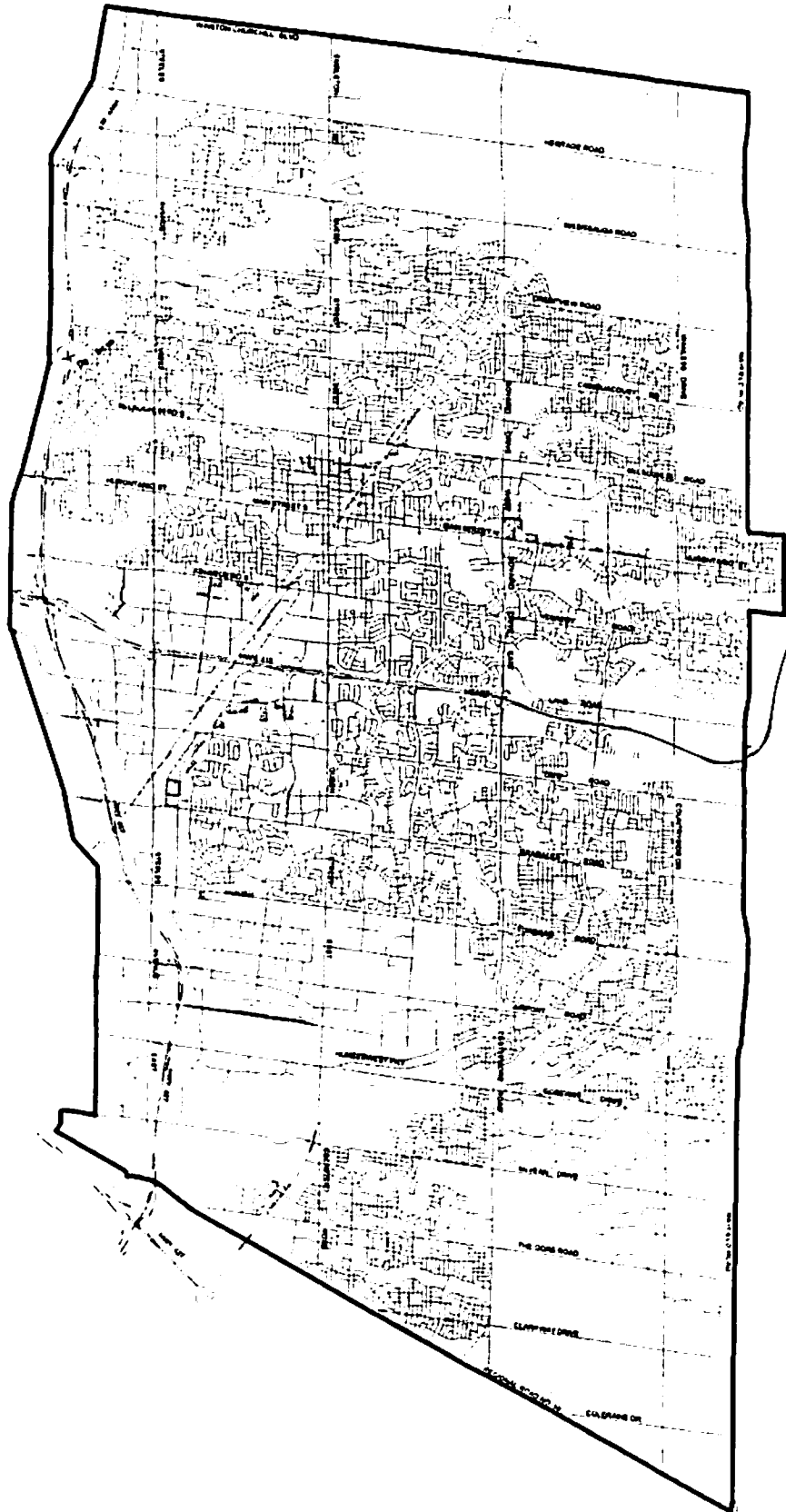
**SCHEDULE G - 'BUSINESS CORRIDOR'**

61-33



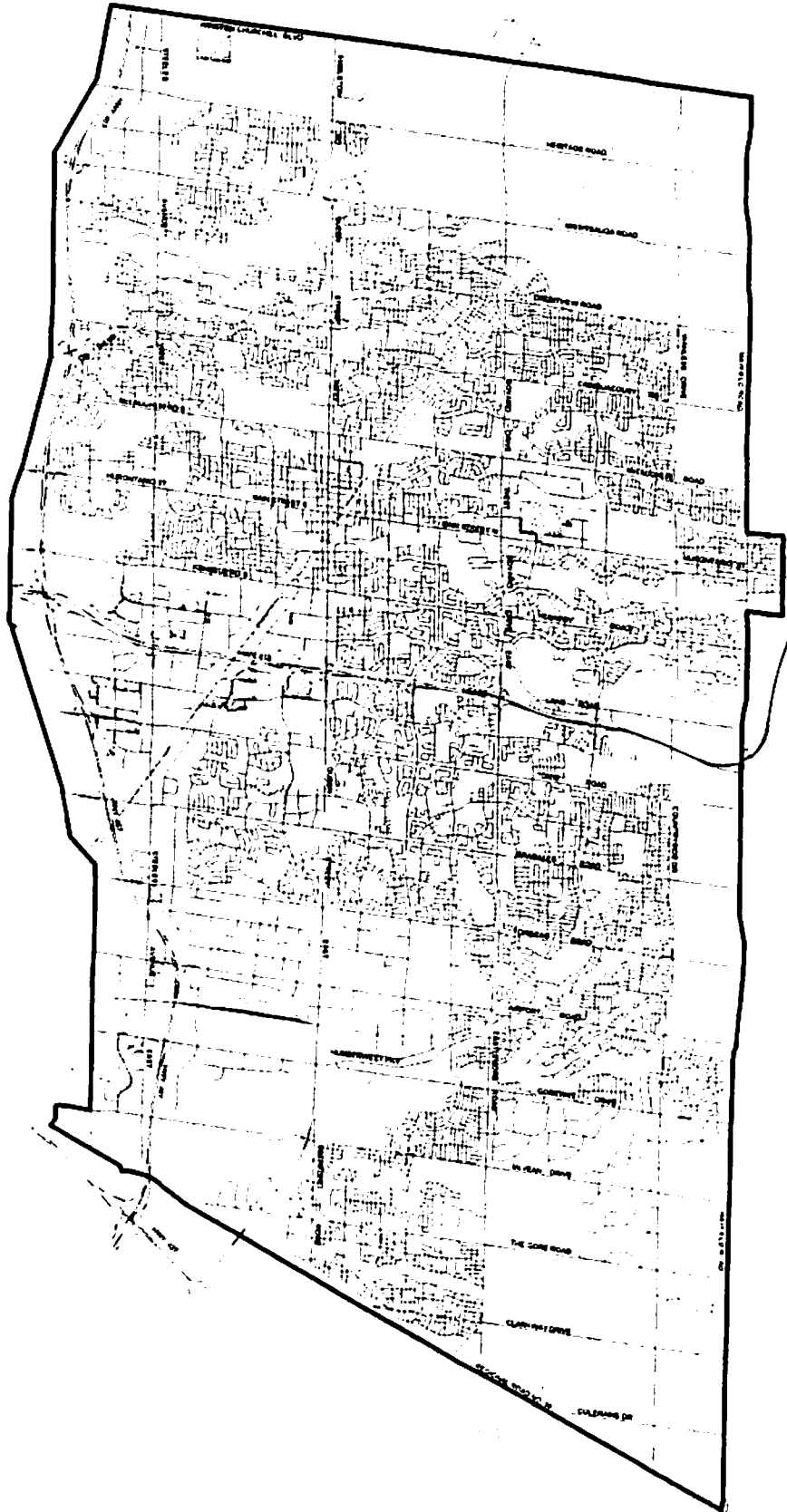
G1-34

SCHEDULE H - M1 AND M1A ZONES WITHIN 500M OF A RESIDENTIAL AREA



G1-35

**SCHEDULE I - EDGE INDUSTRIAL M1 AND M1A ZONES NOT WITHIN 500M OF  
RESIDENTIAL ZONING OR THE BUSINESS CORRIDOR**



**SCHEDULE D TO BY-LAW**

EDGE INDUSTRIAL M1 & M1A ZONES NOT WITHIN 500M OF  
RESIDENTIAL ZONING OR BUSINESS CORRIDOR



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number \_\_\_\_\_

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 changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Industrial One (M1)	Industrial One – Section 1504 (M1- 1504)

(2) by adding thereto the following sections:

"1504 the lands designated M1 – Section 1504 on Schedule A to this by-law:

1504.1 shall only be used for the following purposes:

- 1) those purposes permitted in an M1 zone
- 2) a place of worship.

1504.2 shall be subject to the following requirements and restrictions:

- 1) a place of worship shall only be permitted within an industrial mall.
- 2) parking for place of worship uses shall be provided as follows:
  - a. a minimum of 14 parking spaces for any amount of the total gross floor area devoted to place of worship use equal to or less than 660 square metres; and,
  - b. parking in accordance with Sections 6 and 20 of this By-law for any amount of the total gross floor area

61-37

devoted to place of worship use in excess of 660 square metres."

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

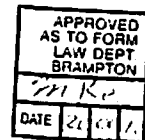
this          day of          2010.

SUSAN FENNELL - MAYOR

PETER FAY - CITY CLERK

Approved as to Content:

Dan Kraszewski  
Acting Director, Land Development Services



G1-38

STRAATHEAVE  
AVE

ADVANCE BLVD

ALFRED KUEHNE BLVD

RAIKHMAN  
CRT

M1-1504

Legend  
— ZONE BOUNDARY

0 50 100  
Metres

LOT 14, CONCESSION 4 E.H.S.  
(171 & 173 ADVANCE BLVD.)

BY-LAW \_\_\_\_\_

SCHEDULE A

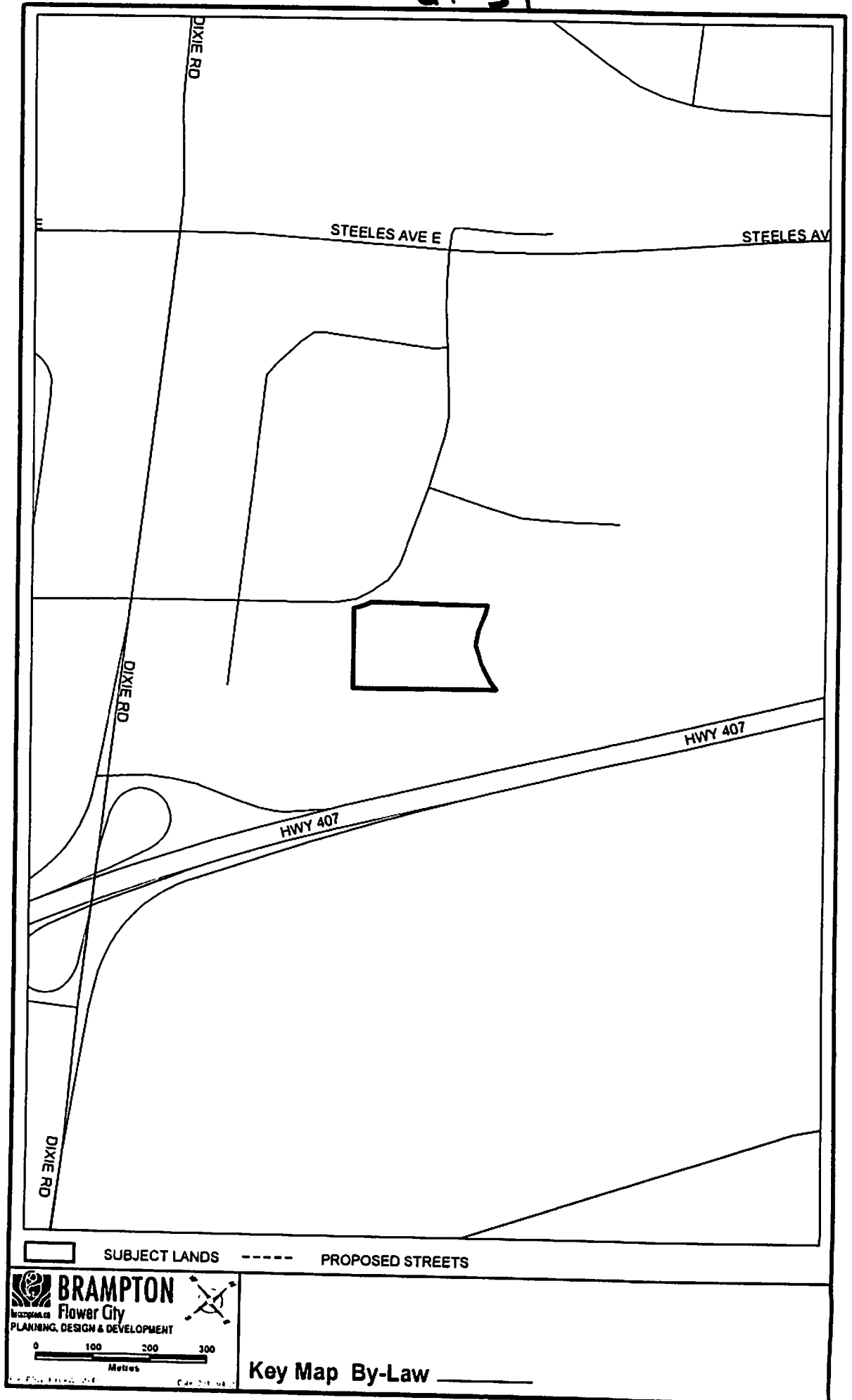


**BRAMPTON**  
Flower City  
PLANNING, DESIGN & DEVELOPMENT

Date: 2010 04 28 Drawn By: AC

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G1-39



61-40



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number \_\_\_\_\_

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 changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Industrial Four - Section 1668 (M4 - 1668)	Industrial Four - Section 1505 (M4 - 1505)

(2) by adding thereto the following sections:

"1505 the lands designated M4 - Section 1505 on Schedule A to this by-law:

1505.1 shall only be used for the following purposes:

- 1) those purposes permitted in M4 - Section 1668
- 2) a place of worship

1505.2 shall be subject to the following requirements and restrictions:

- 1) a place of worship shall only be permitted within an industrial mall, and shall not exceed 330 square metres in gross floor area.
- 2) a maximum of 60 seats shall be used for a place of worship containing seats in the main worship area.



