



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 210-90

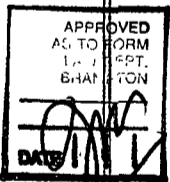
To adopt Amendment Number 186  
to the Official Plan of the City  
of Brampton Planning Area

The Council of the Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, 1983, hereby ENACTS as follows:

1. Amendment Number 186 to the Official Plan of the City of Brampton Planning Area, is hereby adopted and made part of this By-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of Amendment Number 186 to the Official Plan of the City of Brampton Planning Area.

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

this 24th day of September, 19 90.



PAUL BEISEL, ACTING MAYOR

LEONARD J. MIKULICH - CLERK

16/90/jo

ORIGINAL

By-law 210-90

AMENDMENT NUMBER 186  
to the Official Plan of the  
City of Brampton Planning Area

21-0P 0031 186- 1

**AMENDMENT NO. 186**  
**TO THE**  
**OFFICIAL PLAN FOR THE**  
**CITY OF BRAMPTON**

**This Amendment No. 186 to the City of Brampton Planning Area which was adopted by the Council of the Corporation of the City of Brampton is hereby approved under Sections 17 and 21 of the Planning Act, 1983.**

**Date:**

1990-11-26

*Diana Jardine*

**Diana L. Jardine, M.C.I.P.**  
**Director**  
**Plans Administration Branch**  
**Central and Southwest**  
**Ministry of Municipal Affairs**



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 210-90

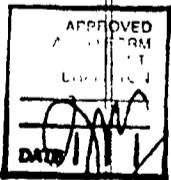
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PAUL BEISEL, ACTING MAYOR

LEONARD J. MIKULICH - CLERK

16/90/jo

CERTIFIED A TRUE COPY

City Clerk  
City of Brampton

OCT 05 1990

AMENDMENT NUMBER 186  
TO THE OFFICIAL PLAN OF THE CITY  
OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to redesignate lands shown outlined on Schedule A attached hereto from RURAL ESTATE to INSTITUTIONAL and to outline appropriate development principles for the subject lands.

2.0 Location

The lands subject to this amendment are situated on the east side of Goreway Drive, approximately 750 metres north of Highway Number 7, being part of Lot 7, Concession 8, Northern Division in the geographic Township of Toronto Gore. The lands have a frontage of about 248 metres.

3.0 Amendment and Policies Relative Thereto:

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

- (1) by changing, on Schedule 'A', General Land Use Designation, thereto, the land use designation of the lands shown outlined on Schedule 'A' to this amendment from RURAL ESTATE to INSTITUTIONAL (SITE 43);
- (2) by adding, to PART II, CHAPTER 2, Section 2.4 thereto, the following:

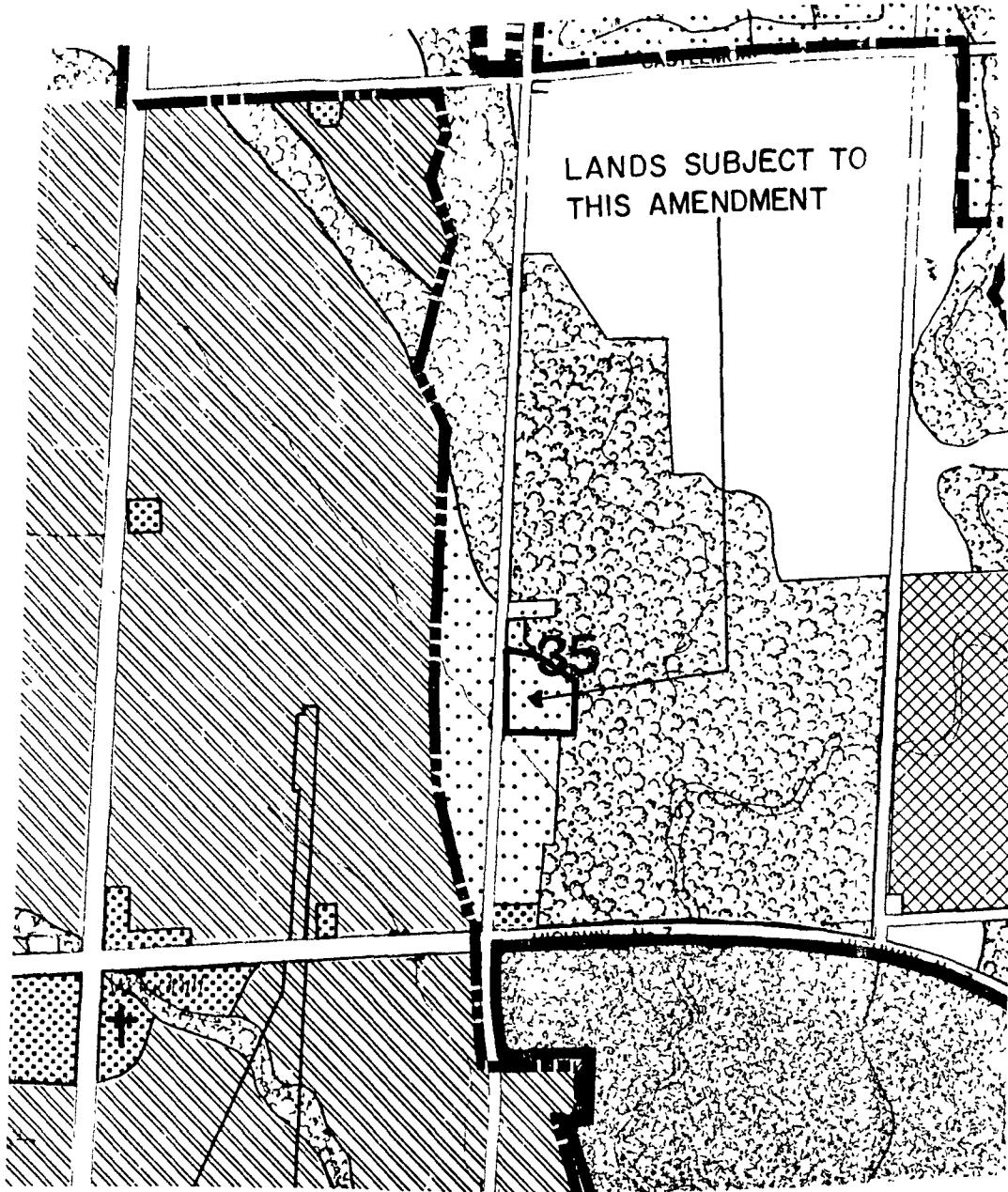
"2.4.8 SITE 43 (Part of Lot 7, Concession 8, Northern Division, geographic Township of Toronto Gore).

2.4.8.1 Definition

This institutionally designated land shall be used for a religious institution, youth centre, conference centre, conference centre lodging facilities, school, media centre and accessory purposes.

2.4.8.2 Policies

- (i) The development permitted by this subsection shall acknowledge that:
  - (a) accessibility may be restricted upon the establishment of Highway Number 7 By-pass facility, and
  - (b) future adjacent uses along Goreway Drive may be incompatible.
- (ii) Only two dwelling units shall be permitted as accessory purposes; to provide residential facilities for a caretaker and for a pastor.
- (iii) Land lying below the top of valley of a tributary of the West Humber River shall be zoned in an appropriate open space designation.
- (iv) Conference centre lodging facility shall not be provided with individual private cooking facilities, and shall not contain dwelling units.
- (v) A landscaped buffer shall be provided on the north-west boundary of the subject land to minimize the adverse impact of development upon an existing residence.



GENERAL LAND USE DESIGNATIONS  
SCHEDULE 'A'

- |                                   |                               |
|-----------------------------------|-------------------------------|
| ● RURAL SETTLEMENTS (MAINTENANCE) | ----- URBAN BOUNDARY          |
| PARKWAY BELT WEST                 | RESIDENTIAL                   |
| PROVINCIAL FREEWAY (HWY. 410)     | OPEN SPACE                    |
| RURAL ESTATE                      | COMMERCIAL                    |
| RURAL ESTATE EXPANSION            | INDUSTRIAL                    |
| RURAL-COMMERCIAL                  | INSTITUTIONAL                 |
| OPEN SPACE - CEMETERIES           | PRIVATE COMMERCIAL RECREATION |
| SPECIAL STUDY AREA                | AGRICULTURAL                  |
| SPECIALTY AGRICULTURAL            | RURAL SETTLEMENTS (EXPANSION) |
|                                   | RURAL SETTLEMENTS (INFILLING) |

OFFICIAL PLAN AMENDMENT NO. 186

Schedule A



1:25000

**CITY OF BRAMPTON**  
Planning and Development

Date: 1990 09 05 Drawn by: CJK  
File no. CBE6.3 Map no. 50-6E

BACKGROUND MATERIAL TO  
AMENDMENT NUMBER 186

Attached is a copy of a report from the Planning and Development Department dated April 11, 1990, and a copy of a report, dated May 16, 1990 forwarding notes of a Public Meeting held on May 2, 1990 after notification in the local newspaper and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

The following submissions were received with respect to the development proposal.

The Regional Municipality of Peel.....	May 15, 1989; May 17, 1989 and March 29, 1990.
The Metropolitan Toronto and Region Conservation Authority.....	May 17, 1990 and May 25, 1990.
M. Stoneleigh.....	May 23, 1989
Al and Lynda Vegys.....	May 23, 1989
S. Pierre.....	May 24, 1989
John and Jessie Wallace.....	received May 25, 1989
Robert and Barbara Layton.....	received May 31, 1989
Peel Board of Education.....	June 12, 1989
J. Russo.....	May 9, 1990
Leo Pasqueriello.....	May 7, 1990 and May 23, 1990



## INTER-OFFICE MEMORANDUM

*PC - May 22*

Office of the Commissioner of Planning & Development

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May 16, 1990

TO: Chairman and Members of Planning Committee

FROM: Planning and Development Department

RE: Application to Amend the Official Plan  
and Zoning By-law  
Part of Lot 6, Concession 8, N.D.  
(Toronto Gore Township)  
Ward 10  
BRAMPTON PENTECOSTAL CHURCH  
Our File Number: C8E6.3

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Notes of the Public Meeting held on Wednesday, May 2, 1990 are attached for the information of Planning Committee. Also attached is a copy of a petition which addressed an earlier proposal of the Pentecostal Church involving significant residential development, which is not part of the current proposal.

