

Public Information Meeting

APPLICATION TO AMEND THE ZONING BY-LAW

To facilitate the development of a Faith-Based Community Teaching Centre

8627 Mississauga Road
City of Brampton File: OZS-2023-0037

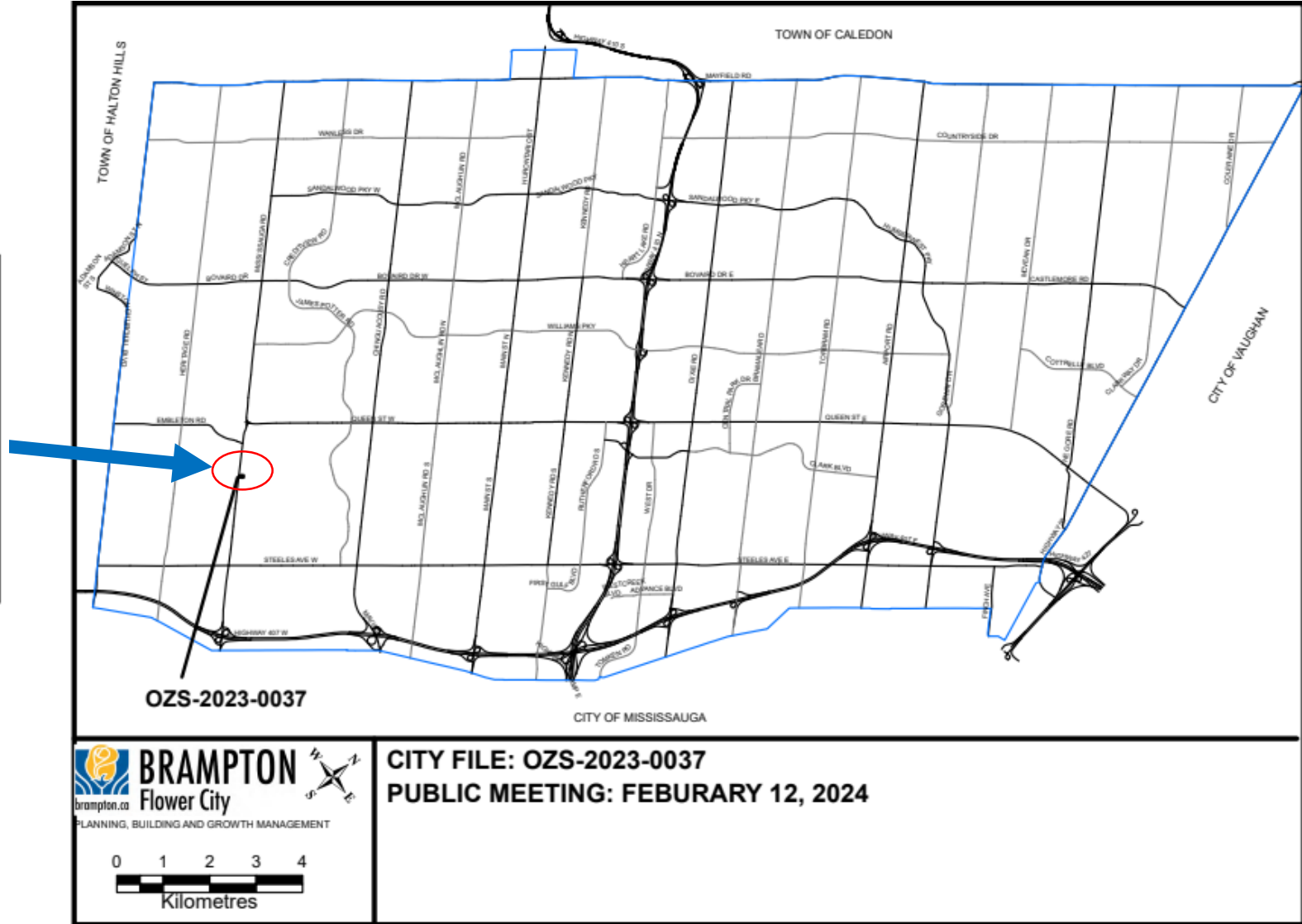
Application by:

MERIDIAN PLANNING CONSULTANTS on behalf of **DARUL IMAAN INSTITUTE**

WARD 4

REGIONAL COUNCILLOR: DENNIS KEENAN
REGIONAL COUNCILLOR: MARTIN MEDEIROS

LOCATION OF SUBJECT PROPERTY



AREA CONTEXT



North: A private driveway, beyond which are single detached residential dwellings;

East: Lionhead Golf Club and Conference Centre

South: Single Detached Residential Dwellings


West: Mississauga Road, beyond which are lands for future development

- | | | |
|--|---|---|
|  Agricultural |  Open Space |  City Limit |
|  Commercial |  Residential |  Subject Lands |



SITE CONTEXT



 Subject Land

Site Photos



View from
Mississauga Road,
looking south



View from
Mississauga
Road, looking
West



View from
Mississauga
Road,
looking
North

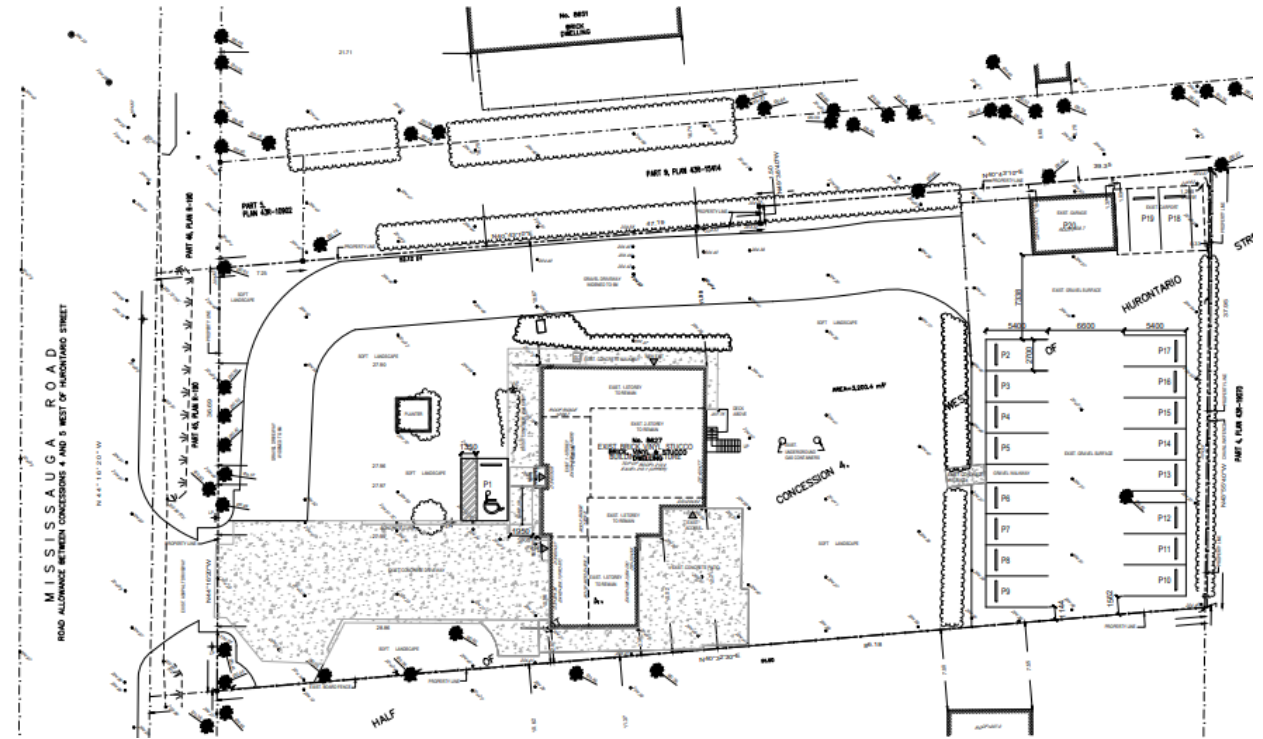


View of site.
Existing
structure, to
remain

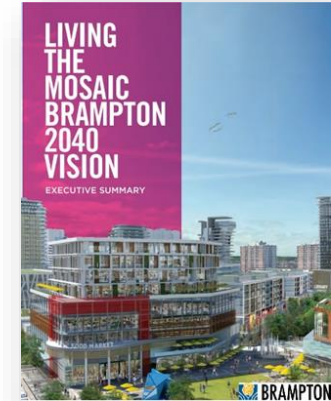
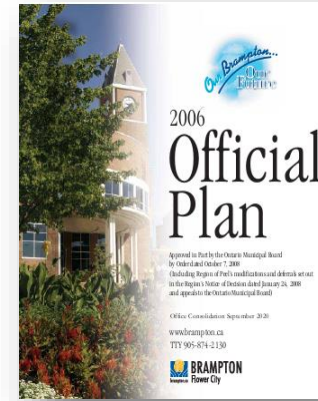
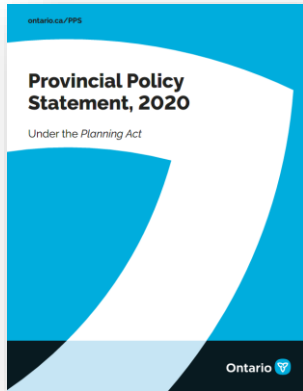
DEVELOPMENT PROPOSAL

An Application to Amend the Zoning By-law:

- To change the land use from “Agricultural” to “Institutional” in order to allow for a faith-based community teaching centre
- Existing residential dwelling to remain and adapted into new use
- Minor grading, landscaping, and new parking lot to be added in subsequent site plan application
- Existing access to remain from Mississauga Road



PLANNING FRAMEWORK SUMMARY



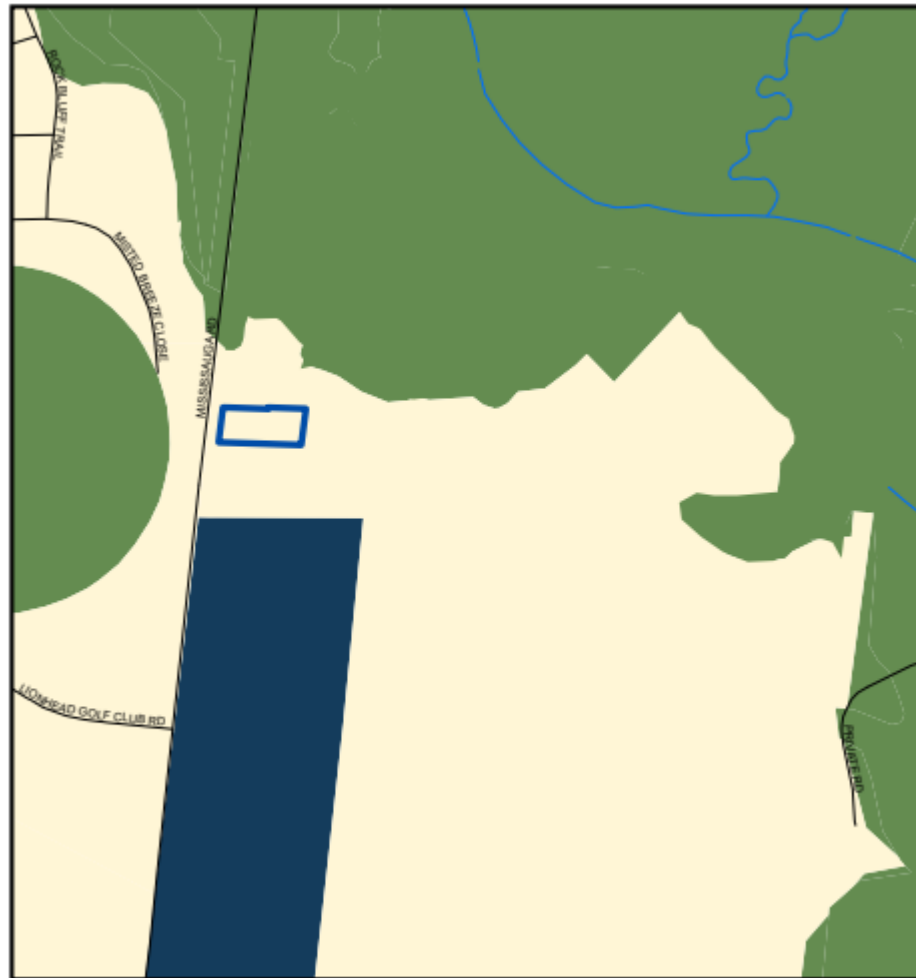
The application will be evaluated based on:

- The *Planning Act*
- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2020)
- Region of Peel Official Plan
- City of Brampton Official Plan
- Bram West Secondary Plan

Also following the principles of:

- Brampton 2040 Vision

CURRENT PLANNING CONTEXT: OFFICIAL PLAN



“Residential” on Schedule A – General Land Use Designations

- Permits predominately residential land uses
- Complementary commercial and institutional land uses are also permitted, such as: schools, libraries, daycares, community and recreation centres, health centres, etc.