61-41

- 3) a minimum of 8 parking spaces shall be provided for a place of worship."

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

this       day of       2010.

SUSAN FENNELL - MAYOR

PETER FAY - CITY CLERK

Approved as to Content:

Dan Kraszewski  
Acting Director, Land Development Services

APPROVED AS TO FORM LAW DEPT ERAMPTON			
Per Rec.			
DATE	20	03	10

AIRPOI

G1-42

AUTOMATIC RD

M4-1505

WILLIAMS PKY

AIRPORT RD

SPAR DR

Legend

— ZONE BOUNDARY

0 50 100  
Metres

LOT 8, CONCESSION 7 N.D.  
(2 AUTOMATIC RD.)

BY-LAW \_\_\_\_\_

SCHEDULE A

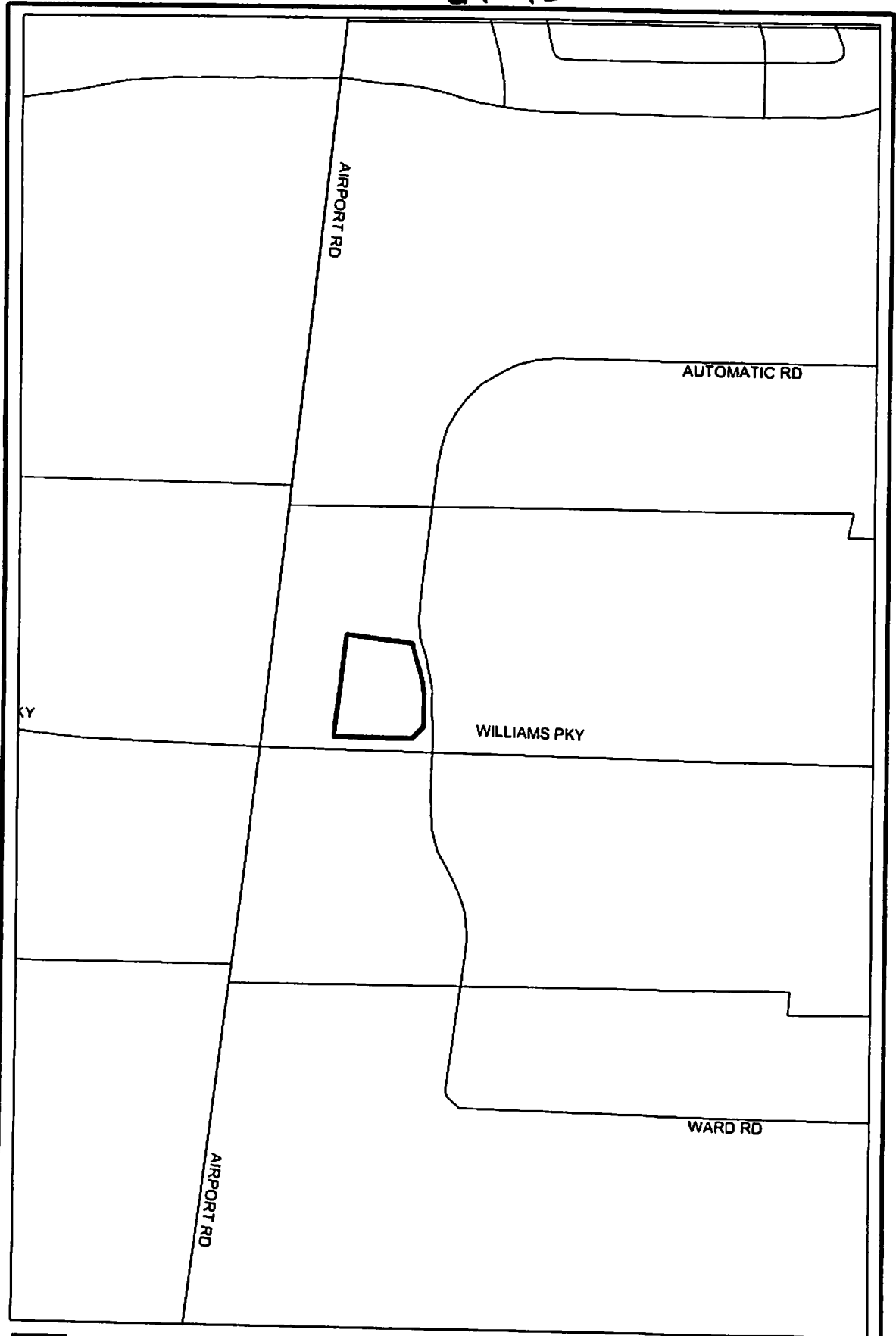


 **BRAMPTON**  
Flower City  
PLANNING, DESIGN & DEVELOPMENT


Date: 2010 04 28 Drawn By: AC

File: POW\_BYLAW\_MAPS.gws

61-43



 SUBJECT LANDS       PROPOSED STREETS

 **BRAMPTON**  
Flower City  
PLANNING, DESIGN & DEVELOPMENT

0 100 200 300  
Metres

Key Map By-Law \_\_\_\_\_

61-44



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number \_\_\_\_\_

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 changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Industrial Four – Section 1548 (M4 – 1548)	Industrial Four – Section 1506 (M4 – 1506)

(2) by adding thereto the following sections:

\*1506 the lands designated M4 – Section 1506 on Schedule A to this by-law:

1506.1 shall only be used for the following purposes:

- 1) those purposes permitted in M4 – Section 1548;
- 2) a place of worship

1506.2 shall be subject to the following requirements and restrictions:

- 1) a place of worship shall only be permitted within an industrial mall, and shall not exceed 605 square metres in gross floor area.

61-45

- 2) a maximum of 176 seats shall be used for a place of worship containing seats in the main worship area.
- 3) parking for a place of worship shall be calculated at 1 space for every 4 seats, or where no seat is provided, 8.4 square metres of worship area or portion thereof."

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

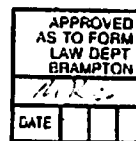
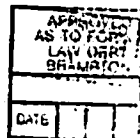
this            day of            2010.

SUSAN FENNELL - MAYOR

PETER FAY - CITY CLERK

Approved as to Content:

Dan Kraszewski  
Acting Director, Land Development Services



G1-46

ZIMMER ST

RACCOON ST

SLIPNEEDLE ST

COTTRELL BLVD

AIRPORT RD

M4-1506

AUTOMATIC RD

WILLIAMS PKY

Legend

— ZONE BOUNDARY

0 50 100  
Metres

LOT 9, CONCESSION 7 N.D.  
(14 AUTOMATIC RD.)

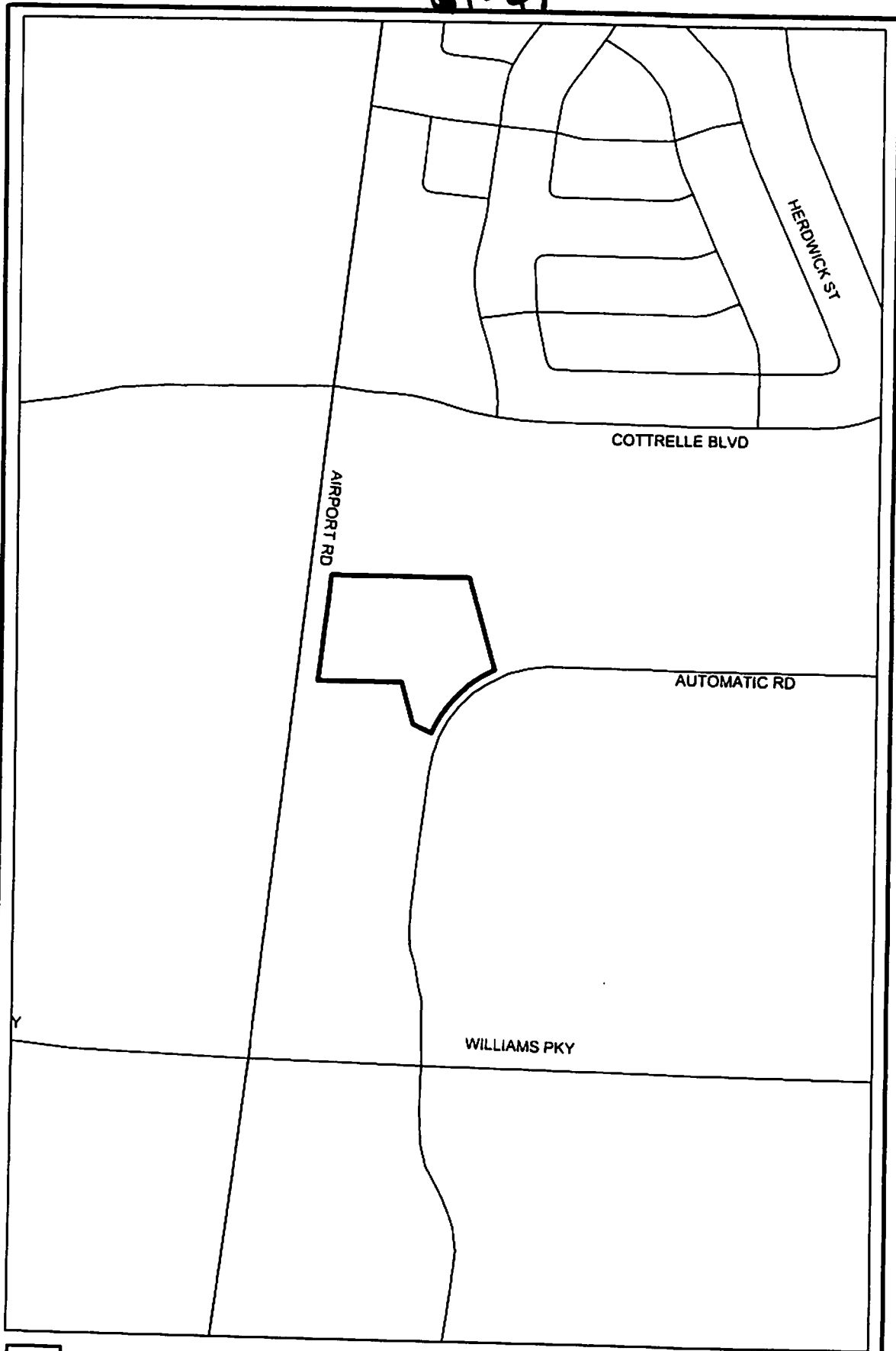
BY-LAW \_\_\_\_\_

SCHEDULE A




 **BRAMPTON**  
Flower City  
PLANNING, DESIGN & DEVELOPMENT  
Date: 2010 04 28 Drawn By: AC  
File: POW\_BYLAW\_MAPS.gws

61-47



 SUBJECT LANDS      - - - - - PROPOSED STREETS

 **BRAMPTON**  
Flower City  
PLANNING, DESIGN & DEVELOPMENT

0 100 200 300  
Metres

Key Map By-Law \_\_\_\_\_

G1-48



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number \_\_\_\_\_

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 changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Industrial Two – Section 3363 (M2 - 3363)	Industrial Two – Section 1507 (M2 - 1507)

(2) by adding thereto the following sections:

\*1507 the lands designated M2 – Section 1507 on Schedule A to this by-law:

1507.1 shall only be used for the following purposes:

1) those purposes permitted in M2 – Section 3363;

2) a place of worship.

1507.2 shall be subject to the following requirements and restrictions:

1) a place of worship shall not exceed 4,230 square metres in gross floor area.



G1-49

- 2) parking for a place of worship shall be calculated at 1 space for every 4 seats, or where no seat is provided, 8.4 square metres of worship area or portion thereof."

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

this            day of                            2010.