In response to the concerns raised at the Public Meeting, the applicant has submitted a revised concept site plan that provides an enlarged buffer area on the north property boundary abutting the Leo Pasquariello residence, currently under construction, and has re-oriented the parking spaces to face towards the south, away from Mr. Pasquariello's dwelling. The width of the buffer area adjacent to Mr. Pasquariello's residence has been increased to 10 metres (32.8 feet) and will be landscaped and provided with berms consistent with drainage requirements. It is noted that the estimated distance between Mr. Pasquariello's residence and the nearby church facilities is approximately 100 metres (330 feet) to the Family Worship facility and about 65 metres (213 feet) to the Sanctuary.

The location of the northerly driveway has been shifted towards the south to lessen the potential of motor vehicle headlight glare affecting the adjacent residences on the west side of Goreway Drive and has been decreased in width to function as a secondary access with the principal access located further south.

In response to a comment regarding the possible reconstruction of Goreway Drive, it is noted that Goreway Drive between Castlemore Road and Countryside Drive is scheduled for reconstruction during 1990, and between Countryside Drive and Mayfield Road in 1991.

With respect to traffic impact the Traffic Engineering Services Division noted it was inappropriate to consider the application because of the current study dealing with the by-pass road which may result in a restricted traffic access for that portion of Goreway Drive. Further discussion with the Traffic Engineering Services Division staff has generated the following comments.

1. Road capacity, per se, should not be a problem, though a need for physical improvements to accommodate turning movements, particularly left turns, may be required.
2. Localized congestion would be expected at peak periods, for example, at the end of church service lasting for several minutes. The internal traffic circulation system would have to provide space to permit stacking of exiting vehicles.
3. Principal driveways may have to be designed with a three lane cross section to expedite the movement of vehicles.
4. Adequate on-site parking should be provided to avoid the use of road side (shoulder) parking. In this regard, the current parking standard of 1 space for each 6 seats may not be adequate and further evaluation of the parking standard may be warranted leading towards a need for 1 space for each 3 seats.

To ensure that additional protection is afforded to the adjacent residential uses it is recommended that the conditions of approval be amended to include in the zoning by-law the requirement of a ten metre wide, landscaped buffer along the northerly property line.

IT IS RECOMMENDED that Planning Committee recommend to City Council that

- A. The Notes of the Public Meeting be received.
- B. The application be approved subject to the conditions approved by Council at its meeting held on 1990 04 23, and to the following as Condition 1 (iii)

"1. (iii) 10 metre wide landscaped open space buffer be provided along the northerly property line."

C. Staff be directed to prepare the appropriate documents for the consideration of City Council.

AGREED:

*W. Marshall for*

\_\_\_\_\_  
John A. Marshall, M.C.I.P.,  
Commissioner, Planning and  
Development

*L.W.H. Laine*

\_\_\_\_\_  
L.W.H. Laine, Director of  
Planning and Development  
Services

Attachments (4)

- notes
- petition
- concept site plan
- revised concept site plan

LWHL/am/pentecostal2

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, May 2, 1990, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 8:10 p.m., with respect to an application by BRAMPTON PENECCOSTAL CHURCH (File: C8E6.3 - Ward 10) to amend both the Official Plan and the Zoning By-law to permit the northerly portion of the subject property to be used for institutional purposes while the remainder of the site remains vacant.

Members Present: Councillor E. Carter - Chairman  
Alderman S. DiMarco  
Councillor F. Andrews  
Alderman J. Sprovieri  
Councillor P. Robertson  
Alderman J. Hutton  
Alderman E. Ludlow

Staff Present: J. A. Marshall, Commissioner of Planning and Development  
L.W.H. Laine, Director, Planning and Development Services  
W. Winterhalt, Director of Planning Policy and Research  
J. Armstrong, Development Planner  
J. Corbett, Policy Planner  
A. Rezoski, Development Planner  
E. Coulson, Secretary

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Approximately 10 interested members of the public were present.

The Chairman inquired if notices to the property owners within 120 metres of the subject site were sent and whether notification of the public meeting was placed in the local newspapers.

Mr. Marshall replied in the affirmative.

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

Joe Russo, 9186 Goreway Drive, indicated concern that the density is too condensed, with too many buildings, too many proposed uses and the potential for excessive traffic volume. He commented that most of the area residents will not be using the facilities; that it was expected that only a church would be located on the subject site, not a large complex, particularly in the middle of two-acre estate lots. Mr. Russo asked for clarification of the proposed uses and advised staff of a petition which was submitted approximately one year ago, requesting the property remain as zoned. He said the proposed lodging and banquet hall, etc. were commercial uses not institutional.

The applicant outlined the building uses, noting that they were directly related to the church complex.

Ray Duncan, 9361 Goreway drive, expressed concern regarding the lodging aspect of the proposal and the adequacy of parking provision. In response to his inquiry concerning hostel or half-way accommodation he was told that these uses were not included in the proposal.

Leo Pasquariello, 1846 Davenport Road, Toronto, strongly opposed the proposal and asked that the City support only a church on the site, not the complex, as shown. Also, he expressed concern relating to future development on site.

The applicant said the proposal has never been changed.

Bill Ward, R.R. #8, Brampton, noted traffic concerns and requested a Traffic Study of Goreway Drive.

Mr. Marshall responded that no negative impact concerns had been reported by the Public Works Department, Traffic Division, when the plan was circulated for comment. However, staff will look into the matter for the May 22 Planning Committee Meeting.

Vince Tersigni, 9149 Goreway Drive, inquired about:

- a) municipal services and water and sewer facility adequacy;
- b) the zoning designation which would replace the existing designation, and

- c) the extent of lodging to be provided and if lodging facilities would be permitted under the new zoning designation.

Mr. Marshall responded that the circulated plans had produced no concerns regarding municipal service or water and sewer facilities.

Mr. Laine noted that the applicant had retained the services of a Consulting Engineering Firm, who have examined the provision for water and sewer service and access to these facilities will be available by means of an existing easement. With regard to the zoning designation, he said it is intended that the northerly part of the property would be zoned Institutional One-Special Section to permit the proposed uses. With respect to a lodging facility, he said it is intended that the by-law would permit only transient lodging facilities with a common eating area, no separate cooking facilities would be permitted in the sleeping rooms.

It was noted that a Storm Water Drainage Impact Study was required by the Metropolitan Toronto and Region Conservation Authority and any concerns would be addressed.

There were no further questions or comments and the meeting adjourned at 9:00 p.m.

WE, THE UNDERSIGNED RESIDENTS ON GOREWAY DRIVE, REQUEST THAT THE SUBJECT PROPERTY ON THE EAST SIDE OF GOREWAY, NORTH OF HIGHWAY #7, DESIGNATED RURAL ESTATE, ZONED FOR RESIDENTIAL ESTATE 2 (R.E.2) NOT BE RE-ZONED TO PERMIT THE BRAMPTON PENTECOSTAL CHURCH DEVELOPMENT. WE REQUEST THE PROPERTY REMAIN AS ZONED.