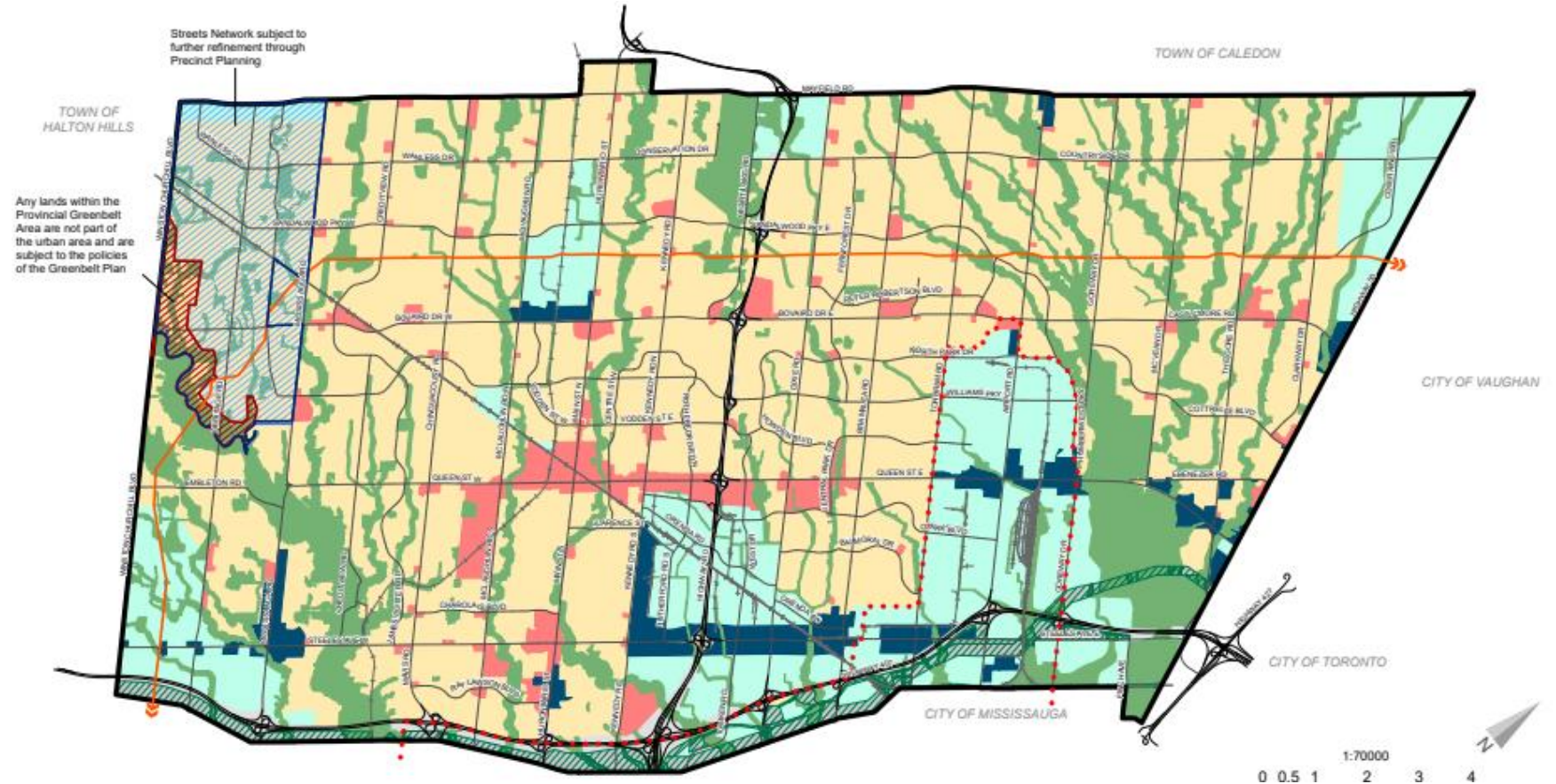
An Amendment to the Official Plan is therefore **not** required.