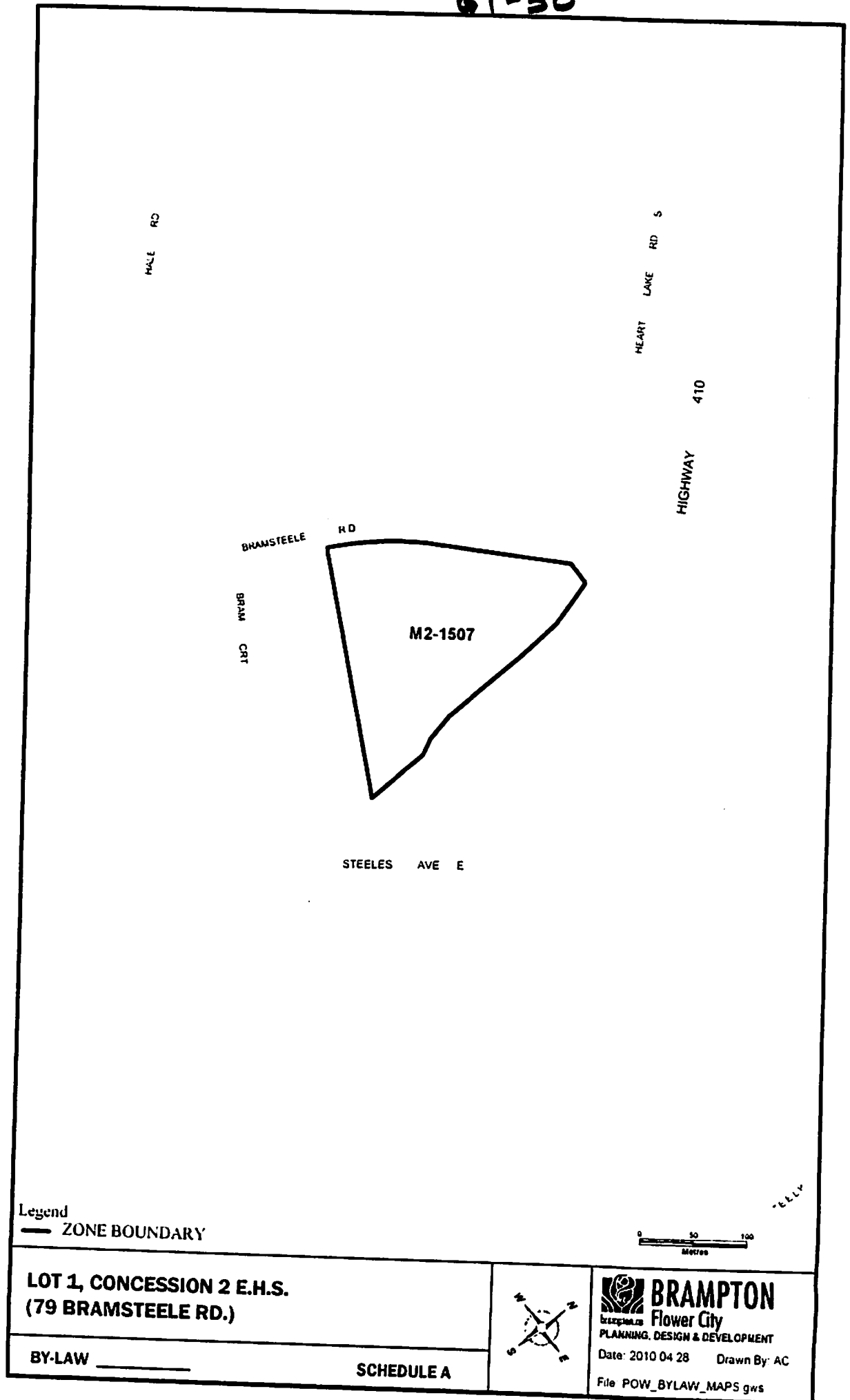
SUSAN FENNELL - MAYOR

PETER FAY - CITY CLERK

Approved as to Content:

Dan Kraszewski  
Acting Director, Land Development Services





Legend  
 — ZONE BOUNDARY

0 50 100  
 Metres

**LOT 1, CONCESSION 2 E.H.S.  
 (79 BRAMSTEELE RD.)**

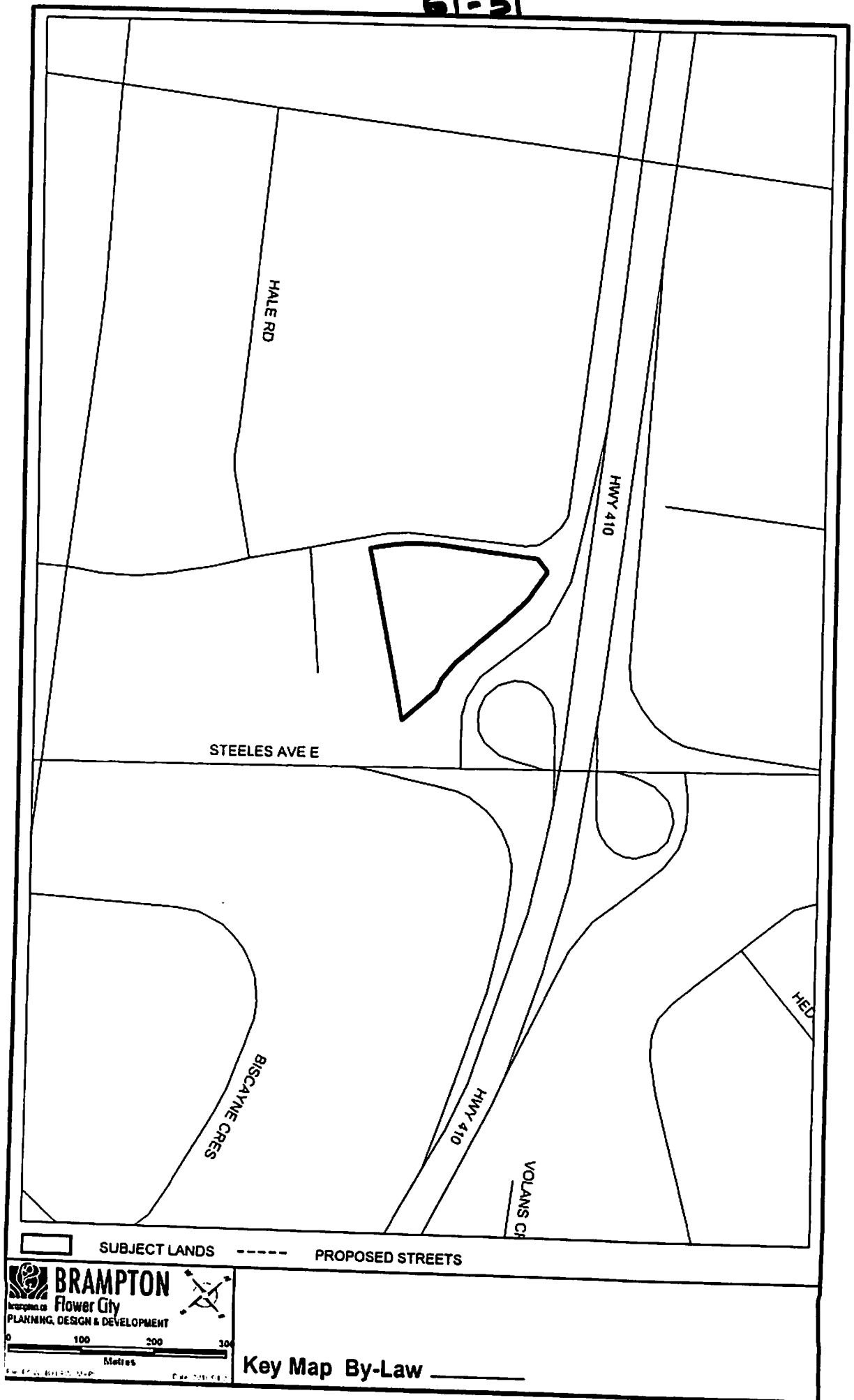
BY-LAW \_\_\_\_\_

**SCHEDULE A**



**BRAMPTON**  
 Flower City  
 PLANNING, DESIGN & DEVELOPMENT  
 Date: 2010 04 28 Drawn By: AC  
 File: POW\_BYLAW\_MAPS gws

61-51



**BRAMPTON**  
Flower City

PLANNING, DESIGN & DEVELOPMENT

0 100 200 300  
Metres

Key Map By-Law \_\_\_\_\_

61-52



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number \_\_\_\_\_

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 changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Industrial Two – Section 202 M2 – 202	Industrial Two – Section 1508 (M2 – 1508)

(2) by adding thereto the following sections:

"1508 the lands designated M2 – Section 1508 on Schedule A to this by-law:

1508.1 shall only be used for the following purposes:

- 1) those purposes permitted in M2 – Section 202; and,
- 2) a place of worship.

1508.2 shall be subject to the following requirements and restrictions:

- 1) a place of worship shall only be permitted within an industrial mall;
- 2) The total gross floor area devoted to a place of worship use shall not exceed 700 square metres, of which any individual place of worship shall not exceed 350 square metres in gross floor area;

61-53

- 3) parking for a place of worship shall be provided at a rate of 1 space for each 45 square metres of gross floor area."

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

this       day of       2010.

SUSAN FENNELL - MAYOR

PETER FAY - CITY CLERK

Approved as to Content:

Dan Kraszewski  
Acting Director, Land Development Services

61-54

SANDALWOOD PKY E

KALLSIDE DR

FISHERMAN DR

M2-1508

WHYBANK DR

HURONTARIO ST

SEVILLE CRT

TREMBLA ST

Legend  
— ZONE BOUNDARY


0 50 100  
Metres

LOT 13, CONCESSION 1 W.H.S.  
(15 FISHERMAN DR.)

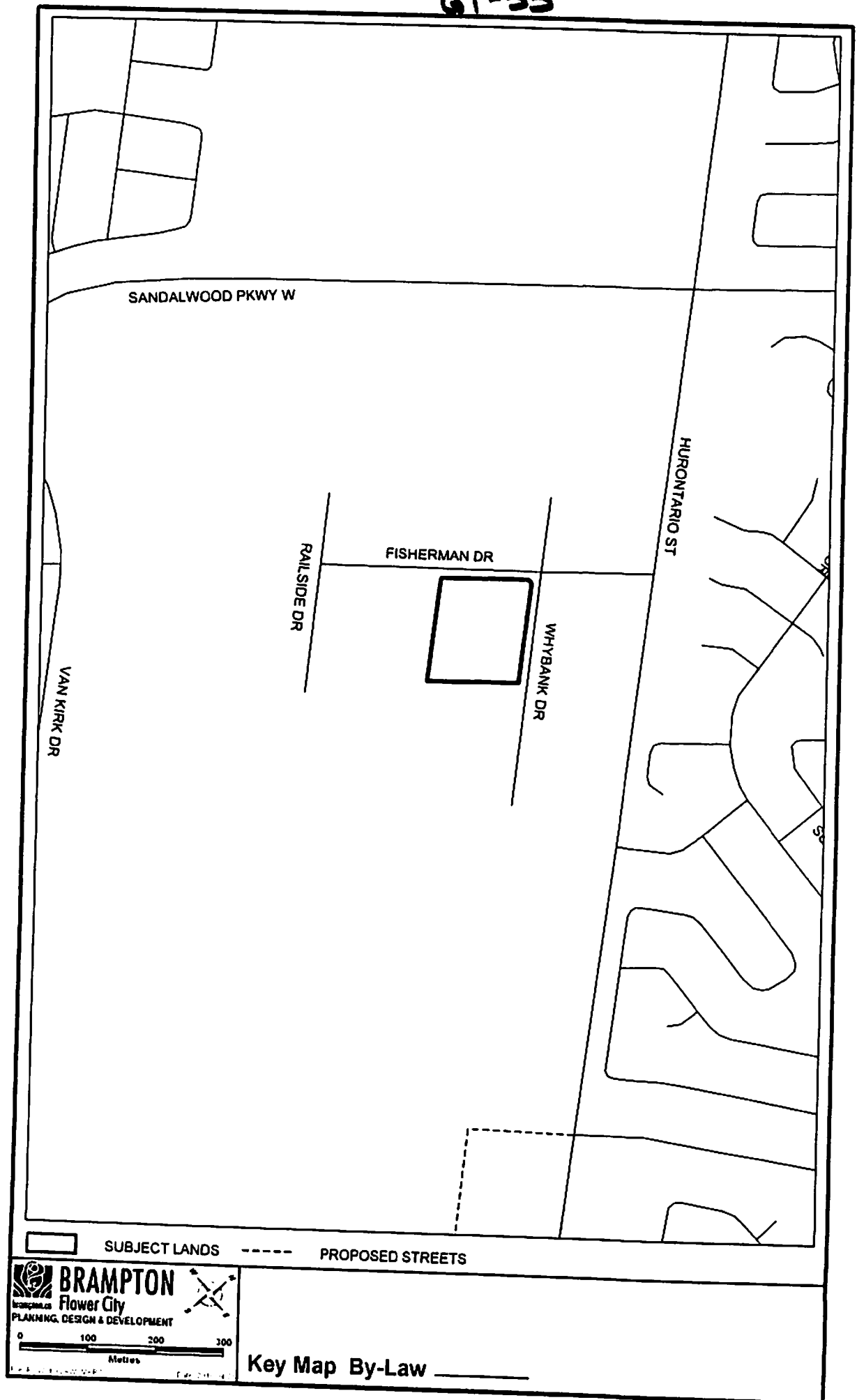
BY-LAW \_\_\_\_\_

SCHEDULE A



 **BRAMPTON**  
Flower City  
PLANNING, DESIGN & DEVELOPMENT  
Date: 2010 04 28 Drawn By: AC  
File: POW\_BYLAW\_MAPS gws

G1-55



61-56



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number \_\_\_\_\_

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 changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Industrial Four – Section 2676 (M4 – 2676)	Industrial Four – Section 1509 (M4- 1509)

(2) by adding thereto the following sections:

~1509 the lands designated M4 – Section 1509 on Schedule A to this by-law:

1509.1 shall only be used for the following purposes:

1) those purposes permitted in M4 – Section 2676;

2) a place of worship.

1509.2 shall be subject to the following requirements and restrictions:

1) a place of worship shall not exceed 1,440 square metres in gross floor area.



61-57

- 2) a minimum of 45 parking spaces shall be provided for a place of worship."

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

this       day of       2010.