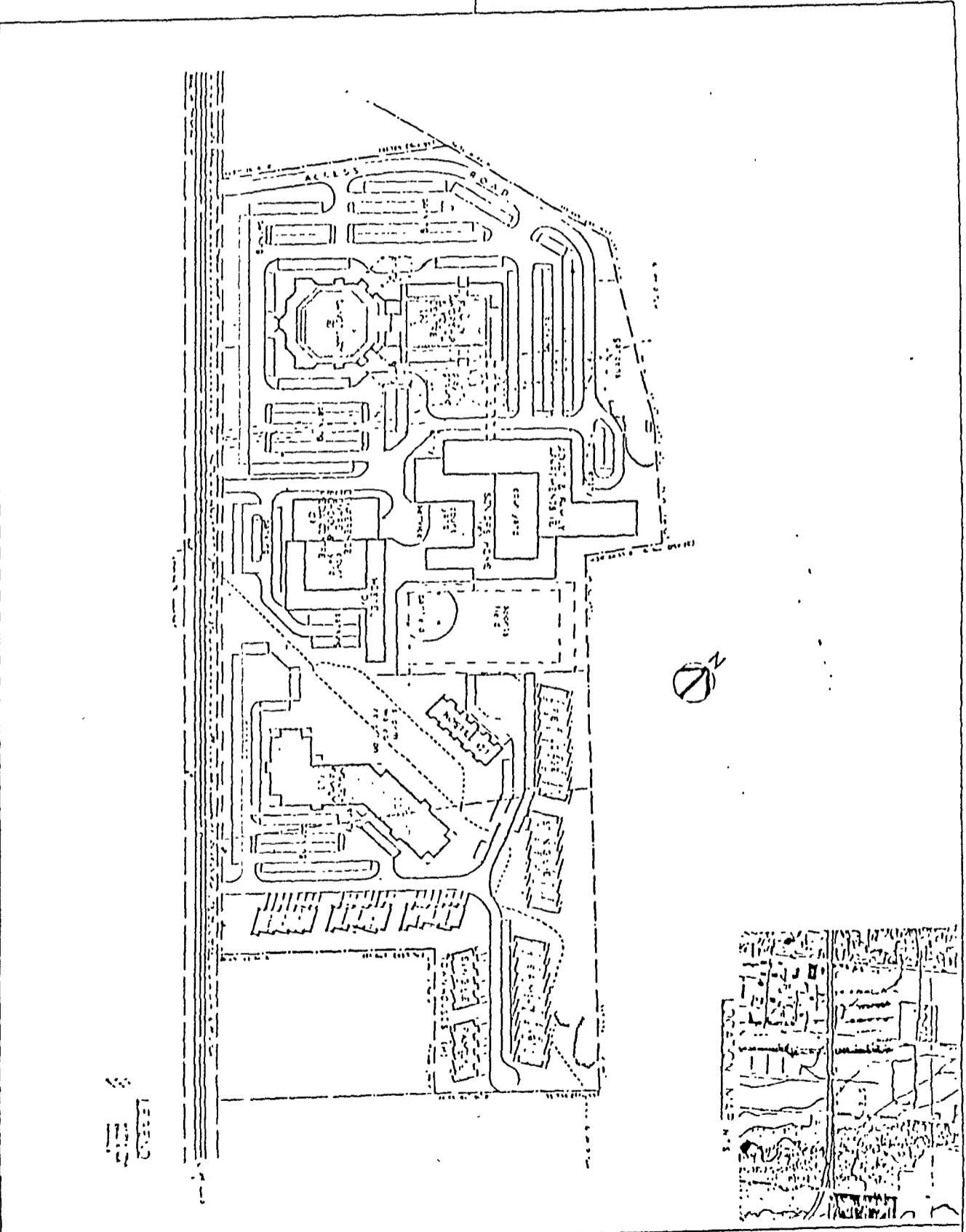
Name	Address	Phone No.
JOE RUSSO <i>Joe Russo</i>	9186 RRS GOREWAY DRIVE LCT 3Y7	794-1280
FRANCESCO RUSSO <i>Francesco Russo</i>	9186 GOREWAY DRIVE LCT 3Y7	794-1280
IDA RUSSO <i>Ida Russo</i>	9186 GOREWAY DRIVE LCT 3Y7	794-1280
TONY BRUNNER <i>T. Brunner</i>	9198 GOREWAY DRIVE	793-8836
Rose Marie Brunner <i>Rose Marie Brunner</i>	9198 Goreway Drive	793-8836
my Brunner Jr. <i>my Brunner Jr.</i>	9198 Goreway Drive	793-8836
ROMANO <i>Romano</i>	<del>9186</del> GOREWAY RRS BRAMPTON	7938856
<i>Romano</i>		" "
<i>Romano</i>	RRS Brampton	" "
<i>Romano</i>	" "	" "
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<i>Romano</i>	" "	" "
<i>Romano</i>	" "	" "
<i>Romano</i>	" "	" "
<i>Romano</i>	" "	" "
<i>Romano</i>	" "	" "
LIAM VITTI <i>Liam Vitti</i>	" "	793-8870

Name	Address	Phone No.
MARIA ROSSI M. Rossi	R.R.# 8, GOREWAY DR	793-8853
FRED - ROSSI Fred Rossi	RR # 8 GOREWAY DR	793-8853
AMIR NAGRA Amir Nagra	9376 GOREWAY DR	458-7714
JR BAX KANUR J. Bax Kanur	9376 GOREWAY DR	458-7714
H. NAGRA H. Nagra	9376 GOREWAY DR	458-7714
ABEL SEMBALUK Abel Sembaluk	R.R.# 8 Goreway Dr 9375	794-0488
M. SEMBALUK M. Sembaluk	R.R.# 8 Goreway Dr 9375	794-0488
AUDIO ROMANO Audio Romano	R.R.# 8 BRAMPTON Goreway Drive	793-9512
ngan Romano ngan Romano	RR # 8 Brampton Goreway Drive	793-9512
Anthony Rossi Anthony Rossi	RR # 8 GOREWAY DR. BRAMPTON	793-5553
ROCCO TERSIENI Rocco Tersien	9149 Goreway Dr.	794-0382
FRANCESCO TERSIENI Francesco Tersien	9149 Goreway DR	794-0382
FRANCESCO TERSIENI Francesco Tersien	RR # 8 GOREWAY DR. BRAMPTON	793-8870
K.S. NAGRA K.S. Nagra	9376 Goreway Dr.	458-7714
Fresino Di Piacenza Fresino Di Piacenza	9624 Goreway Dr.	792-8884



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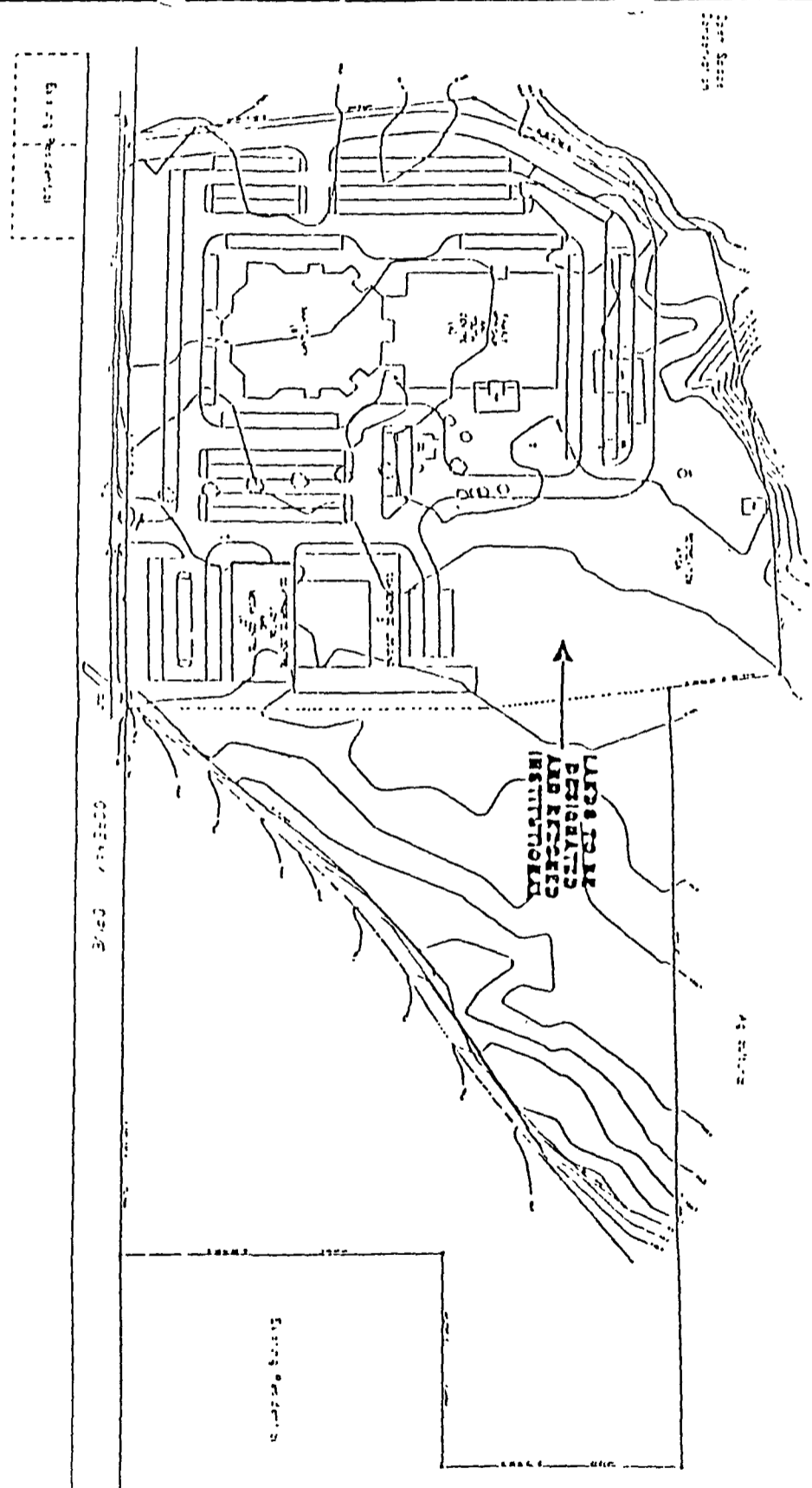
Name	Address	Phone No.
VITO DI TARANTO Vito Di Taranto	4655 COREWAY DR. R.R.#5 BRAMPTON, ONTARIO LOT-347	455-4761
DIMITRI DI TARANTO Dimitri Di Taranto	4655 COREWAY DR. R.R.#5 BRAMPTON, ONTARIO LOT-347	455-4761
NATALIA DI TARANTO Natalia Di Taranto	4655 COREWAY DR. R.R.#5 BRAMPTON, ONTARIO LOT-347	455-4761
LIRIA DI TARANTO Liria Di Taranto	4655 COREWAY DR. R.R.#5 BRAMPTON, ONTARIO LOT-347	455-4761
and Carol Parr. GOOD PARK.	9841 GOREWAY DRIVE. R.R.#8 BRAMPTON ONT. LOT 347	744-0255
Carol Parr CAROL PARR	9841 Goreway Drive, R.R.#8, Brampton, Ont. LOT 347	774-0255
ALBERTO MICHELIN Alberto Michelin	10201 Goreway Drive R.R.#9 BRAMPTON LOT 328	799-0360
BRIELLA MICHELIN Briella Michelin	10201 GOREWAY DR R.R.#9 BRAMPTON LOT 328	799-0360
ANITA MICHELIN Anita Michelin	10201 GOREWAY DR. R.R.#9 BRAMPTON. LOT-328	794-0360
ATILANO MICHELIN Atilano Michelin	10201 GOREWAY DR. R.R.#9 BRAMPTON. LOT-328	774-0360



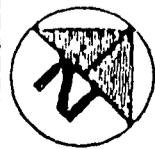
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1. Dept. of...	...
2. Project No. ...	...
3. Date of Issue ...	...
4. Scale ...	...
5. Drawing No. ...	...
6. Title ...	...
7. Author ...	...
8. Reviewer ...	...
9. Date ...	...
10. Status ...	...

E14-11



BRAMPTON  
 PENTECOSTAL CHURCH  
 CONCEPT SITE PLAN

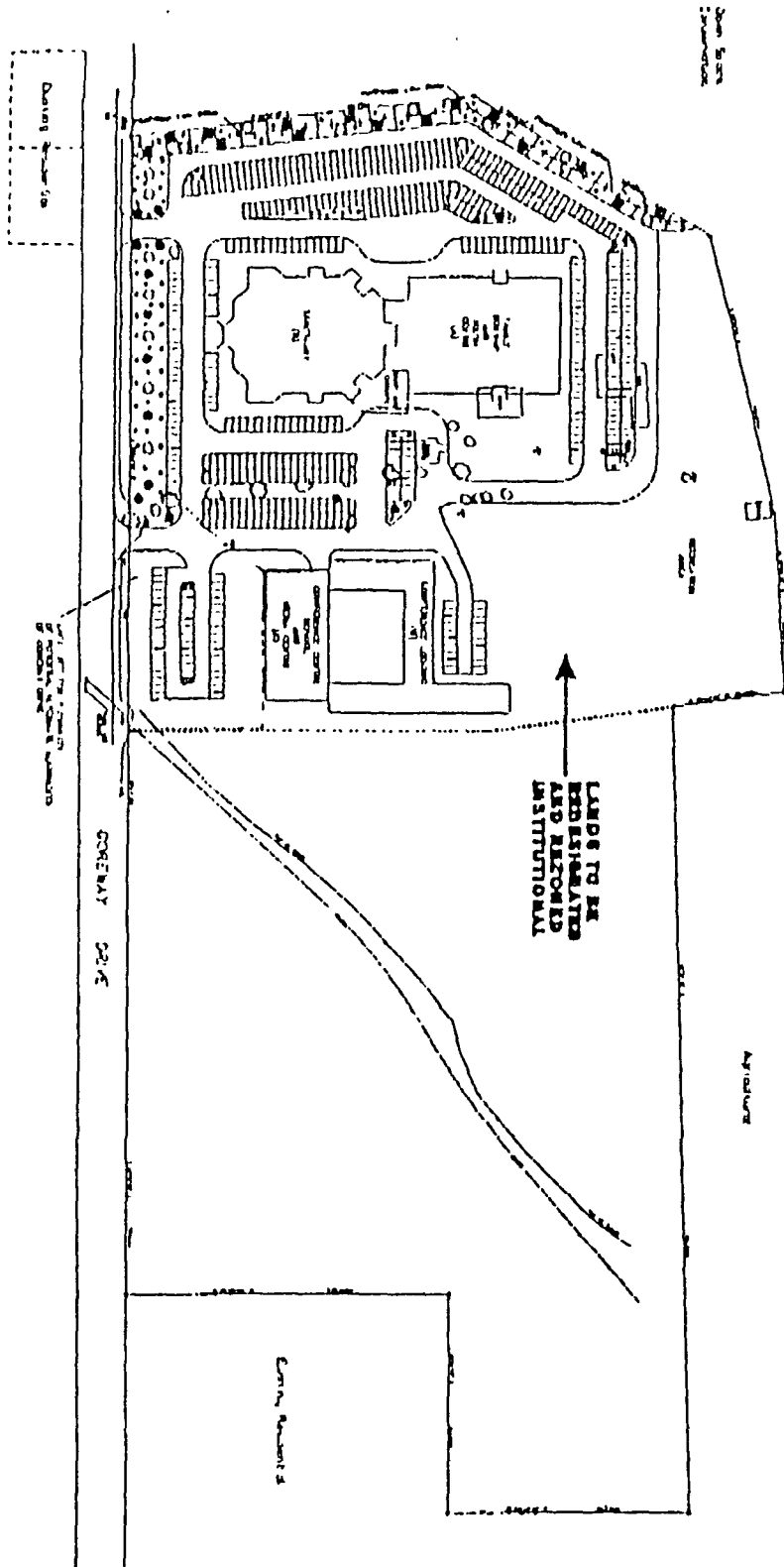


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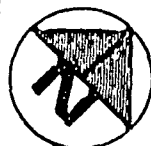
CITY OF BRAMPTON  
 Planning and Development

Date: 90 04 06  
 File no. CBE6.3

Drawn by JRB  
 Map no 50-6C



**BRAMPTON  
PENTECOSTAL CHURCH**  
CONCEPT SITE PLAN (REVISED)



**CITY OF BRAMPTON**  
Planning and Development

Date: 90 05 16  
File no. C8E6.3

Drawn by: JRB  
Map no. 50 - 6D

E14

## INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

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April 11, 1990

TO: Chairman of the Development Team  
FROM: Planning and Development Department  
RE: Application to Amend the Official Plan  
and Zoning By-law  
Part of Lot 6, Concession 8, N.D.  
(Toronto Gore Township)  
Ward 10  
BRAMPTON PENTECOSTAL CHURCH  
Our File Number: C8E6.3

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### 1.0 Background

An application to amend the Official Plan and zoning by-law to permit the development of land located on the east side of Goreway Drive for religious purposes has been referred to staff for a report.

### 2.0 Property Characteristics

The subject property is located approximately 520 metres (1746 feet) north of Highway Number 7. The irregular shaped property has a frontage of 481.881 metres (1580.97 feet) and an area of 12.4792 hectares (30.838 acres). The property has a north to south slope and is traversed by a drainage swale which crosses the site in a north-west to south-east direction.

Deciduous and coniferous hedge rows are located in the northerly portion of the site, as are farmstead buildings.

Adjacent uses are:

NORTH and SOUTH - large lot single family detached residences;

EAST - agricultural land and Humber River valley lands, owned by The Metropolitan Toronto and Region Conservation Authority, and

E14-2

- 2 -

WEST - Goreway Drive, and beyond Goreway Drive vacant land and large lot single family detached residences.

3.0 Official Plan and Zoning By-law Status

The property is designated by the Official Plan as Rural Estate on Schedule 'A', General Land Use Designations.

By-law 56-83 zones the lands Residential Estate Holding (REH).

4.0 Proposal

The development concept submitted proposes that the northerly portion of the property will be developed primarily for institutional purposes with the south half to remain vacant. The current proposal envisages a two phased development. Phase I will comprise a Family Worship and Youth Centre with a floor area of 4973 square metres (53,533 square feet) having principally, a main auditorium with an occupant load of 1000 persons, and a day nursery to be developed in accordance with Ministry of Community and Social Services requirements, to be used by 120 to 150 children. The balance of the Phase I development will include a Conference Centre, School and Media Centre with a gross floor area of 1580 square metres (17,000 square feet), and a Conference Lodging Centre with a gross floor area of 3720 square metres (40,000 square feet). The occupant load for the Conference Centre, School and Media Centre, and Conference Lodging Centre is estimated to be 120 persons. Phase II will involve the construction of a Sanctuary with a gross floor area of 4095 square metres (44,977 square feet) to accommodate 2400 persons.

Parking facilities will comprise space for 490 cars. To determine the number of parking spaces to be provided for the Family Worship and Youth Centre, and Sanctuary, a parking standard has been devised by the applicant that proposes 1 space for each 5.2 persons occupying the space. Since it is assumed by the applicant that both the Sanctuary and Family Worship Centre are unlikely to be in full operation at the same time, parking will be provided on the greater occupant load of 2400 persons associated with the Sanctuary, amounting to 460 spaces. The parking standard devised for the Conference Centre, School and Media Centre, and Conference Lodging Centre proposes 1 space for each 4 persons, which generates a requirement of 30 spaces for the estimated 120 occupants.

## 6.0 Comments

The following comments have been submitted:

Regional Public Works Department note sanitary sewer facilities are available on Goreway Drive; water facilities are not available on Goreway Drive, whilst a 300 mm. diameter watermain is available on Sun Pac Boulevard, and external construction and easements are required with their location to be determined when the street pattern has been established, and regional roads are not affected.

Region Planning Department, Transportation Planning Policy Division advise that the proposal is premature in light of the feasibility study being conducted for the Highway 7 Bypass. It is noted that the study will also rationalize how Goreway Drive will interconnect with the internal road system in the north-west quadrant of Goreway Drive and Highway 7. The Division will provide technical comments on the application, once more details on Highway 7 Bypass feasibility study is known.

The Metropolitan Toronto and Region Conservation Authority note that the site is traversed by a watercourse with an upstream drainage area in excess of 125 hectares. While the Authority has no floodplain mapping for this area, construction of buildings and structures within the regional floodplain or watercourse draining in excess of 125 hectares is regulated. Therefore, the applicant is requested to carry out a flood study to:

- (a) provide the maximum flows to be expected in the watercourse assuming a regional flood (resulting from the regional storm as defined in Ontario Regulation 293/86) or 100-year flood whichever is greater;
- (b) describe and map the extent of flooding which would occur on the site as a result of the flows described in (a).

All development is to be located outside of the floodplain as determined above.

Furthermore, the valley lands shall be placed in an open space designation and appropriately zoned to prohibit structural encroachment.

Public Works and Building Department - Development and Engineering Services Division note the following:

E14-4

- 4 -

1. A 3 metre road widening is required along the east side of Goreway Drive.
2. A stormwater management and drainage report addressing the existing watercourse and need for a detention pond on this site is required prior to site plan approval.
3. Cash-in-lieu of sidewalk for the full frontage is required.
4. The owners should be made aware of the proposed major changes in road patterns so that they will not object in the future to these changes.
5. A site plan agreement is required addressing grading, drainage, access etc.