SUSAN FENNELL - MAYOR

PETER FAY - CITY CLERK

Approved as to Content:

Dan Kraszewski  
Acting Director, Land Development Services

APPROVED AS TO FORM LAW DEPT. BRAMPTON	
[Signature]	
DATE	26/03/10

Q1-58

STEELES AVE E

STEELEWELL RD

HEGDEDALE RD

M4-1509

COPPER RD

WESTCREEK BLVD

TOMKEN RD

Legend

— ZONE BOUNDARY

0 50 100  
Metres

**LOT 15, CONCESSION 3 E.H.S.  
(55 HEGDEDALE RD.)**

BY-LAW \_\_\_\_\_

**SCHEDULE A**

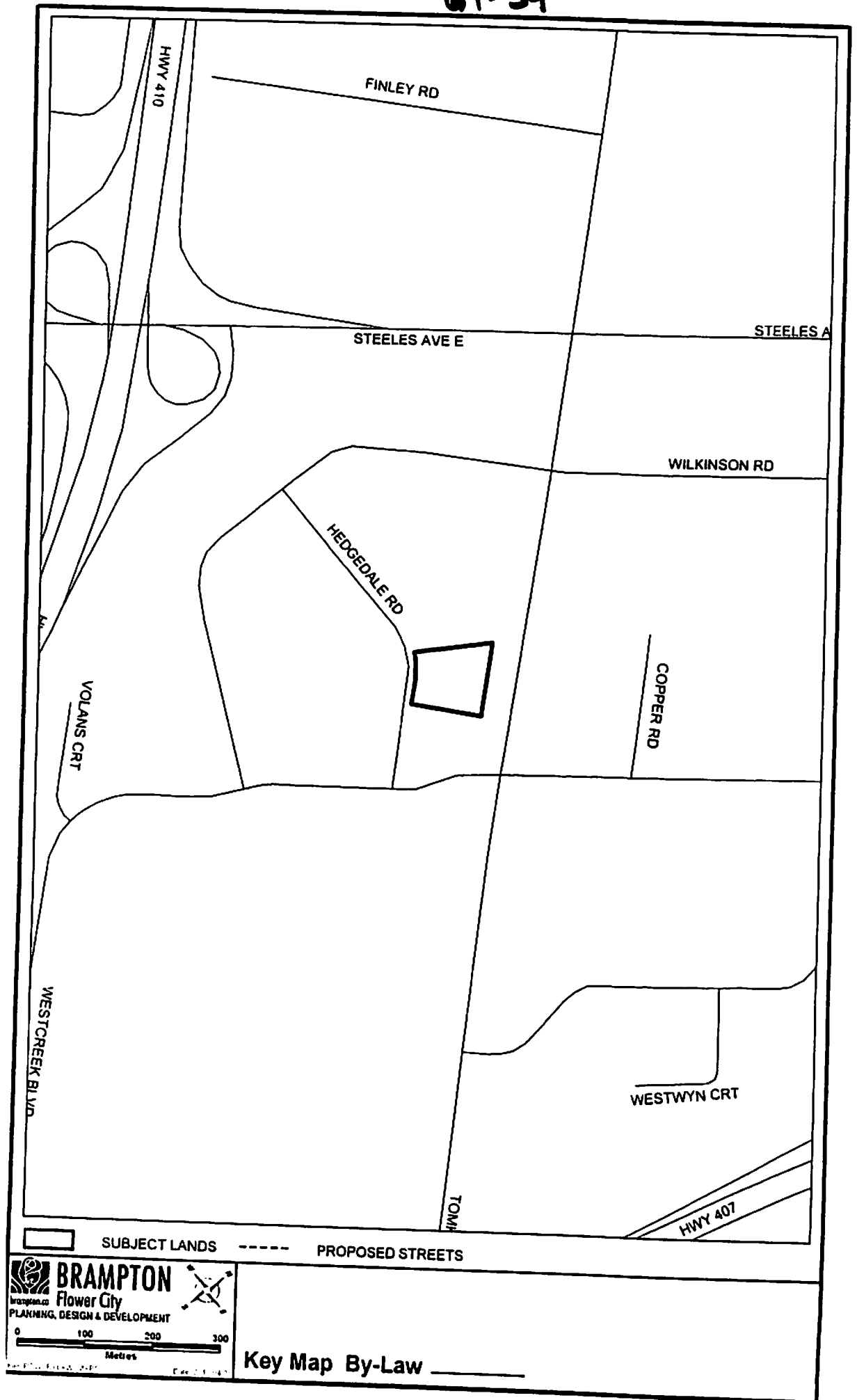


**BRAMPTON**  
Flower City  
PLANNING, DESIGN & DEVELOPMENT

Date: 2010 04 28 Drawn By: AC

File: POW\_BYLAW\_MAPS.gws

61-59



G1-60



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number \_\_\_\_\_

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 changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Industrial Four – Section 157 (M2 – 157)	Industrial Four – Section 1510 (M4 – 1510)

(2) by adding thereto the following sections:

\*1510 the lands designated M4 – Section 1510 on Schedule A to this by-law:

1510.1 shall only be used for the following purposes:

- 1) those purposes permitted in M4 – Section 157;
- 2) a place of worship.

1510.2 shall be subject to the following requirements and restrictions:

- 1) a place of worship shall only be permitted within an industrial mall and shall not exceed 550 square metres in gross floor area.

61-61

- 2) a minimum of 13 parking spaces shall be provided for a place of worship."

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

this            day of            2010.

SUSAN FENNELL - MAYOR

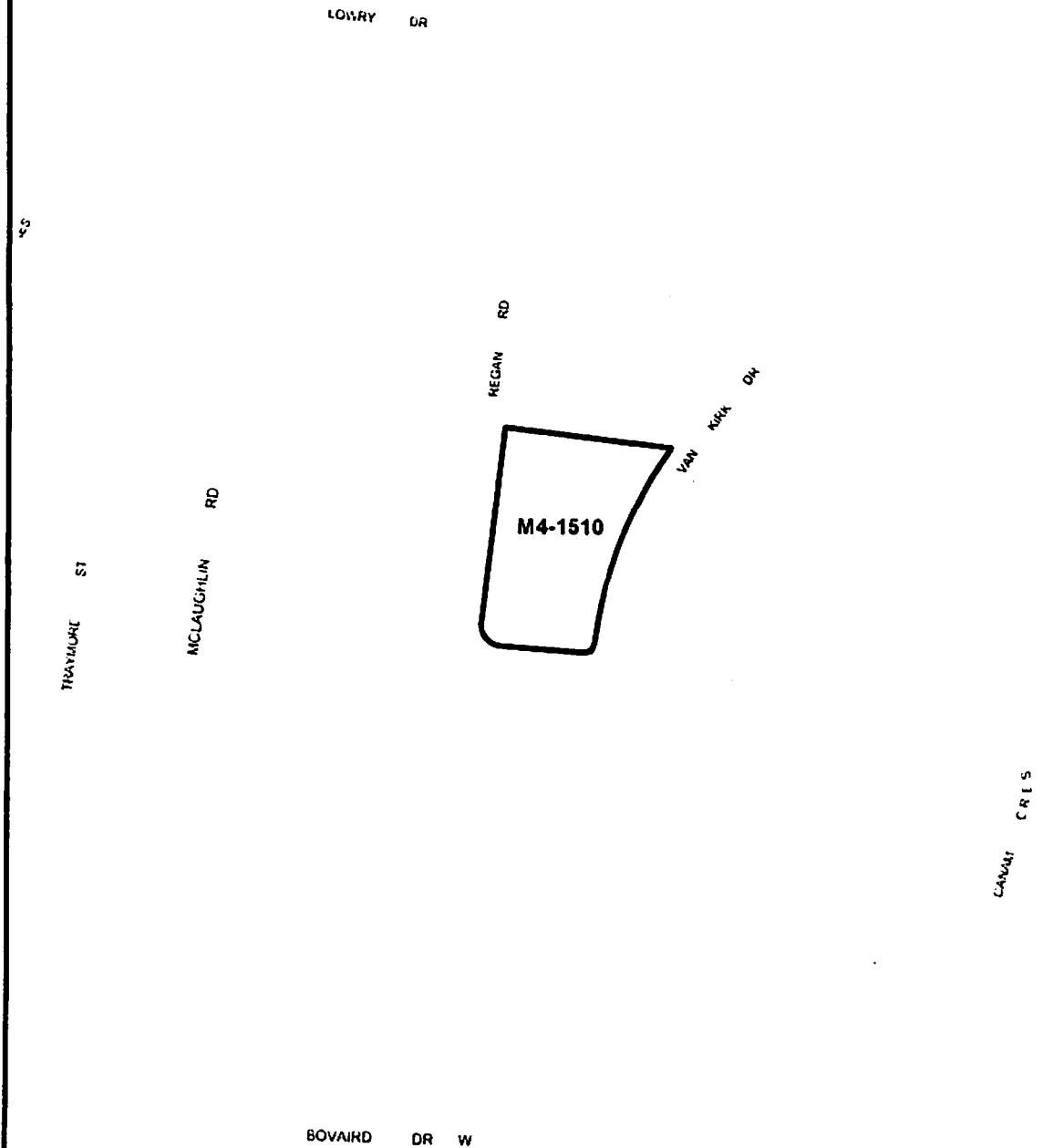
PETER FAY - CITY CLERK

Approved as to Content:

Dan Kraszewski  
Acting Director, Land Development Services

APPROVED AS TO FORM LAW DEPT. BRAMPTON			
[Signature]			
DATE	20	05	10

G1-62



Legend  
— ZONE BOUNDARY

0 50 100  
Metres

LOT 11, CONCESSION 1 W.H.S.  
(1 REGAN RD.)

BY-LAW \_\_\_\_\_

SCHEDULE A

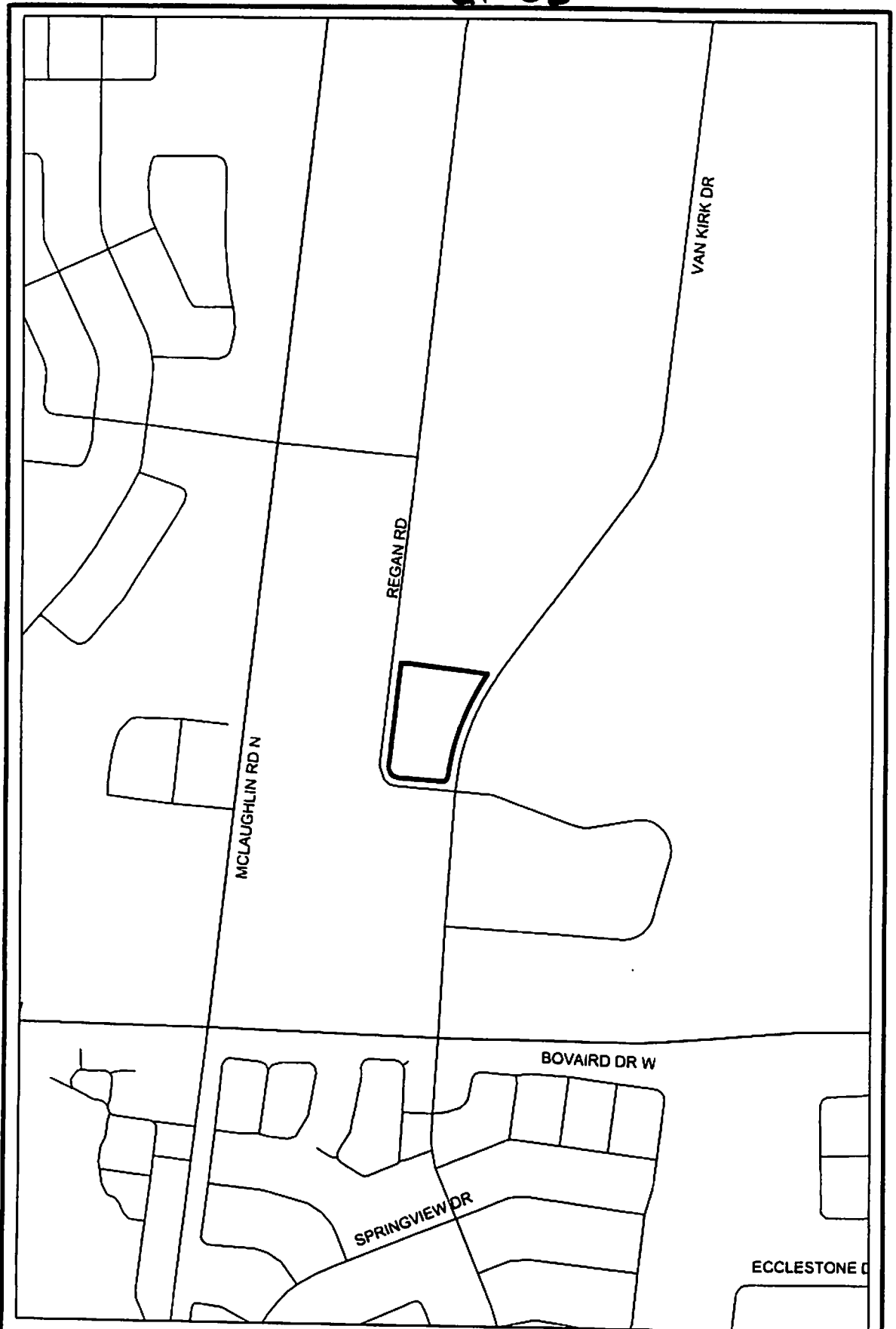




**BRAMPTON**  
Flower City  
PLANNING, DESIGN & DEVELOPMENT

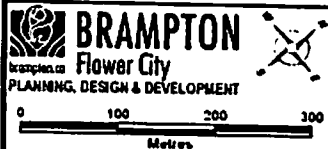
Date: 2010 04 28 Drawn By: AC

File: POW\_BYLAW\_MAPS gws

61-63



 SUBJECT LANDS     PROPOSED STREETS



Key Map By-Law \_\_\_\_\_

G1-64



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number \_\_\_\_\_

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 changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Industrial Four A – Section 186 (M4A – 186)	Industrial Four A – Section 1511 (M4A – 1511)

(2) by adding thereto the following sections:

"1511 the lands designated M4A – Section 1511 on Schedule A to this by-law:

1511.1 shall only be used for the following purposes:

- 1) those purposes permitted in M4A – Section 186; and,
- 2) a place of worship.

1511.2 shall be subject to the following requirements and restrictions:

- 1) a place of worship shall only be permitted within and industrial mall and shall not exceed 265 square metres in gross floor area;



61-65

- 2) a maximum of 52 seats shall be used for a place of worship containing seats in the main worship area.
- 3) parking for a place of worship shall be calculated at 1 space for every 4 seats, or where no seat is provided, 8.4 square metres of worship area or portion thereof."

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

this          day of          2010.