Traffic Engineering Services Division note it would be inappropriate to consider this application at the present time, in view of the current study to define Highway Number 7 by-pass alignment together with associated intersections design at Highway Number 7 and at Bovaird Drive, all of which may result in an altered functional usage, including restricted traffic access for the subject portion of Goreway Drive.

Community Services Department - Transit require cash-in-lieu deposit of \$2,500 for the installation of a concrete bus stop pad for future service requirements.

Parks and Recreation note

1. The plan should indicate the development area which is estimated to be 10 acres.
2. Two per cent cash in lieu of parkland based upon the appraised value prior to the issuance of a building permit is required.
3. A site walk should be arranged and undertaken to determine whether or not the valleyland of the tributary to the West Humber River are to be acquired by the City.
4. A 1.8 metre black vinyl chain link fence is required where the property line abuts public open space (M.T.R.C.A. Lands).
5. A site landscape plan including boulevard trees along Goreway Drive is required. The landscape strip along Goreway should receive dense and attractive planting.



E14-5

- 5 -

Planning and Development Department - Planning Policy and Research Division review has noted the following:

- the proposal is located within a Rural Estate designation that is wedged between an extensive industrial designation to the west and Open Space designated conservation lands to the east; the designation is intended to recognize existing uses and to permit additional such uses while maintaining very low densities and minimizing interface problems and urban service demands;
- the area and immediate vicinity has no urban soft services (i.e. schools, active parks, recreation centres, libraries, convenience commercial, transit, etc.);
- the area will be evaluated as part of the Official Plan Review, and because this area will be isolated, it is likely that the Review will conclude that the existing designation of Rural Estate is not appropriate in the long term; an urban residential designation is equally unsuitable, and that an industrial designation is the logical remaining choice.
- the long term road service to the subject area will be determined in conjunction with additional Highway 7 By-pass studies and direct connection will not likely be allowed to the By-pass with the abutting portion of The Goreway Drive area connected via a bridge over the By-pass to an Industrial Collector Road system;
- the proposed uses, subject to detailed design and screening requirements relative to surrounding uses, are judged to be reasonably compatible with the existing designation, and with a possible Industrial or related designation provided the future industrial uses are not encumbered or restricted by the unconventional uses - church and ancillary uses - within the area;
- the final form of road access will be one that is adequate for the primary designated uses - Rural Estate or Industrial;
- the residential component of the development should be strictly limited to the 20 room conference lodging facility with no individual housekeeping/kitchen facilities to avoid the need of services to support residential development;

E14-6

- 6 -

- the Conference Centre and Conference Lodging facilities may have to be shifted slightly to the east to accommodate an eastward bend of Goreway Drive, approximately at the location of the drainage swale.
- if approved, the applicant should acknowledge and accept the limitations imposed by land use compatibility and access.

Law Department and Community Services Department - Fire had no comments.

#### 6.0 Discussion

While the location of the property is beyond the urban envelope, a preliminary servicing analysis indicates that all servicing facilities can be provided. The Regional Public Works Department notes that sanitary sewers are available on Goreway Drive, but indicate that water supply will require external construction and easements with the location of the water supply facilities to be determined when a street pattern has been established.

A prime consideration affecting the proposed is that of accessibility. Both the Transportation Planning Policy Division of the Region Planning Department and the City Traffic Engineering Services Division of the Public Works and Building Department expressed the opinion that the application is premature until the Highway Number 7 By-pass study is completed. However, the proposed development abuts a section of Goreway Drive that is unlikely to be affected by the Highway Number 7 By-pass and related realignment of Goreway Drive. Such an eastward realignment, if required to provide a proper connection to the local road system possibly could affect the southwesterly corner of the proposed development. Therefore, it is recommended that the concept site plan be amended to relocate the conference centre, school and media centre towards the east.

A significant factor to be considered is the compatibility of the proposed development with the probable land use scenario of Rural Estate or Industrial as noted by the Planning Policy and Research Division. In this regard, the provision of self-contained dwelling units as proposed for the conference lodging centre is not supported because of the demands that will be made upon soft services.

A small portion of the property near the north-east property boundary adjacent to the existing buildings, comprising approximately 600 square metres (0.15 acres) lies below the top-of-bank. Prior to the enactment of the zoning by-law, the top-of-bank should be determined as a surveyed line and the land below the top-of-bank should be zoned as Open Space. Consideration should be given to conveying the lands that are below the top-of-bank to the Metropolitan Toronto and Region Conservation Authority.

The requirement to provide boulevard trees on Goreway Drive and to place dense landscape planting along Goreway Drive will be included on the landscape plan at site plan approval stage. As long as adjacent land uses include residential purposes, parking facilities should be screened to minimize their impact upon residences.

The provision of a 1.8 metre high black vinyl chain link fence along the common boundary line with The Metropolitan Toronto and Region Conservation Authority should be installed only after the top-of-bank has been determined.

To accommodate the proposal, a site specific amendment to By-law 56-83 incorporating a special section of the Institutional One zone, permitting only one dwelling unit for a caretaker as an accessory purpose would be appropriate. The principal purposes of a religious institution, school, day nursery, recreation purposes and hostel would be permitted. The parking provisions of the by-law require a religious institution or auditorium to be provided with parking facilities on the basis of 1 parking space for every 6 fixed seats or for 3.0 metres of open bench space or portion thereof. Schools, commercial or technical, are required to provide 4 parking spaces for each classroom. Transient accommodation (hotel and motel), which is similar to the conference lodging centre, require the provision of one parking space for each bedroom plus 1 parking space for each 27 square metres of gross floor area devoted to public use, which includes meeting rooms, conference rooms, dining lounge etc. Therefore, at the Phase I stage, the zoning by-law requirements would require, that the Family Worship facility be provided with 167 parking spaces plus the requirement for staff in the form of office and classroom space. The other portion of Phase I comprising the conference centre, school, media centre and conference lodging centre, would appear to require about 59 parking spaces (1580 square metres - 27 square metres) plus one additional space for each bedroom.

E14-8

- 8 -

7.0 Recommendation

It is recommended that the application to amend the Official Plan and zoning by-law be approved subject to the following conditions:

- A) A Public Meeting be held in accordance with City Council's procedures, and
- B) Subject to the results of the Public Meeting, staff be directed to prepare the appropriate documents subject to the following conditions:
  - 1. the zoning by-law shall contain the following
    - i) The property shall only be used for the following purposes:
      - a) the northerly portion shall be used for a church and youth centre; conference centre, conference lodging centre, school, media centre, only one caretaker's dwelling unit, only one minister's dwelling unit, and purposes accessory to the other permitted purposes;
      - b) the southerly portion shall remain in the Residential Estate Holding category.
    - ii) Land below the top-of-bank shall be zoned Open Space.
  - 2. Development of the property shall be subject to a development agreement and the development agreement shall contain the following:
    - a) prior to the issuance of a building permit, a site development plan, a landscape and fencing plan, elevation cross section drawings, a grading and drainage plan, a road work, parking areas and access ramp plan and a fire protection plan shall be approved by the City and appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process;
    - b) the applicant acknowledges that accessibility may be restricted upon establishment of the Highway Number 7 By-pass facility;

E14-9

- c) the applicant acknowledges that industrial purposes may be located in the area and will not object to their presence;
- d) the applicant shall agree to convey a 3.0 metre widening of Goreway Drive across the full frontage;
- e) the applicant shall agree to pay cash-in-lieu of a sidewalk along the full Goreway Drive frontage;
- f) the applicant shall agree to carry out a flood study to be approved by The Metropolitan Toronto and Region Conservation Authority and the City;
- g) the applicant shall agree, prior to the enactment of the zoning by-law, to provide a survey of the top-of-bank.
- h) the applicant shall agree to pay \$2,500.00 cash-in-lieu deposit for a concrete bus stop pad.
- i) the applicant shall agree to erect a 1.8 metre high black vinyl chain link fence on the property line with The Metropolitan Toronto and Region Conservation Authority.
- j) the applicant shall agree to plant boulevard trees on Goreway Drive in accordance with City standards.
- k) the applicant shall agree to pay cash-in-lieu of parkland in accordance with City policy;
- l) the applicant shall agree to pay City and Region residential levies in accordance with their respective policies.

Respectfully submitted,

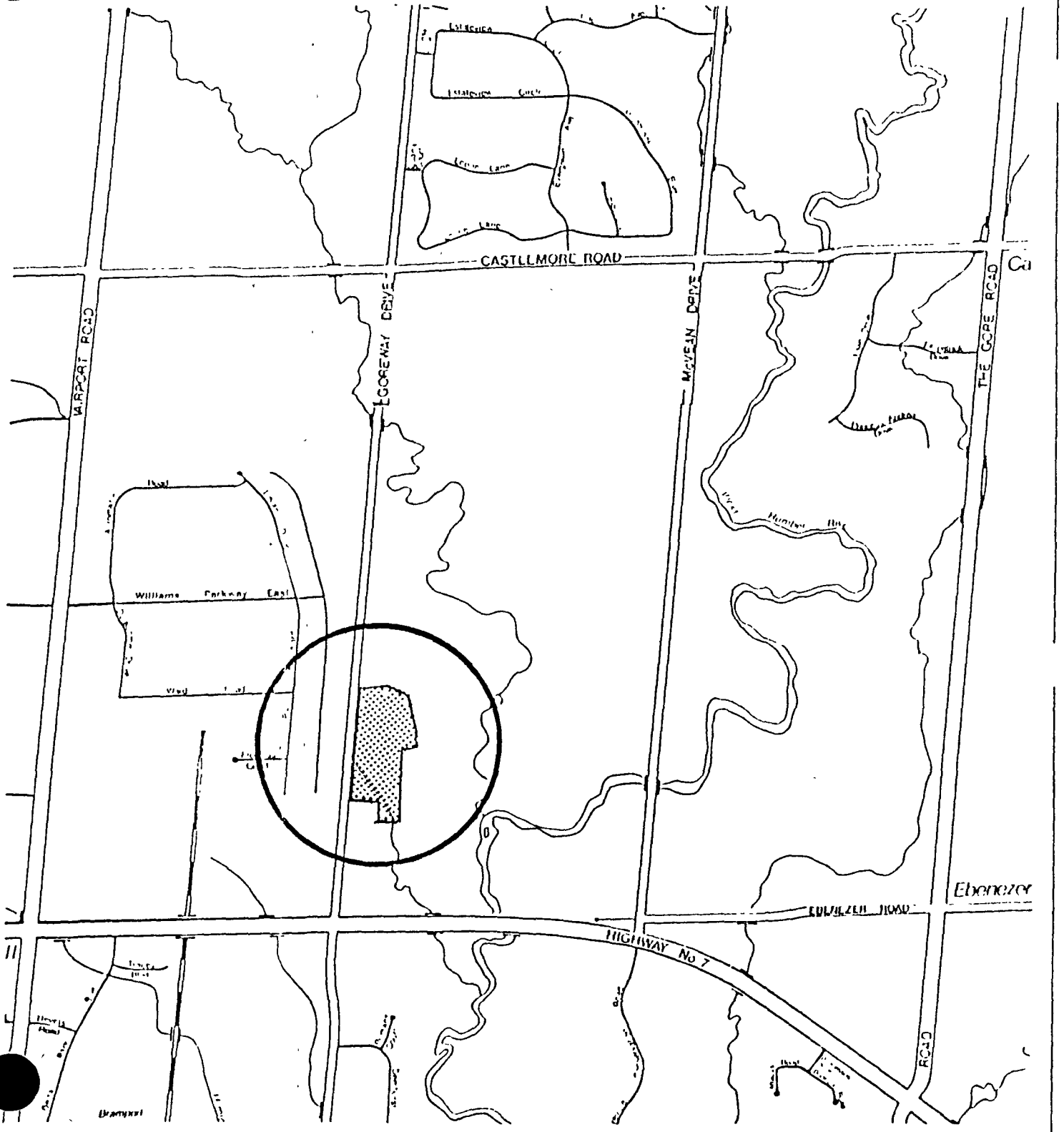
L.W.H. Laine  
L.W.H. Laine, Director of  
Planning and Development  
Services Division

AGREED:

John A. Marshall  
John A. Marshall, M.C.I.P.  
Commissioner, Planning and  
Development

LWHL/am/church

E14-10



BRAMPTON PENTECOSTAL CHURCH

LOCATION MAP



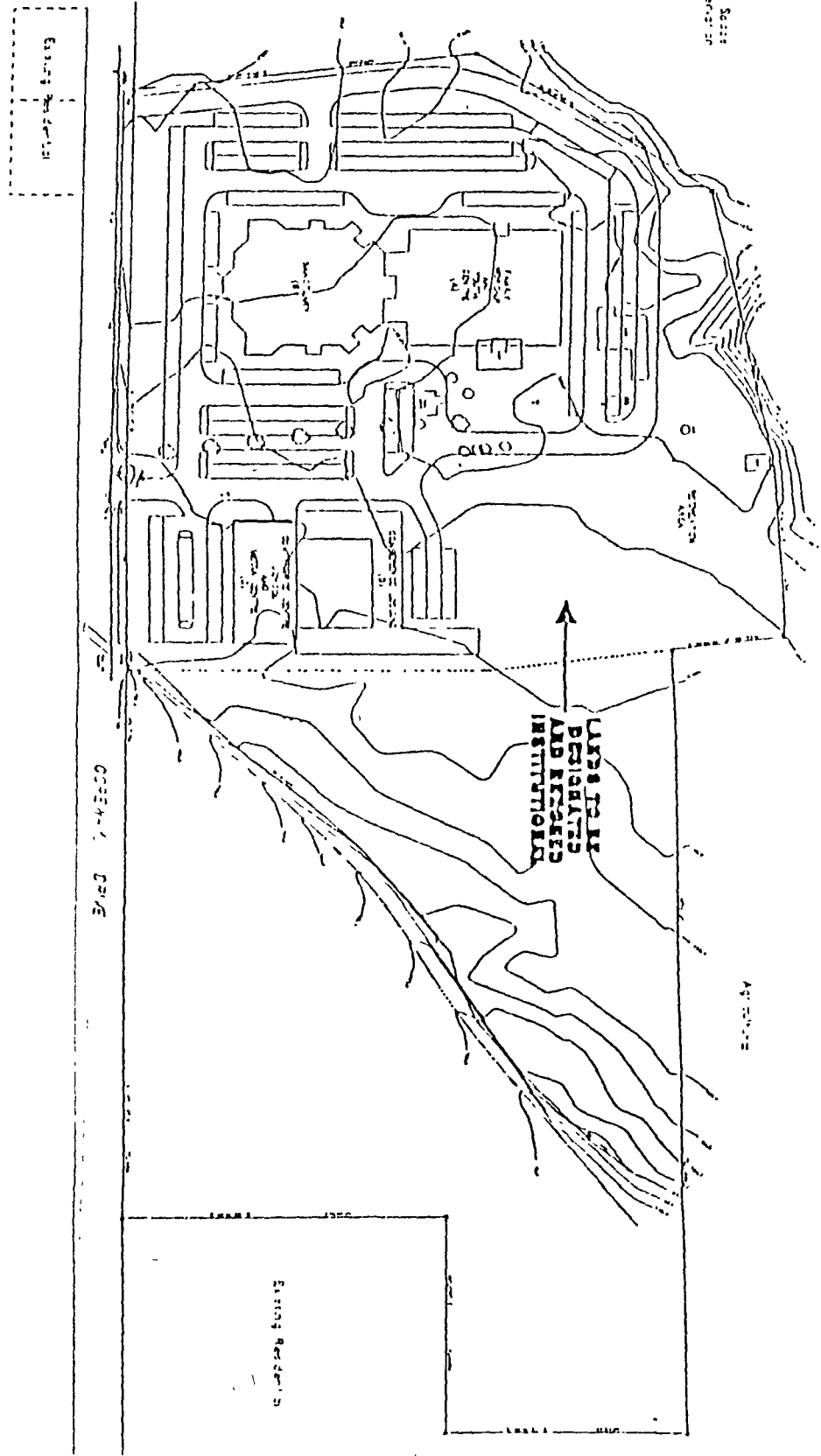
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CITY OF BRAMPTON

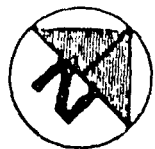
Planning and Development

Date: 89 05 10 Drawn by: KMH  
File no. C8E6.3 Map no. 50-6A

E14-11



**BRAMPTON  
PENTECOSTAL CHURCH  
CONCEPT SITE PLAN**



1:4 250

**CITY OF BRAMPTON**  
Planning and Development

Date: 90 04 06  
File no. CBE6.3

Drawn by: JRB  
Map no. 50-6C

May 17, 1990.

The Corporation of the City of Brampton (planning and development department)

In addition to the meeting held on Wednesday May 2, 1990, and our telephone conversation regarding the application made by the Pentecostal Church to amend the official plan and zoning by law; at the time when I purchased my land, my lawyer informed me that a church was going to be constructed on the south side of my lot, and the land was an RR 2 estate, I wasn't informed about any commercial land. At this time I was so happy with the deal. Approximately one year later, I applied for a building permit at the Brampton City Hall and once again asked for a zoning bylaw, they gave me a photocopy. But now my dream, of living in quite, and breathing fresh air has been shattered. I could not see the time to move in my new home and relax, with my children, and my wife. The city is trying to destroy my dream.

1. Now if the bylaw has to be changed. I ask the city to make sure, they build only the church and with the rest of the land, I would suggest half acre lots each home, not 2 acre lots like I have (due to the utility service available on the land). In this case the zoning bylaw stays the same-residential estates. The homes should be similar to the existing homes on the west, north, and south side of Goreway Drive.

2. Next to my home, which is on the north side of the land in question, I do not want a parking lot, I want a single family home, at least two of them, and then they can build the church. I would like the parking on the east side of the church, and behind the two homes.

3. Also their lot must be at least 250 feet deep and 80 feet frontage.

4. Due to the high density population on my south side, I would like the church to instal a railing fence, with brick columns (12"x 12"x8" in size), at 20 feet distance between each column. This can be done on the property line, with my permission.

Later on, I will place landscape trees and bushes on my side, if I want more privacy.

I am aware that most of my neighbours are not happy with the proposed application to change the bylaw.

Your cooperation will be greatly appreciated.

C.C to :Len Laine  
Peter Robertson  
John Sprovieri

*Leo Panayiotou*

*File CBF6.3*

900517



City of Brampton  
PLANNING DEPT.  
Date MAY 23 1990  
File No. C8E6.3

*Leo Pasquariello*  
LEO PASQUARIELLO TRUSTS.