SUSAN FENNELL - MAYOR

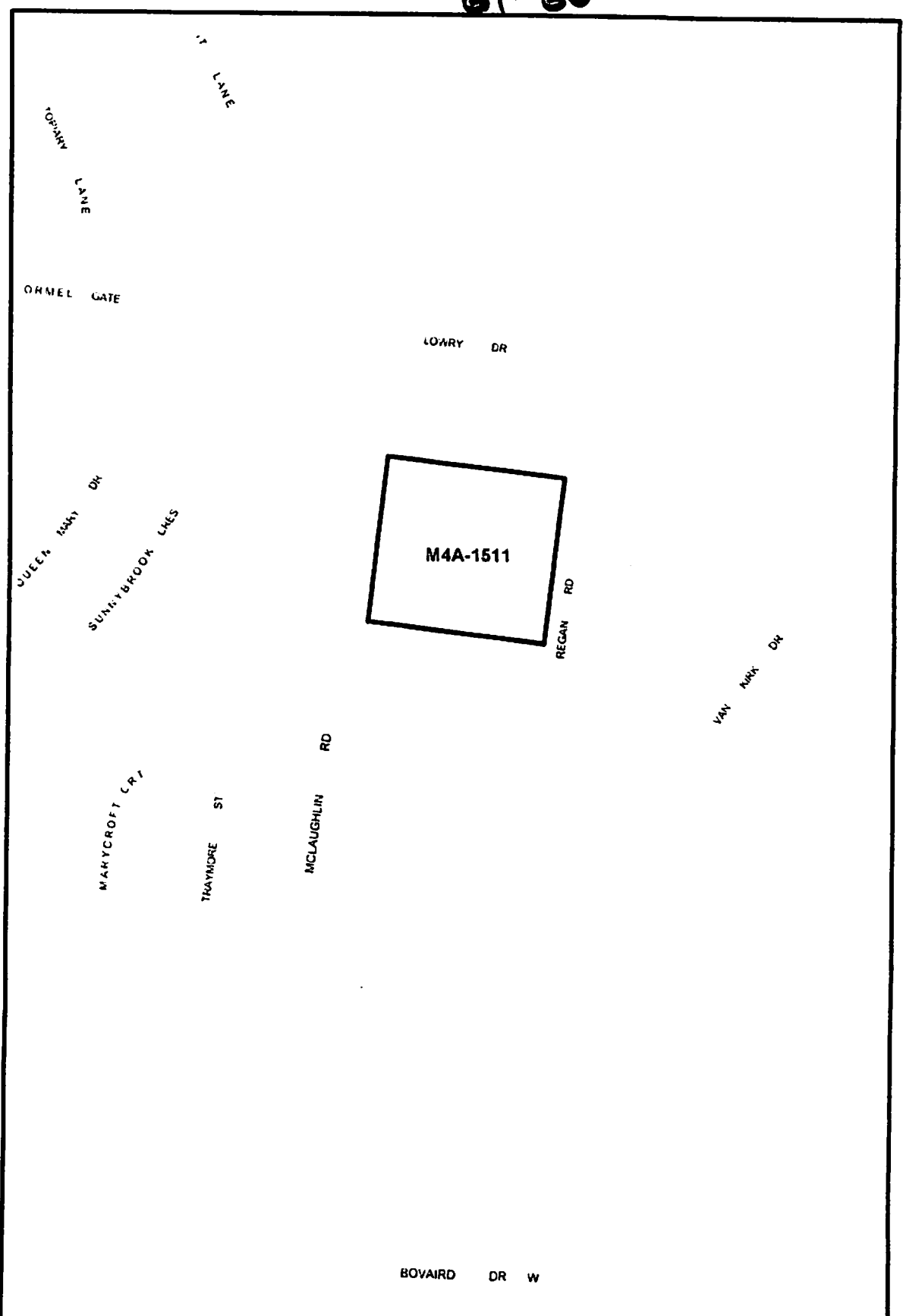
PETER FAY - CITY CLERK

Approved as to Content:

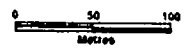
Dan Kraszewski  
Acting Director, Land Development Services



61-66



Legend  
— ZONE BOUNDARY




**PART LOT 11, CONCESSION 1 W.H.S.  
(18 REGAN RD.)**

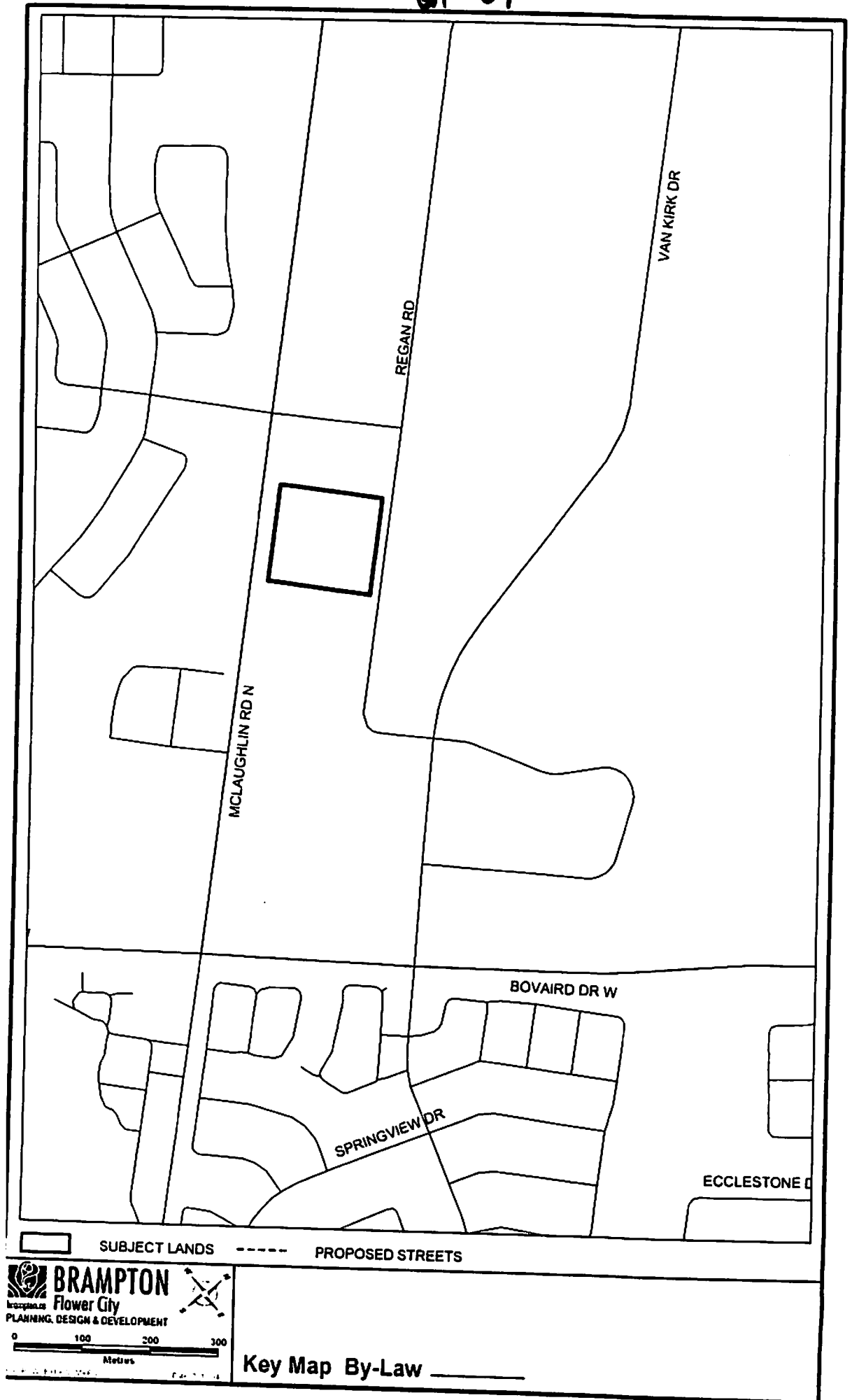
BY-LAW \_\_\_\_\_

**SCHEDULE A**



 **BRAMPTON**  
Flower City  
PLANNING, DESIGN & DEVELOPMENT  
Date: 2010 04 28 Drawn By: AC  
File: POW\_BYLAW\_MAPS.gws

61-67



G1-68



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number \_\_\_\_\_

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 changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Industrial Three A M3A	Industrial Three A – Section 1512 (M3A – 1512)

(2) by adding thereto the following sections:

"1512 the lands designated M3A on Schedule A to this by-law:

1512.1 shall only be used for the following purposes:

1) those purposes permitted in an M3A zone;

2) a place of worship

1512.2 shall be subject to the following requirements and restrictions:

1) a place of worship shall only be permitted within an industrial mall and shall not exceed 850 square metres in gross floor area;

61-69

- 2) a minimum of 19 parking spaces shall be provided for a place of worship.

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

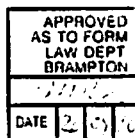
this          day of          2010.

SUSAN FENNELL - MAYOR

PETER FAY - CITY CLERK

Approved as to Content:

Dan Kraszewski  
Acting Director, Land Development Services



G1-70

QUEEN ST E

GATEWAY  
BLVD



SUMMERLEA  
RD

SHAFTSBUR

BAKER RD

COLONY CRT

Legend  
— ZONE BOUNDARY

0 50 100  
Metres

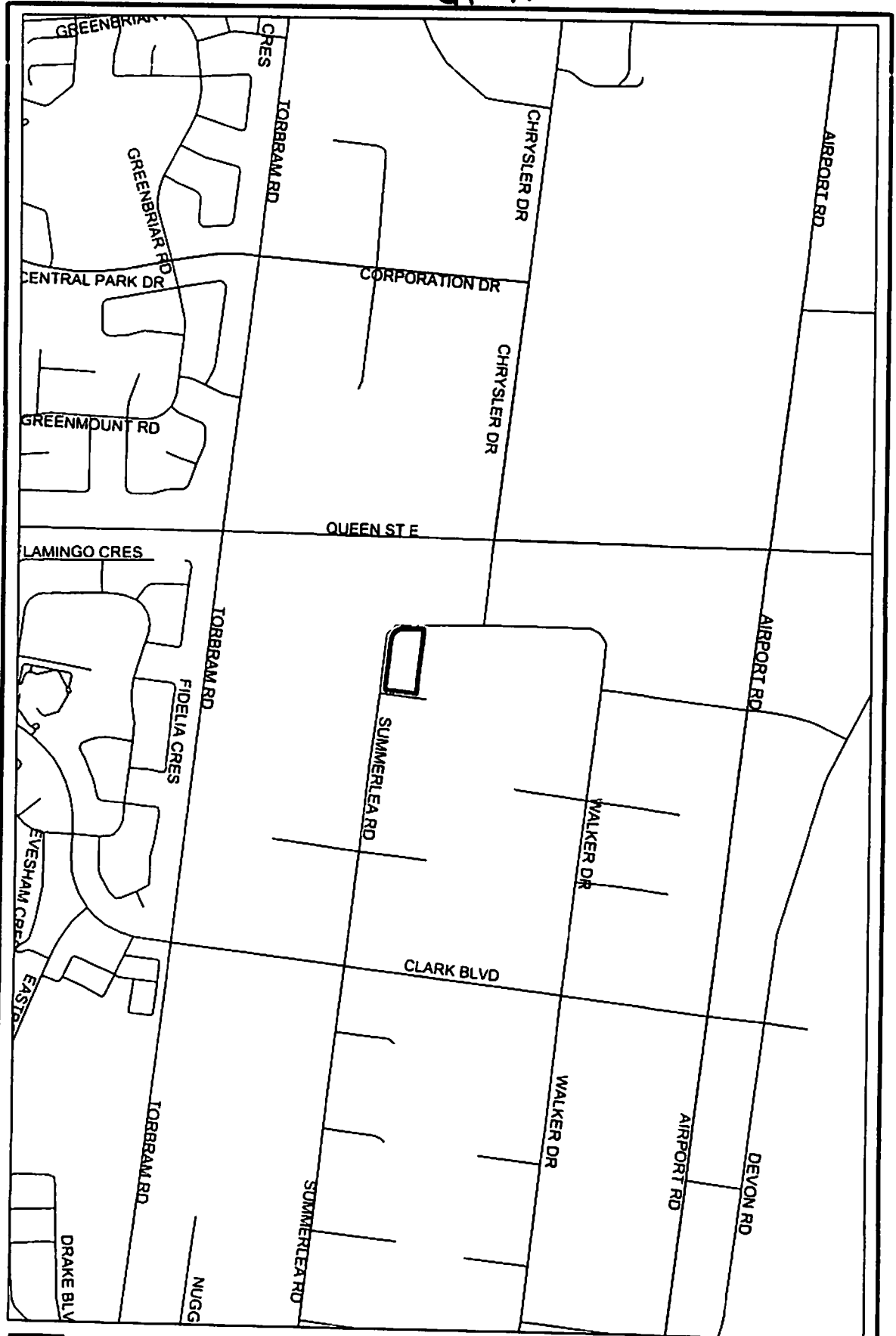
LOT 5, CONCESSION 6 E.H.S.  
(253 SUMMERLEA RD.)



BY-LAW \_\_\_\_\_

SCHEDULE A



 **BRAMPTON**  
Flower City  
PLANNING, DESIGN & DEVELOPMENT  
Date: 2010 04 28 Drawn By: AC  
File: POW\_BYLAW\_MAPS gws



 SUBJECT LANDS       PROPOSED STREETS

**BRAMPTON**  
Flower City  
PLANNING, DESIGN & DEVELOPMENT

0 100 200 300  
Metres

Map 111-04-11

Key Map By-Law \_\_\_\_\_

G1-72



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number \_\_\_\_\_

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 changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Industrial Four A – Section 225 (M4A – 225)	Industrial Four A – Section 1513 (M4A – 1513)

(2) by adding thereto the following sections:

"1513 the lands designated M4A – Section 1513 on Schedule A to this by-law:

1513.1 shall only be used for the following purposes:

- 1) those purposes permitted in M4A - 225;
- 2) a place of worship

1513.2 shall be subject to the following requirements and restrictions:

- 1) a place of worship shall only be permitted within an industrial mall and shall not exceed 400 square metres in gross floor area.



G1-13

- 2) a maximum of 120 seats shall be used for a place of worship containing seats in the main worship area.
- 3) parking for a place of worship shall be calculated at 1 space for every 4 seats, or where no seat is provided, 8.4 square metres of worship area or portion thereof."

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

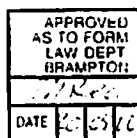
this            day of            2010.