Toronto May 23 1990

The corporation of the city of Brampton  
Planning and development

Dear Sirs;

Re: APPLICATION TO AMEND THE  
OFFICIAL PLAN AND ZONING BY LAW part of lot 6,  
concession 8, N.D.  
Toront Gore Township  
Ward 10  
BRAMPTON PENTECOSTAL CHURCH  
File: C8E6.3

I Leo Pasquariello, would  
like to appear as a delegation  
at the council meeting to be held  
on monday May 28 1990

yours truly,

*Leo Pasquariello*

c.c. L.W.H. IAIN,  
DIRECTOR  
c.c. Pete Robertson  
CONCILLOR  
c.c. JOHN spryieri  
ALDERMAN  
c.c. J.A. Marshall  
COMMISSIONER

2156 Goreway Drive  
Brampton, Ontario  
L6T 3Y7

City of Brampton PLANNING DEPT.
Date MAY 11 1990
File No ... C. F. (6113)

May 09, 1990

The Corporation of the City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

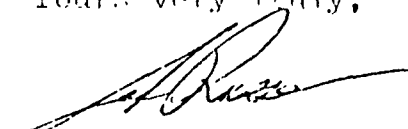
Attention: Mr. J. Marshall

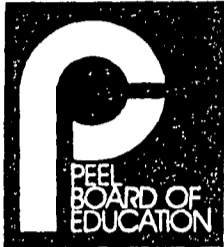
Gentlemen

As discussed at the May 02, 1990 meeting, I wish to attend the meeting that will be held on May 22, 1990. Requesting delegation of the Pentecostal Church on Goreway Drive.

I being a concerned citizen in our community, will wish to speak at this meeting, because I am very concerned of things that take place in our community.

Yours very truly,

  
Mr. J. Russo



TRUSTEES  
 Carolyn Parrish  
 (Chairman)  
 L. Cliff Gyles  
 (Vice-Chairman)

Roger Barrett  
 Joanne Booth  
 Cathrine Campbell  
 George Carlson  
 Karen Carstensen  
 Beryl Ford  
 Gail Green  
 Dr. Ralph Greene  
 Gary Heighington  
 Alex Jupp  
 William Kent  
 Robert Lagerquist  
 Thomas McAuliffe  
 Janet McDougald  
 Marilyn Morrison  
 Sandy Ransom  
 Rosemary Taylor  
 Ruth Thompson  
 Carolyne Wedgbury

Director of Education  
 and Secretary  
 R. J. Lee, B.A., M.Ed.

Associate Director  
 of Education  
 W. W. Hulley, B.A., M.Ed.

Associate Director of  
 Education/Business  
 and Treasurer  
 M. D. Roy, C.A.

June 12, 1989

Mr. L.W.H. Laine, Director  
 Planning and Development  
 Services Division  
 City of Brampton  
 150 Central Park Drive  
 Brampton, Ontario  
 L6T 2T9

City of Brampton  
 PLANNING DEPT.  
 Date JUN 14 1989 Rec'd  
 File No C 82.6.3

*[Handwritten initials]*

Dear Mr. Laine:

Re: Application to Amend the Official Plan  
 and Zoning By-law  
 Brampton Pentecostal Church  
 Your file: C8E6.3

The Peel Board of Education has no objection to the further processing of the above noted applications.

The anticipated student yield from this proposal is as follows:

59	JK-5
16	7-8
37	9-12/OAC

The students generated are presently within the following attendance areas:

	Enrol	OME -10%
Castlemore JK-6	136	201
Greenbriar 7-8	614	610
Chinguacousy 9-12/OAC	1230	1088

The foregoing comments apply for a two year period at which time updated comments will be supplied upon request.

Yours truly,

*[Handwritten signature of Stephen Hare]*

Stephen Hare  
 Assistant Chief Planning Officer  
 Planning and Resources Department

SH/eb  
 CPO/1307

c. P. Allen  
 M. Hiscott

*T-file 8906 15*

City of Brampton  
PLANNING DEPT.  
Date MAY 31 1989 Rec'd  
File No. C8E6-3

147 Ker, ask Ave.

Brampton, Ont.

L6Z 3J8.

Dear Mr. Laine,

We are writing to you  
to express <sup>our</sup> support for  
Brampton Pentecostal Church's  
Building development. We feel  
there is a definite need for  
a second pentecostal church  
in Brampton.

We thank you for  
giving us your consideration,  
and hopefully your support.  
Yours truly,  
Robert Lupton Barbara Lupton

Received  
1967 27/87

162 Martindale Crescent,  
Brampton L6X 2J2

Dear Mr. Gaine,

This short letter is to let you know that my wife and I are in favour of the proposed complex put forward by The Brampton Pentecostal Church. We believe that such a development would be most beneficial to the whole community, ranging from the very young to the retired Senior Citizen. We understand that the proposed development will have accommodation in the form of town-houses, apartments and hostels. The City of Brampton, we believe would be greatly enriched by the development of the property on Gateway Drive as put forward by Brampton Pentecostal Church.

We Remain

Yours Sincerely

John & Jessie Wallace

File C 8 E 6. 3

32 Leatherhead Ct.  
Brampton, Ont. L6S 4R4

May 24, 1989

City of Brampton  
Planning Department  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

*[Handwritten initials]*

City of Brampton PLANNING DEPT.	
Date	MAY 26 1989
File No	58115

Dear Mr. Laine:

I am writing in regards to the notice that is posted on the property at the intersection of Goreway and Hwy. 7 - Proposal for Brampton Pentecostal Church building development.

I am writing in full support of this development, and I feel our city is in need of such a development.

I also would like to take this opportunity to thank you for allowing the citizens of Brampton to give our opinion on this matter.

Sincerely,

*[Handwritten signature: S. Pierre]*

S. Pierre

*[Handwritten note: To file 890526]*

107 Fanshawe Drive  
Brampton Ontario  
L6Z 1A5

May 23, 1959

City of Brampton  
Planning Department  
150 Central Park Drive  
Brampton Ont. L6T 2T9

Attn: Mr. Laine:

Dear Sir:

I am writing to express my support & my husband's, Al, support for the proposed development of the property on Goreway Drive - just south of Hwy #7, on the east side of the road - by Brampton Pentecostal Church.

We think this is an excellent way to develop this land, & that all the problems Brampton has - this can only do Brampton good.

I trust this letter is sufficient to express our approval.

Sincerely  
Al + Lynda Vegys.

City of Brampton  
PLANNING DEPT.  
Date MAY 30 1989 Rec'd.  
File No. C8163

*MS*

144, Abell Drive,  
Brampton,  
L6V 2Z8,  
23rd May, 1989.

Mr. Laine,  
City of Brampton,  
Planning Department,  
Brampton.

re:- PROPERTY ON GOREWAY DRIVE, just north of  
Hwy #7 on the east side, and is part of  
lots 6 and 7, Concession 8 (Northern Division).

Dear Mr. Laine,

I wish to let you know that I welcome and am in  
favour of the proposed building of a New Church Complex and  
Residential Community on the above property.

This type of church complex should be encouraged.  
I believe that it will be of tremendous benefit to Brampton and  
look forward to a positive reaction, only good can be the outcome  
of the above proposed complex.

Yours sincerely.

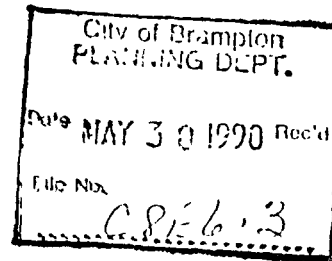
*M. Stoneleigh*  
M. STONELEIGH.

*T/John 690530*





the metropolitan toronto and region conservation authority  
5 shoreham drive, downsvlew, ontario, m3n 1s4 (416) 661-6600 FAX 661-6898



May 25, 1990

City of Brampton  
Planning Department  
150 Central Park Drive  
BRAMPTON, Ontario  
L6T 2T9

ATTENTION: L.W.H. Laine

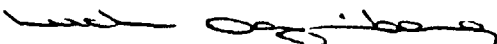
Dear Sir:

RE: Application to Amend the Official Plan  
and Zoning Bylaw  
Part Of Lot 6, Concession 8, N.D.  
(Toronto Gore Township)  
Brampton Pentecostal Church  
File Number: C8E6.3  
City of Brampton

This will acknowledge receipt of the revised plans for the above-noted captioned application to amend the Official Plan and Zoning By-law.

Our staff has examined these revisions and advise that our comments dated May 17, 1989 (copy enclosed) remain unaltered.

Yours truly,

  
Luch Ognibene, Plans Analyst  
Plan Review Section  
Water Resource Division

LO:jb

*70 files 90 05 30*



the metropolitan toronto and region conservation authority

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

17 May 1989

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

Attention: L.W.H. Laine

Re: Proposed Official Plan and Zoning By-Law  
Amendment  
Pt. Lot 6, Conc. 8  
Brampton Pentecostal Church

This will acknowledge receipt of the above-noted application.

Our staff has located the subject property and notes that it is traversed by a watercourse with an upstream drainage area in excess of 125 hectares. While the Authority has no floodplain mapping for this area, we do regulate the construction of buildings and structures within the regional floodplain or watercourses draining in excess of 125 Hectares. We therefore request that the applicant carry out a flood study. This engineering report will:

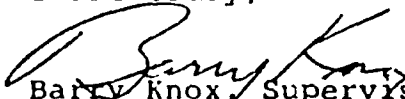
- (a) provide the maximum flows to be expected in the watercourse assuming a regional flood (resulting from the regional storm as defined in Ontario Regulation 293/86) or 100-year flood, whichever is greater.
- (b) describe and map the extent of flooding which would occur on the site as a result of the flows described in (a)

The applicant should re-design his proposal so that all development be located outside of the floodplain as determined above.

We also request that the valley lands be placed in an open space designation and appropriately zoned to prohibit structural encroachment.

If you have any questions please contact this office.

Yours truly,

  
Barry Knox, Supervisor  
Plan Review Section  
Water Resource Division

BK:mds



the metropolitan toronto and region conservation authority

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

17 May 1989

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

City of Brampton PLANNING DEPT.	
Date	MAY 19 1989 Rec'd
File No.	C-86-31

Attention: L.W.H. Laine

Re: Proposed Official Plan and Zoning By-Law  
Amendment  
Pt. Lot 6, Conc. 8  
Brampton Pentecostal Church

This will acknowledge receipt of the above-noted application.