SUSAN FENNELL - MAYOR

PETER FAY - CITY CLERK

Approved as to Content:

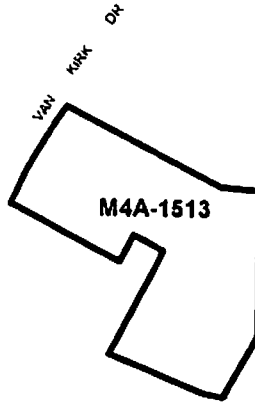
Dan Kraszewski  
Acting Director, Land Development Services



61-74

LOWRY DR

RECAL RD



BOVAIRD DR W

Legend  
— ZONE BOUNDARY

0 50 100  
Metres

LOT 11, CONCESSION 1 W.H.S.  
(35 VAN KIRK DR.)

BY-LAW \_\_\_\_\_

SCHEDULE A

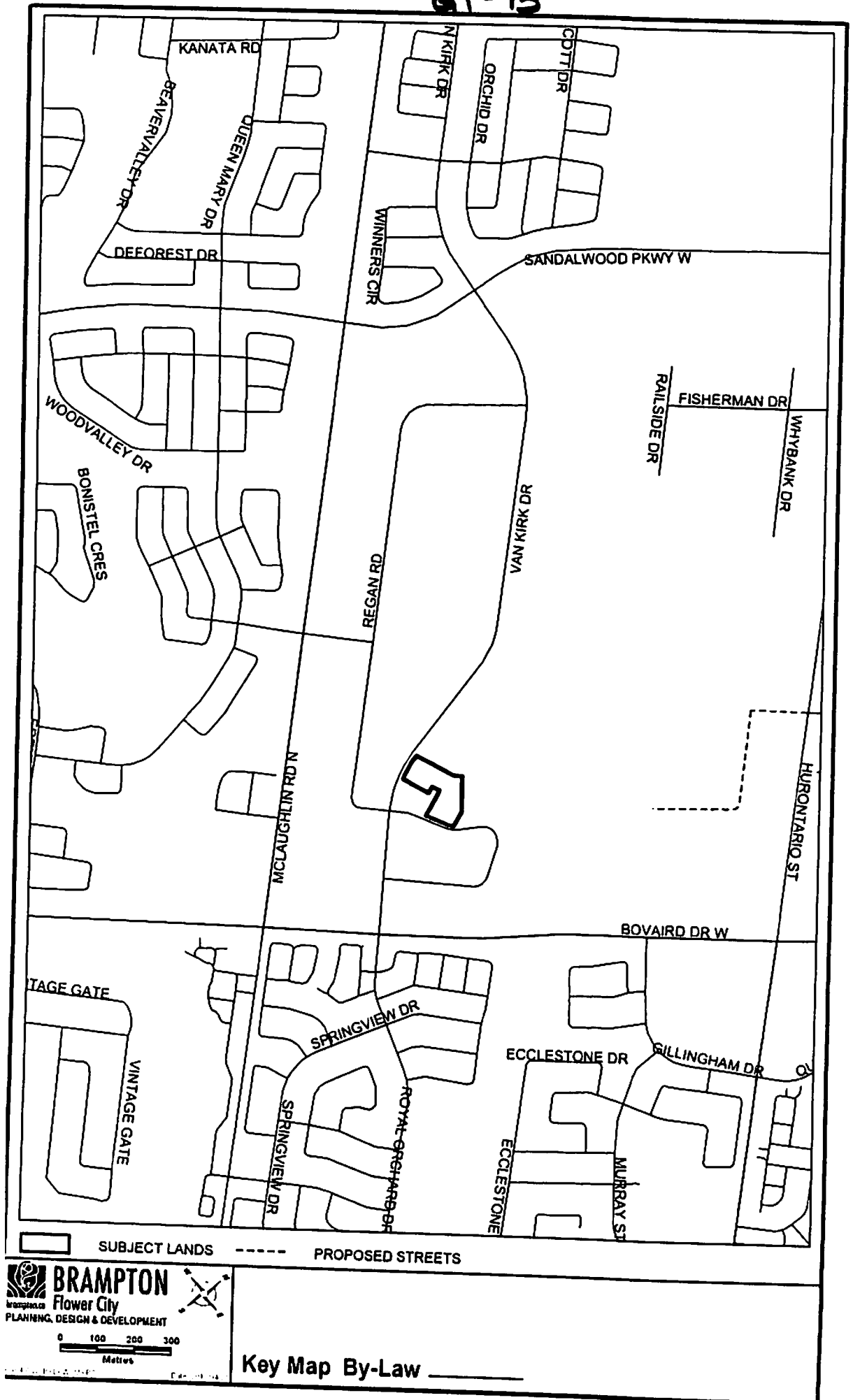


**BRAMPTON**  
Flower City

PLANNING, DESIGN & DEVELOPMENT

Date: 2010 04 28 Drawn By: AC

File POW\_BYLAW\_MAPS gws



Appendix C  
Notes of the Public Meeting

**April 8, 2010**

**Pearson Convention Center  
2638 Steeles Avenue East  
North West Corner of Steeles Avenue and Airport Road**

**Members Present:** Regional Councillor G. Gibson – Wards 1 and 5 (**Chair**)  
Regional Councillor P. Palleschi – Wards 2 and 6 (**Vice-Chair**)  
Regional Councillor E. Moore – Wards 1 and 5  
Regional Councillor J. Sanderson – Wards 3 and 4  
Regional Councillor G. Miles – Wards 7 and 8  
Regional Councillor J. Sprovieri – Wards 9 and 10  
City Councillor S. Hames – Wards 7 and 8  
City Councillor V. Dhillon – Wards 9 and 10

**Members Absent:** City Councillor J. Hutton – Wards 2 and 6 (Illness)  
City Councillor B. Callahan – Wards 3 and 4 (Illness)

**Staff Present:** **Planning, Design and Development Department**  
J. Corbett, Commissioner, Planning, Design and Development  
A. Smith, Director, Planning Policy and Growth Management  
D. Waters, Manager, Land Use Policy  
P. Snape, Manager, Development Services  
C. LaRota, Policy Planner  
K. Poad, Policy Planner  
L. Sulatycki, Development Planner  
P. Aldunate, Development Planner

**Corporate Services Department**  
P. Fay, City Clerk  
E. Evans, Deputy Clerk  
C. Urquhart, Legislative Coordinator  
S. Pacheco, Legislative Coordinator

The Chair acknowledge correspondence from the following, re: **Places of Worship City-Wide Policy Review (File P22 )**.

- Mona Simon, 43 Fenton Way, Brampton, dated March 11, 2010
- Ryan Virtanen, KLM Planning Partners, dated April 5, 2010
- Mark Yarranton, KLM Planning Partners, dated April 7, 2010, on behalf of landowners within the Bram East Sub Area 2 Block Plan
- Darren Steedman, Chair, BILD Peel Chapter, dated April 7, 2010
- Carl Brawley, Glen Schnarr and Associates, dated April 8, 2010, on behalf of the Roman Catholic Episcopal Corporation, Toronto Diocese.

Adrian Smith, Director, Planning Policy and Growth Management, advised that this public meeting was to present the recommended Official Plan policies and Zoning By-law provisions resulting from extensive consultation with the development industry, Brampton's Faith Coalition and the community with respect to the Places of Worship (POW). He gave a presentation highlighting the following:

- Percentage of immigrants and non-immigrants
- Brampton's population by ethnic origins
- Places of worship policy review and chronology – extensive consultation with Faith Coalition
- Brampton's population by religious affiliation
- Approximately 115 POW sites in Brampton
- Major POWs under development
- POW policy review chronology – extensive consultation with Faith Coalition
- Principles in April 2009 Draft Policies include:
- Continued recognition of the important role faith groups and Places of Worship play in the City
- POW to be permitted in more land use designations subject to compatibility and function criteria: size and location, access, parking, landscaping and setbacks
- Parking requirements to be based upon the worship area/person capacity
- Staff was directed to continue discussions with Faith Coalition to refine draft policies and zoning provisions
- Principles in April 2010 Draft Policies include:
- Places of Worship to be permitted in the following zones:
- Residential, except estate residential, Institutional, Commercial, Business Corridor, up to 5,000 sq.m.,
- Industrial, up to 5,000 sq.m. if located within 500m of a residential zone and up to 3,000 sq.m. if located at the edge of an industrial area
- Recognition that alternative parking arrangements such as shared parking may be approved by the City
- Places of Worship policies to be reviewed and monitored in consultation with Brampton Faith Coalition on a regular basis
- Recommend permanent approvals for POWs that have received temporary planning approvals and are currently operating
- 24 sites identified to be included in the Zoning By-law

- Proposed Policies for Reserve Sites include:
- Minimum size of 0.8 hectares (2 acres)
- Retention period of 5 years from date of assumption of subdivision
- Alternative uses only permitted through the lifting of a Holding Zone provision
- Special Study Areas: 3 special study areas to determine potential to permit a POW
- Existing Zoning By-law: Zones that currently permit POW
- Draft Zoning By-law:
- Definition of Place of Worship and accessory uses that would be included
- Main worship area, net worship area
- POW to be permitted in Residential zones except executive housing and rural estate residential zones subject to specific criteria
- All Commercial zones
- Industrial zones within 500 m of a residential zone and business corridor are up to 5,000 sq.m.
- Certain other industrial zones, up to 3,000 sq.
- Proposed Major zones permitting Places of Worship
- Proposed Parking Requirements to be based on the worship area per person capacity
- Accessory uses do not require additional parking spaces

Mr. Smith outlined the next steps of the process and advised that if the recommended Official Plan and Zoning By-law amendments are supported they would be brought forward to the Planning, Design and Development Committee and subsequently to Council for adoption in May/June 2010.

Following the presentation, comments were provided as follows:

Randy Neilson, Pastor, Bramalea Christian Family Church, and Member of the Brampton Faith Coalition, advised that he supports the staff recommendations which recognize the City's diversity and provide policies for more viable locations for POW sites. He requested that Committee consider formalizing an ongoing dialogue with the Brampton Faith Coalition so that any future challenges regarding Places of Worship may be addressed together. He complimented Council and staff for resolving the issues regarding Places of Worship.

Kevin Begley, Harvest Worship Centre, and Member of the Brampton Faith Coalition, encouraged Council to approve the staff recommendations which reflects the City's diversity. Most of the congregations are satisfied with the draft policies on the size of the POW sites within the Business Corridor and Industrial areas. He is supportive of the proposed zoning policies with respect to the requirements for parking. He complimented Council and staff for their understanding and respect towards the Faith Coalition.

Sheikh Fazal Razack, Islamic Forum of Brampton, explained the role of the Mosques and needs of the Muslim community. The Mosques are used on a daily basis for different purposes, such as youth programs, recreational purposes, operating a food bank network in conjunction with the Region of Peel, and looking after the less privileged members of the community. He stated that the previous policies with

respect to POW sites did not consider the Muslim community. The proposed policies in the staff recommendations address the needs of the community and will be beneficial to all faith groups. He suggested continued dialogue between the City and the Faith Coalition.

Sheik Ahmed, Islamic Community, and Member of the Brampton Faith Coalition, approved the definition of a Place of Worship in the proposed policies which he stated reflects the City's diversity. He explained that the role of the church has changed and the needs of Muslim community are recognized in the policies presented in the draft documents. With respect to the issue of parking, it was not practical that POW sites were expected to provide parking for all attendees and commended the shared parking arrangement that is being proposed.

Paul Gill, Sikh Community, and Member of the Brampton Faith Coalition, advised that his community supports the draft policies presented by staff regarding POW sites. He is happy with the shared parking arrangement with the business industry.

Bert Sharp, Salvation Army, stated that he is encouraged by the proposed policies presented by staff and commended Council and staff for their patience in resolving the issues related to POW sites. He highlighted the role of the church associated to the Salvation Army and explained that the church is always present to respond and assist the community. He would like the City and the Faith Coalition to continue working together to implement the proposed policies.

Catherine Gravely, consultant for the Brampton Faith Coalition, advised that it was a pleasure working with the Faith Coalition and staff on the proposed policies for POW sites. She noted that various issues and concerns were raised during the POW review and staff always provided a reasonable response. She agreed that finding a balance on issues such as noise levels, traffic impact, size of POW sites and land use that is acceptable to the Faith Coalition and the City was not easy. However the recommendations presented are a good balance that meet the needs of the community. She stated that the proposal should be regarded as a work in progress.

Ron Mauti, Architect, 135 Sun Pac Boulevard, complimented Council and staff for their efforts in resolving the POW issues. He was pleased with the 3,000 sq. m. size limitation of POW sites in industrial areas. On behalf of the congregation of the Gurduara Jot Parkash Sahib Toronto, he requested that this POW be added to the list of permanent approved sites.

Beth Halpenny, on behalf of the Great Gulf Group of Companies, gave a presentation on the impact of the proposed extension of the reservation policy for POW blocks. The presentation is summarized as follows:

- Not supportive of the policy that an alternative use of a POW block will be permitted only through the lifting of a Holding Zone provision
- Impacts on the community and residents:
- POW sites will remain vacant and residents will be uncertain of the future use of the block
- Construction at a later date will disrupt an established community
- market value of lots within the block will be higher than existing properties
- Impacts on the City:

- Delayed issuance of building permits on POW block will result in a delay of Development Charges for 10 years
- Delayed revenue from realty taxes
- Later construction of these blocks will become the City's responsibility for damages to roads in assumed subdivisions
- Community information maps will no longer provide necessary information for future home buyers

Ms. Halpenny was advised by Committee that her presentation was longer than the time allowed by the City's Procedure By-law and that a motion was required to permit her to continue.

On a 2/3 majority vote a motion was passed permitting Ms. Halpenny to continue her presentation. :

Ms. Halpenny continued the presentation as follows:

- Impact on the Faith Groups:
- Proposed policies will make it more challenging for faith groups to acquire sites as they will become more expensive
- Impact on Developers:
- Timeline change from initial submission to assumption of a plan for residential lots within the POW block from 11 years to 20 years
- Required to maintain vacant POW blocks for over 10 years means substantial carrying costs
- Retention of securities for longer periods will make it difficult for developers to secure additional financing to help the City build its infrastructure
- Unfair and unreasonable to require developers to extend their financial commitments for an additional 10 years
- Maintaining the reserve POW sites for 3 years from registration would be in the best interest of existing communities

Jerry Berenguer, Pastor, Jesus First Ministries, 55 Hedgdale Road, Brampton, advised that he is satisfied that his church site is listed for permanent approval 'grandfathering'. He has been operating a POW at this location for six years with no impacts to the surrounding industrial area. He explained that he has a shared parking arrangement with the business owners and parking has never been an issue.