Our staff has located the subject property and notes that it is traversed by a watercourse with an upstream drainage area in excess of 125 hectares. While the Authority has no floodplain mapping for this area, we do regulate the construction of buildings and structures within the regional floodplain or watercourses draining in excess of 125 Hectares. We therefore request that the applicant carry out a flood study. This engineering report will:

- (a) provide the maximum flows to be expected in the watercourse assuming a regional flood (resulting from the regional storm as defined in Ontario Regulation 293/86) or 100-year flood, whichever is greater,
- (b) describe and map the extent of flooding which would occur on the site as a result of the flows described in (a)

The applicant should re-design his proposal so that all development be located outside of the floodplain as determined above.

We also request that the valley lands be placed in an open space designation and appropriately zoned to prohibit structural encroachment.

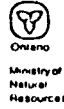
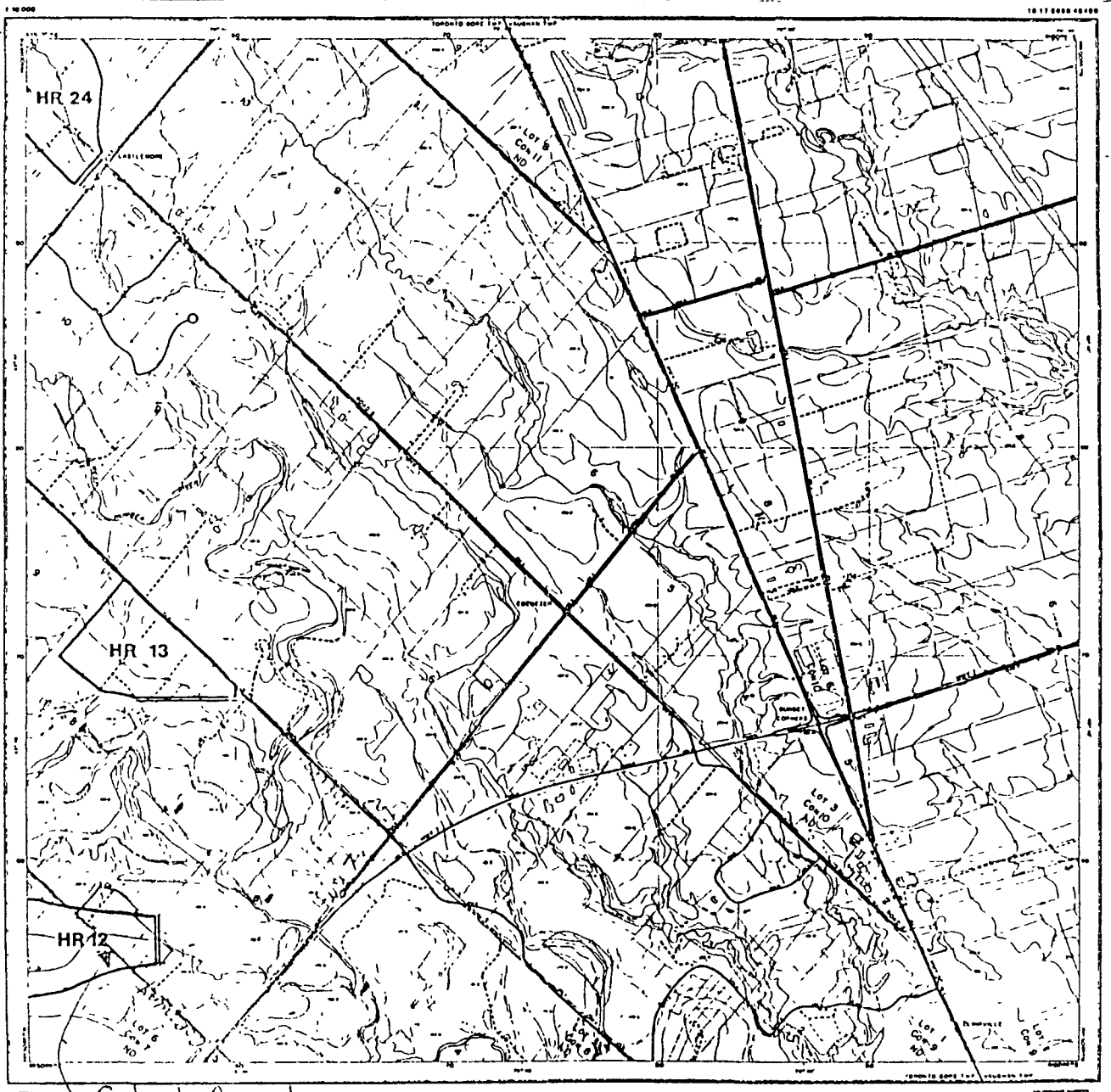
If you have any questions please contact this office.

Yours truly,

Barry Knox, Supervisor  
Plan Review Section  
Water Resource Division

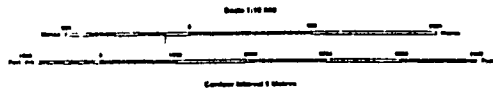
File 5905-234

BK:mds



*Subject Property*

10 17 6050 48450



**NOTES**  
 North Arrow: True North  
 Horizontal Distance: As Shown  
 Date of Survey: 1984  
 Date of Issue: 1984  
 Survey and Mapping: Ontario Ministry of Natural Resources  
 Planning, Design & Survey  
 Toronto, Ontario

38
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The Regional Municipality of Peel

Planning Department

March 29, 1990

City of Brampton PLANNING DEPT.	
DATE	APR 11 1990
FILE NO.	C8E6.3

City of Brampton  
Planning and Development Department  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

Attention: Mr. L. W. H. Laine, Director  
Planning & Development

Re: Proposed Official Plan Amendment  
and Rezoning Application  
Brampton Pentecostal Church (Revised Proposal)  
Pt. Lot 6, Concession 8, N.D.  
City of Brampton  
Your File: C8E6.3  
Our File: R42 8E12B

Dear Sir:

In reply to your letter of March 22, 1990 concerning the above noted application, please be advised that our Public Works Department and the Transportation Policy Division have examined the revised proposal and indicate that their previous comments are still applicable.

We trust that this information is of assistance.

Yours truly,

D. R. Billett  
Director of  
Development Control

IAP:nb

*Deleguacion*



The Regional Municipality of Peel

Planning Department

May 17, 1989

City of Brampton  
Planning Department  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

*DRB*

City of Brampton PLANNING DEPT.	
Date	MAY 18 1989 Rec'd
File No.	C8E6.3

Attention: Mr. L. W. H. Laine, Director  
Planning & Development

Re: Proposed Official Plan Amendment  
and Rezoning Application  
Brampton Pentecostal Church  
Pt. Lot 6, Concession 8, N.D.  
City of Brampton  
Your File: C8E6.3  
Our File: R42 8E12B

Dear Mr. Laine:

Further to our letter dated May 15, 1989, please find attached a copy of comments dated May 11, 1989 recently received from the Regional Transportation Policy Division concerning the above noted development proposal.

We trust that these additional comments are of assistance.

Yours truly,

D. R. Billett  
Director of  
Development Control

JL:nb  
Encl.

*To file 4/19/89*



MEMORANDUM

To D.R. Billett, P.Eng. Date May 11, 1989  
Director, Development Control

From P.M. Crockett, P.Eng. Subject Application to Amend the O.P.  
Acting Director and Zoning By-Law  
Transportation Policy Brampton Pentecostal Church  
P.T. Lot 6, Conc. 8, ND.  
City of Brampton

We have reviewed the above noted application based on the site plan submitted and advise that the proposal is premature in light of the feasibility study presently being conducted by Proctor and Redfern for the Highway 7 Bypass. The study will also rationalize how Goreway Drive will interconnect with the internal road system in the N-W quadrant of Goreway and Highway 7. If required we will provide technical comments on this application once more detail on the Highway 7 Bypass feasibility study is known.

With reference to the amendment, we have no specific objection except that the potential realignment of Goreway Drive may encroach into this property.

A handwritten signature in black ink, appearing to read 'P.M. Crockett'.

P.M. Crockett, P. Eng.  
Acting Director,  
Transportation Policy

Handwritten initials 'ML/jr' in black ink.

cc: C. Otten

C50: ZONEBYLAW

Handwritten notes and scribbles in black ink, including the number 'v2' and some illegible markings.



The Regional Municipality of Peel

May 15, 1989

Planning Department

City of Brampton  
Planning and Development Department  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

Attention: Mr. L. W. H. Laine, Director  
Planning & Development

City of Brampton PLANNING DEPT.	
Date	MAY 18 1989 Rec'd
File No	

Re: Proposed Official Plan Amendment and Rezoning Application  
Brampton Pentecostal Church  
Pt. Lot 6, Con. 8, N.D.  
City of Brampton  
Your File: C8E6.3  
Our File: R42 8E12B

Dear Sir:

Further to your letter of April 28, 1989 on the above subject please be advised that the Regional Public Works Department has reviewed the above noted proposal and offer the following comments:

Sanitary Sewers: Facilities are available on Goreway Drive.

Water: Facilities are not available on Goreway Drive. A 300mm diameter watermain is available on Sun-Pac Boulevard. External construction and easements are required. Their exact location will be determined when the street pattern has been established.

Regional Roads: No objections.

The proposed Official Plan Amendment and Rezoning application is currently being reviewed by the Regional Transportation Policy Division. We shall forward your their comments as soon as they are available.

In addition, the applicant shall be required to enter into an agreement with the Region of Peel for the payment of Regional development levies.

Yours truly,

D. R. Billett  
Director of  
Development Control

*File 690569*

JL:nb

cc: L. Eason, Regional Finance