Gurjit S. Grewal, Springdale, Sikh Sangat Heritage Darbar, advised that he supported the proposed POW policies and was confident that this proposal will set a precedent for other communities.

Dan Degaris, Brampton West Alliance Church, 1 Regan Road, Unit 20, Brampton, advised that his church operates from an industrial site. He appreciates the time and effort that Council and staff have taken in preparing 'workable' policies with respect to POW sites. He stressed the importance of moving ahead with the policies.

Jugrij Singh, 31 Garibaldi Road, Brampton, advised that he was pleased with the 3,000 sq. m. size limitation of POW sites in industrial areas. However, he commented that a size limitation of 4,000 sq.m. would be even better.



Julia Liu, Pastor, Christian Church, questioned the reason for limiting sizes of POW sites within business corridors and industrial areas and inquired about the size limitation in residential units.

Mr. Smith responded to Ms. Liu's questions and advised that the proposed sizes of 3,000 and 5,000 sq.m. would be "as-of-right" for any POW site. The sizes are intended to ensure compatibility within the industrial areas and there are provisions to allow site-specific increases, if required. With respect to residential units, he explained that there are no specific size restrictions in the draft by-law.

Mr. Smith advised that all the issues and concerns raised at this meeting will be evaluated and addressed in the recommendation report which will be presented to Committee at a future date.

The public meeting on this matter was adjourned.

## Appendix D

### Summary of Public Submissions

Submissions/Issues Raised	Staff Response
<p><b>Mona Simon – 43 Fenton Way</b></p> <p>The City is requested to consider prohibiting Places of Worship on residential areas located on a cul-de-sac. She stated that permitting Places of Worship within quiet neighbourhoods would disturb the tranquility and harmony of the residents of the area.</p>	<p>It is the intention of the Residential policies in the Official Plan to locate Places of Worship on arterial and collector roads, but not on local residential roads. In addition, the City's Zoning By-law proposes to restrict the location of Places of Worship to sites located within collector roads with a minimum right-of-way width of 23 metres. Places of Worship will not be permitted within local roads, such as cul-de-sacs.</p>
<p><b>Great Gulf Group of Companies (submission presented at the April 8, 2010 Public Meeting).</b></p> <p>Concerns with the proposed policies for reserve sites. Anticipates the following impacts:</p> <p><u>Impacts on the community and residents:</u></p> <ul style="list-style-type: none"> <li>• Uncertainty as to the future use of the place of worship site for potentially 11 years from initial occupancy.</li> <li>• Holding provision will provide greater uncertainty, as sites will not be dual zoned. Release of a holding provision is arbitrary and at sole discretion of the Commissioner.</li> <li>• Current process provides greater certainty and is an effective process.</li> <li>• Sites remain vacant, potential eyesores and used as</li> </ul>	<p>The proposed policies will not create uncertainty regarding the use of the reserve sites. Permitted uses on the site will be determined at the time of the passing of the by-law and will include a place of worship and alternative use(s) permitted only through the removal of the Holding provision. Residents will be aware of the permitted uses (including the alternative use) through signs posted on the reserve sites, and the Homebuyers' Map at the time of purchasing their homes.</p> <p>Removal of a Holding provision is not arbitrary, as the zoning by-law of the reserve site will set up specific criteria</p>

dumping grounds. Under current policy these blocks could be developed as early as 5 years from occupancy.

- Reduction to property values due to uncertainty.
- Disruption to an already established community.
- Increased cost of housing to future purchasers buying lots within the POW block.

#### Impacts on the City of Brampton:

- Delayed revenues from realty taxes
- Delayed in receiving Development Charges
- City is responsible for any damages to the roads, as subdivision has been assumed.
- Potential landowner appeals to secondary plans as a result of the disparity and penalty that result to the developer with a reserve block.
- Processing of development applications once community is established gives rise to resident's opposition and potential appeals.

that has to be satisfied in order to remove it. Holding provisions are removed by Council once it is demonstrated that all conditions have been satisfied.

It has been indicated by faith groups that the current process to maintain the reserve sites for three years is not effective, on the contrary, the short period of time provides an incentive to landowners to wait until the sites are released for alternative uses.

Places of worship sites will be required to be maintained by landowners if not sold within the retention period. However, under current and proposed policies, these sites could be developed as early as registration if sold for the development of a place of worship.

POW are generally exempt from realty taxes and development charges, therefore the City is not anticipating receiving revenue from reserve sites.

During any site construction, it is the landowner's responsibility (not the City) to maintain the roads and sidewalks, as well as repairing any damage to the roads, boulevards or landscaping. This is a requirement included in the development agreement between the City and the subdivision.

Designating place of worship sites will be discussed in the early stages of the secondary/block plan process. As it is current practice with any new secondary/block plan, landowners who contribute more community services land (such as a place of worship or a school site) than others within the same secondary/block plan, are compensated by

<p><u>Impacts on faith groups:</u></p> <ul style="list-style-type: none"> <li>• Price for acquisition of reserve sites will increase over time as the property values increase, and there is increased demand for low rise units.</li> <li>• Delayed timeframe for acquisition and planning process results in greater opportunity for residents' opposition.</li> </ul> <p><u>Impacts on developers:</u></p> <ul style="list-style-type: none"> <li>• Significant increase in the length of time substantially</li> </ul>	<p>through the Cost Sharing Agreement. It is up to the reserve block landowner to ensure that they are properly compensated through the Cost Sharing Agreement. The costs of maintaining the reserve sites can be equally divided between all landowners, and does not have to be the sole responsibility of the reserve block landowner.</p> <p>The processing of a development application to remove a Holding provision is not subject to an appeal to the OMB. In addition, residents will be made aware of the permitted use for a place of worship or any alternative use (permitted only through the lifting of a Holding provision) from the time they purchase their homes by the Community Information Map and the Purchase and Sale Agreement.</p> <p>The intention of the proposed policies is to ensure that faith groups are included early in the planning process of new subdivisions to facilitate agreements between landowners and faith groups. It is anticipated that the extended reservation period will give sufficient time to faith groups to find the necessary financing to acquire reserve sites within the specified timeframe.</p> <p>As it is current practice, the City will maintain the Homebuyers map as a tool to advise residents of proposed POW blocks. Residents and potential homebuyers will be aware of the permitted uses (POW and alternative uses) on the site from the time the plan of subdivision is draft approved.</p> <p>Proposed policies are an incentive to landowners to consult with faith groups as early as possible in the subdivision</p>
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<p>increases carrying costs to deliver housing.</p> <ul style="list-style-type: none"> <li>• Retention of securities for longer periods of time will hamper ability to obtain additional financing to help City build infrastructure</li> <li>• Maintenance of vacant sales and construction site offices until POW block is available to be marketed and built can prove impractical due to security and vandalism.</li> </ul> <p>Recommending that reserve sites be held for the current period of 3 years from registration and that sites be dual zoned.</p>	<p>approval process to ensure reserve blocks are developed for places of worship sites as planned.</p> <p>Reserve blocks can be marketed for a POW from the moment the plan of subdivision is draft approved. Sales offices do not necessarily need to be located on site If block not sold within the reservation period</p> <p>Staff are proposing to reserve the Places of Worship sites for five years from assumption of the subdivision.</p>
<p><b>KLM Planning Partners Inc. (on behalf of the Bram East Sub Area 2 Landowners Groups)</b></p> <p>Requests to include grandfathering provisions to permit existing development application on approved secondary plans to maintain the current reservation policies of 3 years from registration.</p> <p>Indicates that with the proposed policy, a reserve site would be required to be reserved for an estimated 12 years from draft approval of the plan of subdivision.</p> <p>Anticipates the following negative impacts:</p> <ul style="list-style-type: none"> <li>• Greater uncertainty for community as to the ultimate land use of the reserve site</li> <li>• Vacant sites that become derelict.</li> <li>• Prolonged need for developers to maintain vacant sales offices and construction trailers</li> <li>• Loss of tax revenue and delay in development</li> </ul>	<p>Proposed policies will only apply to draft plan of subdivisions that have not been zoned or any new applications. Reserve sites within plans that are already zoned will not be subject to the new policies.</p> <p>Reserve sites will only be required to be reserved for that period of time, if the site is not acquired by a faith group. The comments submitted assume that the ultimate land use of the reserve site will be residential. The intention of the proposed policies is to provide an incentive for landowners to develop sites for its intended use, a place of worship.</p> <p>It has been demonstrated that there is enough interest from faith groups to acquire reserve sites, and that they should be involved early in the secondary plan/block plan process, to ensure that reserve sites can be developed for places of</p>

<p>charges.</p> <ul style="list-style-type: none"> <li>• Maintenance cost to City roads once subdivision is assumed.</li> <li>• Greater potential for land use disputes and appeals over ultimate land use</li> <li>• Increased property values on reserve site and the need for developers to seek highest and best use and intensification of sites.</li> </ul> <p>Opposes to the Holding (H) provision as this policy would further delay the ultimate use of the land.</p>	<p>worship within the specified timeframe.</p> <p>No proposed changes.</p>
<p><b>KLM Planning Partners Inc.</b></p> <p>Concerns with the recommendation to hold reserve sites for a period of 5 years from the date of assumption of the subdivision. Proposes that reserve sites be held for 5 years from the date of registration.</p> <p>Disagrees with Holding Zone (H) on reserve sites and proposes that they are dual zoned to automatically have an alternative use once the retention period expires.</p>	<p>Reserve sites may be dual zoned to permit an alternative use in addition, to a place of worship, but the landowner will be required to satisfy certain conditions to permit the alternative use.</p>
<p><b>Glen Schnarr &amp; Associates Inc. (on behalf of the Roman Catholic Episcopal Corporation – Toronto Diocese)</b></p> <p>Requests that reference regarding size, height, massing and scale of places of worship buildings be deleted or amended to consider that the size of the buildings be relative to their function and form.</p>	<p>The proposed policy is intended to ensure that places of worship buildings are compatible and integrated to the character of the surrounding area, and the architecture has regard for the adjacent buildings. However, it is recognized that because of their nature,</p>

	<p>places of worship buildings generally have certain architectural ornamental elements such as towers, spires and domes. Provided that these architectural elements do not contain additional floor area, they will be exempted from height limitation requirements.</p> <p>No changes are proposed.</p>
<p><b>Gagnon &amp; Law Urban Planners Inc. (on behalf of Suraksha Sharma, 8027 Upper Churchville Rd.)</b></p> <p>Proposes that Secondary Plans should permit Places of Worship without the need for individual, site specific amendments to the applicable secondary plan.</p> <p>Requests that the property located at 8027 Upper Churchville Rd. be included in the list of proposed sites to be approved permanently.</p> <p>Do not support the recommendations to include performance standards such as lot size and setbacks in the Zoning By-law. Individual Places of Worship proposals should be reviewed based on their individual ability to provide for certain performance standards, and must be</p>	<p>It is the intention of the proposed policies to permit Places of Worship as of right in all land use designations of the Official Plan subject to satisfying specific criteria, without the need for further amendments to the Official Plan. Amendments to the secondary plans will only be required for Places of Worship that do not meet the specific criteria outlined in the Official Plan.</p> <p>The list of 25 sites recommended for permanent approval only include sites that have been subject to previous temporary approvals through the Committee of Adjustment, and that are currently operating. This property has not been subject to any previous planning approvals, and therefore, the place of worship will continue to be reviewed as part of the applicant's private rezoning application.</p> <p>Although it is recognized that Places of Worship may be permitted in more zones, the proposed set of performance standards will regulate places of worship that are permitted as of right in any zone, as it is required with any other land use within the City. This will ensure that the buildings are</p>

<p>considered in their own merits as it is being recommended for the exempted sites.</p>	<p>compatible with the character of the adjacent properties. Variations to the recommended performance standards will be reviewed on site specific basis. The sites that are recommended to be exempted have been subject to site-specific planning applications and each of them has been reviewed and considered in their own specific merits.</p> <p>No changes are proposed</p>
<p><b>Gagnon &amp; Law Urban Planners Ltd. (on behalf of the North West Brampton Landowners Group)</b></p> <p>Do not support the proposed 5 year reservation policy from the date of assumption. The extended reservation period will add eventual costs to the POW reserve sites.</p> <p>Do not support the recommendation to implement a Holding zone for reserve sites. The current dual zoning provides notification for those who own property adjacent to potential places of worship sites regarding alternative possible uses.</p> <p>Do not support the inclusion of minimum performance standards particularly as it relates to the minimum lot area of 0.8 hectares</p> <p>Do not support the requirement to permit places of worship only on sites with direct access the 23m wide roads.</p>	<p>The practice to dual zoned reserve sites will continue to apply, with an added requirement to remove the Holding provision in order to permit the alternative use. Similar to current practices, adjacent landowners will be notified of alternative uses that may be permitted once the Holding provision is removed.</p> <p>The recommended minimum lot area only applies to places of worship permitted within residential zones. Minimum lot areas are a standard required for any permitted use within a Residential zone. Consideration will be given on site specific cases to amend this requirement</p> <p>As with the minimum lot area, frontage on a 23m road is only required for sites permitted within residential zones.</p> <p>No changes proposed.</p>



Appendix E  
Summary of Public Agency and Inter Departmental Comments

Submissions/Issues Raised	Staff Response
<p><b>Region of Peel</b></p> <p>The Region of Peel submitted the following advisory comments:</p> <p>A Regional Official Plan is not required.</p> <p>Allowing more employment area designations that permit Places of Worship may create challenges for the City with conversions if the definition of Places of Worship is not explicitly defined as not being an employment uses.</p> <p>The expanded definition for Places of Worship might impact the future degree of exemption from the City's development charges.</p>	<p>The proposed policies for Business Corridor and Industrial designations appropriately address the issues regarding conversion of employment areas.</p> <p>Exemptions from development charges will be dealt on a site-specific basis.</p>
<p><b>City of Brampton Zoning Services</b></p> <p>For clarity in interpretation, recommend that the definition of Places of Worship be revised to indicate that other uses such as faith-based instruction or teaching may or may not be included within a Place of Worship.</p>	<p>The definition of Places of Worship has been amended to indicate that places of worship are primarily used for faith-based spiritual purposes wherein people assemble for religious worship, and which may include other uses such as faith-based instruction, recreational or other facilities.</p>

<p>Unless otherwise specified, or specifically omitted from the parking requirements in the draft by-law, 2 additional spaces will be required for any residential unit accessory to a place of worship. To avoid any misinterpretation it is recommended to either identify it as a requirement or specifically state that no additional parking for the accessory residential unit is required.</p> <p>Unless otherwise stated, setback and landscaping requirements proposed will apply to all industrial areas, including existing buildings.</p> <p>Recommends adding wording to Sections 30.18 and 30.19 to indicated that the maximum gross floor area of 5,000 and 3,000 sq. m. is for all places of worship within a lot, not for each place of worship within a lot.</p> <p>Recommends removing Section 12 in its entirety as this section is already covered by Section 6.34 of the Zoning By-law.</p>	<p>The parking requirements have been amended to indicate that parking for residential units will not be required.</p> <p>It is the intention of the proposed standards to only apply to new stand-alone Places of Worship, therefore the wording in the by-law has been amended to revise this requirement.</p> <p>Sections 30.18 and 30.19 have been amended to indicate that the maximum permitted gross floor area will be for the entire lot, not for individual Places of Worship within a lot.</p> <p>Section 12 has been removed.</p>
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**Appendix F**

**BILD Peel Chapter and Brampton Faith Coalition Letter, dated May 28, 2010**



BUILDING A GREATER GTA  
Building Industry and Land  
Development Association

May 28, 2010

City of Brampton  
Planning Policy and Growth Management  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

**Attention:** Mr. Adrian Smith, Director of Planning

**Regarding:** City of Brampton, Places of Worship Policy

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On behalf of the Building Industry and Land Development Association's (BILD) Peel Chapter, we thank you for taking time to consult our industry regarding proposed changes with respect to the City of Brampton's Place of Worship Policy. As indicated in our letter to City staff on April 07, 2010 and at the recommendation of City staff, BILD representatives have since engaged in discussions with both City staff and representatives of the Brampton Faith Coalition (BFC) in order to inform an agreed upon solution between our groups regarding concerns which BILD had with proposed changes to the existing policy which were outlined in separate submissions to-date, namely:

- The suggested timeframe of five (5) years from the date of subdivision assumption for reservation of any Place of Worship site;
- The proposed requirement of a Hold Zone (H) provision that would need to be lifted after the expiry of the retention period of reserve sites.

As a result of our positive dialogue with BFC, a set of agreed upon principles forming the basis of a mutually agreeable, amended Place of Worship policy has been outlined for consideration by Brampton Planning Staff. In addition, we offer suggestions for addressing valuation methods for Place of Worship site acquisition and offer this as a mutually agreeable principle by which BILD members and faith groups can enter into Purchase and Sale Agreements when required. We hope the language we are recommending will inform our requested amendments to the current proposed policy, as written:

**1. Regarding the Site Reservation clause:**

**Staff recommended policy in the draft OP 4.8.8.14 would stand as follows, included as Section 4.8.8.14(i):**

*"The 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."*



BUILDING A GREATER GTA  
Building Industry and Land  
Development Association

In addition to the above, an additional policy would be incorporated as follows, included as Section 4.8.8.14(ii):

*"Reserve sites shall be retained for use as a Place of Worship for a period of five years from the date of assumption of the plan of subdivision containing such sites, unless in recognition of the community benefits, a voluntary alternative process is formalized in agreements in which the end use of a reserve site for a place of worship is facilitated such as by providing for the same means of valuation as the underlying methodology/formula currently used to calculate the Educational Development Charge and based on which school sites are presently purchased; If this alternative option is elected by landowners/developers and secured by appropriate agreements such as landowner cost sharing agreements, the retention period shall be reduced to a period of 5 years from the date of registration of the plan of subdivision containing the site".*

By entering into this arrangement there is an understanding with the BFC that in the event a site is purchased under the provisions as outlined above, but no longer required by any faith group, the site in question is to be offered back to the landowners group on a **right of first refusal basis** and with valuation to be determined on the same basis as the original purchase by the same faith group. Such arrangements are to be addressed within the Purchase and Sale Agreements at the time of sale.

## 2. Regarding the Requirements of a Holding Provision in the Zoning By-Law:

BILD's understanding (following discussions with BFC representatives and City staff) is that the policy relating to the release of the Hold provision would now read as follows, following the deletion of clause 4.8.8.3(i) as per Brampton's March 8<sup>th</sup> report:

*"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 as stated in Section 4.8.8.14. The Holding designation shall be removed by passing a By-Law to lift the "Holding" designation, subject to satisfying the following criteria:*

- i. *The Landowner provides evidence to the satisfaction of the City that the site will not be a viable Place of Worship site;*
- ii. *The landowner or developer provides justification that demonstrates 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 uses, in conformity with all the City standards and requirements;*

We have discussed with the BFC that the following additional criteria be included in addition to the above noted changes:

- iii. *If in advance of the expiration of the retention/reservation period, the BFC advises the City in writing that a site is not required, then the City shall pass a By-Law to lift the Hold designation in advance of the expiration of the reservation period as outlined in the aforementioned Section(s) 4.8.8.14 (i) & (ii).*





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Building Industry and Land  
Government Association

As a result of this undertaking and in response to the April 7<sup>th</sup> Public Meeting held in this regard, BILD understands a Brampton Staff Report responding to the issues raised, will be brought forward to Brampton's Planning and Development Committee on June 7, 2010. Trusting the City is in support of these policy amendments, we would ask that the City give both our Association, and the BFC an opportunity to review and concur with any aspect of the report, implementing Official Plan amendments which addresses these mutually agreed upon principles and policy amendments prior to it being presented to Committee and Council for adoption.

BILD believes the consensus reached between our Association and BFC with respect to the above policies and principles is representative of the Industry's appreciation of the many positive contributions which Places of Worship have to any newly developing community. We remain supportive of the many other policy amendments which have been achieved by the BFC through this process and support full heartedly a process of engagement which will have the BFC informed very early in the planning process and thus, becoming a partner in creating complete and well rounded communities.

This letter is co-signed by Darren Steedman, Chair of the BILD Peel Chapter and Randy Neilson, Co-Chair of the Brampton Faith Coalition, reflecting their support of the recommended principle and policy changes as outlined in the aforementioned.

We thank you for the time you have provided to us in consultation and look forward to reading the upcoming staff Recommendation Report.

Sincerely,

Darren Steedman, MCIP, RPP  
Chair, BILD Peel Chapter

Randy Neilson  
Co-Chair - Brampton Faith Coalition

cc. BILD Peel Chapter  
Mayor and Members of Council

**Sorensen Gravely Lowes**  
Planning Associates Inc.

509 Davenport Road  
Toronto, Ontario M4V 1B8  
Telephone (416) 923-6630  
Facsimile (416) 923-6916

Principals: Warren Sorensen, P.Eng, MCIP, RPP

Catherine Gravely, MES, MCIP, RPP

Paul Lowes, MES, MCIP, RPP

Senior Associate: Carol-Anne Munroe, MCIP, RPP

**FAX MEMO**

<b>TO:</b>	<b>Adrian Smith, City of Brampton Rany Neilson, Brampton Faith Coalition BILD</b>	<b>FAX:</b>	905-874-2099 905-488-7921 416-391-2118
<b>FROM:</b>	Catherine Gravely	<b>FAX:</b>	(416) 923-6916
<b>DATE:</b>	May 28, 2010		
<b>PAGES:</b>	4 including this page		
<b>RE:</b>	Agreement with BILD	<b>PROJECT ID</b>	PW.BR

**MESSAGE:**

Adrian,

Attached is the letter from BILD that sets out matters that have been agreed between the Brampton Faith Coalition and the development industry with respect to changes to Reserve Site policies to be included in the Official Plan for places of worship. I am afraid tht Randy Neilson is involved with a funeral and will not be able to sign the letter until later today but there have been verbal discussions which support the letter and address two matters of concern to the development industry.

I believe that the letter accurately reflects the essence of the agreement and that suitable policy wording will be crafted by the City to reflect this agreement.

Best regards,

A handwritten signature in cursive script, appearing to read 'Catherine', is written over a horizontal line.

This Fax Memo, together with any accompanying documents, is intended for the exclusive use of the party or parties to whom it is addressed. Please be advised that the information herein may be confidential. If you are not the intended recipient, please call collect at (416) 923-6630 immediately, so that arrangements can be made to retrieve this material at no cost to you.

61-96



**BUILDING A GREATER GTA**  
Building Industry and Land Development  
Association

May 28, 2010

City of Brampton  
Planning Policy and Growth Management  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

**Attention:** Mr. Adrian Smith, Director of Planning

**Regarding:** City of Brampton, Places of Worship Policy

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On behalf of the Building Industry and Land Development Association's (BILD) Peel Chapter, we thank you for taking time to consult our industry regarding proposed changes with respect to the City of Brampton's Place of Worship Policy. As indicated in our letter to City staff on April 07, 2010 and at the recommendation of City staff, BILD representatives have since engaged in discussions with both City staff and representatives of the Brampton Faith Coalition (BFC) in order to inform an agreed upon solution between our groups regarding concerns which BILD had with proposed changes to the existing policy which were outlined in separate submissions to-date, namely:

- The suggested timeframe of five (5) years from the date of subdivision assumption for reservation of any Place of Worship site;
- The proposed requirement of a Hold Zone (H) provision that would need to be lifted after the expiry of the retention period of reserve sites.

As a result of our positive dialogue with BFC, a set of agreed upon principles forming the basis of a mutually agreeable, amended Place of Worship policy has been outlined for consideration by Brampton Planning Staff. In addition, we offer suggestions for addressing valuation methods for Place of Worship site acquisition and offer this as a mutually agreeable principle by which BILD members and faith groups can enter into Purchase and Sale Agreements when required. We hope the language we are recommending will inform our requested amendments to the current proposed policy, as written:

**1. Regarding the Site Reservation clause:**

**Staff recommended policy in the draft OP 4.8.8.14 would stand as follows, included as Section 4.8.8.14(i):**

*"The 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."*



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**In addition to the above, an additional policy would be incorporated as follows, included as Section 4.8.8.14(ii):**

*"Reserve sites shall be retained for use as a Place of Worship for a period of five years from the date of assumption of the plan of subdivision containing such sites, unless in recognition of the community benefits, a voluntary alternative process is formalized in agreements in which the end use of a reserve site for a place of worship is facilitated such as by providing for the same means of valuation as the underlying methodology/formula currently used to calculate the Educational Development Charge and based on which school sites are presently purchased; If this alternative option is elected by landowners/developers and secured by appropriate agreements such as landowner cost sharing agreements, the retention period shall be reduced to a period of 5 years from the date of registration of the plan of subdivision containing the site".*

By entering into this arrangement there is an understanding with the BFC that in the event a site is purchased under the provisions as outlined above, but no longer required by any faith group, the site in question is to be offered back to the landowners group on a **right of first refusal basis** and with valuation to be determined on the same basis as the original purchase by the same faith group. Such arrangements are to be addressed within the Purchase and Sale Agreements at the time of sale.

## **2. Regarding the Requirements of a Holding Provision in the Zoning By-Law:**

BILD's understanding (following discussions with BFC representatives and City staff) is that the policy relating to the release of the Hold provision would now read as follows, following the deletion of clause 4.8.8.3(i) as per Brampton's March 8<sup>th</sup> report:

*"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 as stated in Section 4.8.8.14. The Holding designation shall be removed by passing a By-Law to lift the "Holding" designation, subject to satisfying the following criteria:*

- i. *The Landowner provides evidence to the satisfaction of the City that the site will not be a viable Place of Worship site;*
- ii. *The landowner or developer provides justification that demonstrates 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 uses, in conformity with all the City standards and requirements;*

We have discussed with the BFC that the following additional criteria be included in addition to the above noted changes:

- iii. *If in advance of the expiration of the retention/reservation period, the BFC advises the City in writing that a site is not required, then the City shall pass a By-Law to lift the Hold designation in advance of the expiration of the reservation period as outlined in the aforementioned Section(s) 4.8.8.14 (i) & (ii).*

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As a result of this undertaking and in response to the April 7<sup>th</sup> Public Meeting held in this regard, BILD understands a Brampton Staff Report responding to the issues raised, will be brought forward to Brampton's Planning and Development Committee on June 7, 2010. Trusting the City is in support of these policy amendments, we would ask that the City give both our Association, and the BFC an opportunity to review and concur with any aspect of the report, implementing Official Plan amendments which addresses these mutually agreed upon principles and policy amendments prior to it being presented to Committee and Council for adoption.

BILD believes the consensus reached between our Association and BFC with respect to the above policies and principles is representative of the Industry's appreciation of the many positive contributions which Places of Worship have to any newly developing community. We remain supportive of the many other policy amendments which have been achieved by the BFC through this process and support full heartedly a process of engagement which will have the BFC informed very early in the planning process and thus, becoming a partner in creating complete and well rounded communities.

This letter is co-signed by Darren Steedman, Chair of the BILD Peel Chapter and Randy Neilson, Co-Chair of the Brampton Faith Coalition, reflecting their support of the recommended principle and policy changes as outlined in the aforementioned.

We thank you for the time you have provided to us in consultation and look forward to reading the upcoming staff Recommendation Report.

Sincerely,

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Darren Steedman, MCIP, RPP  
Chair, BILD Peel Chapter

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Randy Neilson  
Co-Chair - Brampton Faith Coalition

cc. BILD Peel Chapter  
Mayor and Members of Council