PLANNING CONTEXT: BRAMPTON PLAN 2023

Final Draft 2023 Official Plan:

- Designated 'Neighbourhoods' within Schedule 2 – Designations of the Brampton Plan
- Designated "Community Area" along a "Secondary Urban Boulevard" in Schedule 1A – City Structure



Designations

- Mixed Use
- Neighbourhoods
- Employment
- Mixed-Use Employment

- Natural Heritage System
- Parkway Belt West

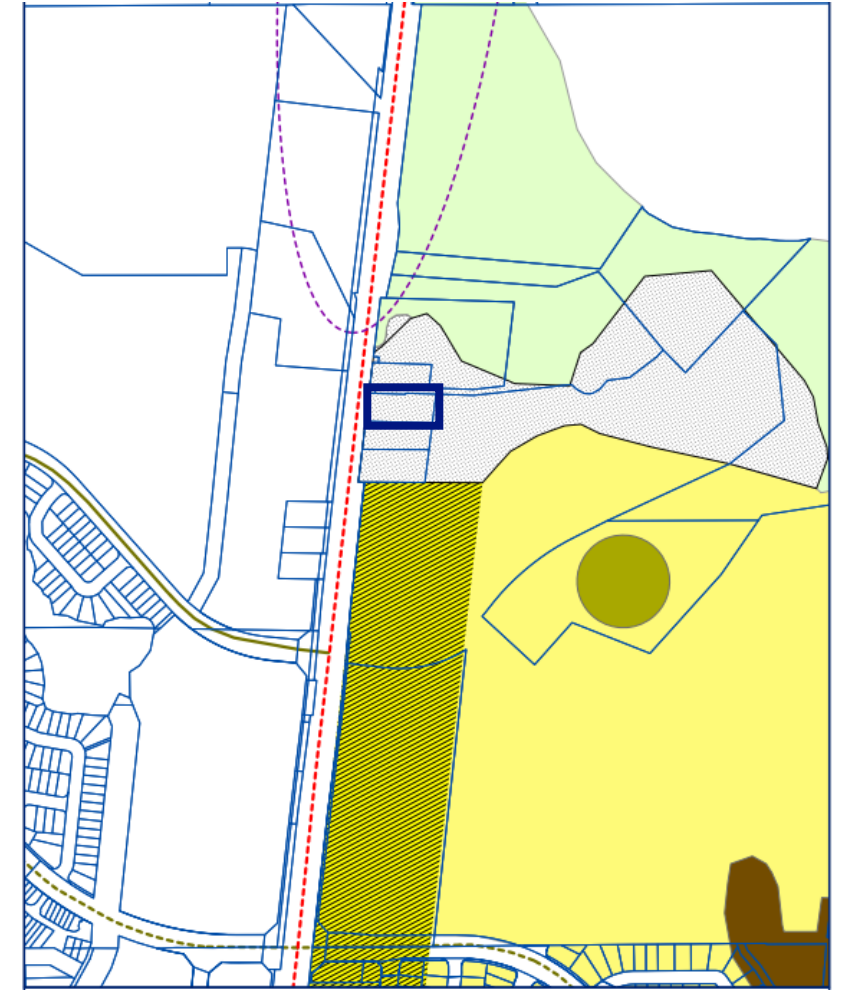
Overlays

- Lester B. Pearson International Airport (LBPIA) Operating Area
- Greenbelt Plan
- TransCanada Pipeline
- Heritage Heights Secondary Plan Area
- North West Brampton Development Area

CURRENT PLANNING CONTEXT: SECONDARY PLAN

Bram West Secondary Plan

- **Land Use Designation:** “Executive Residential”
- Section 3.4.28.(ii) states that complementary uses shall also be permitted, such as :
 - Private educational facilities, libraries, daycares, etc.
- An amendment to the Secondary Plan is therefore **not** required to facilitate the proposed use;



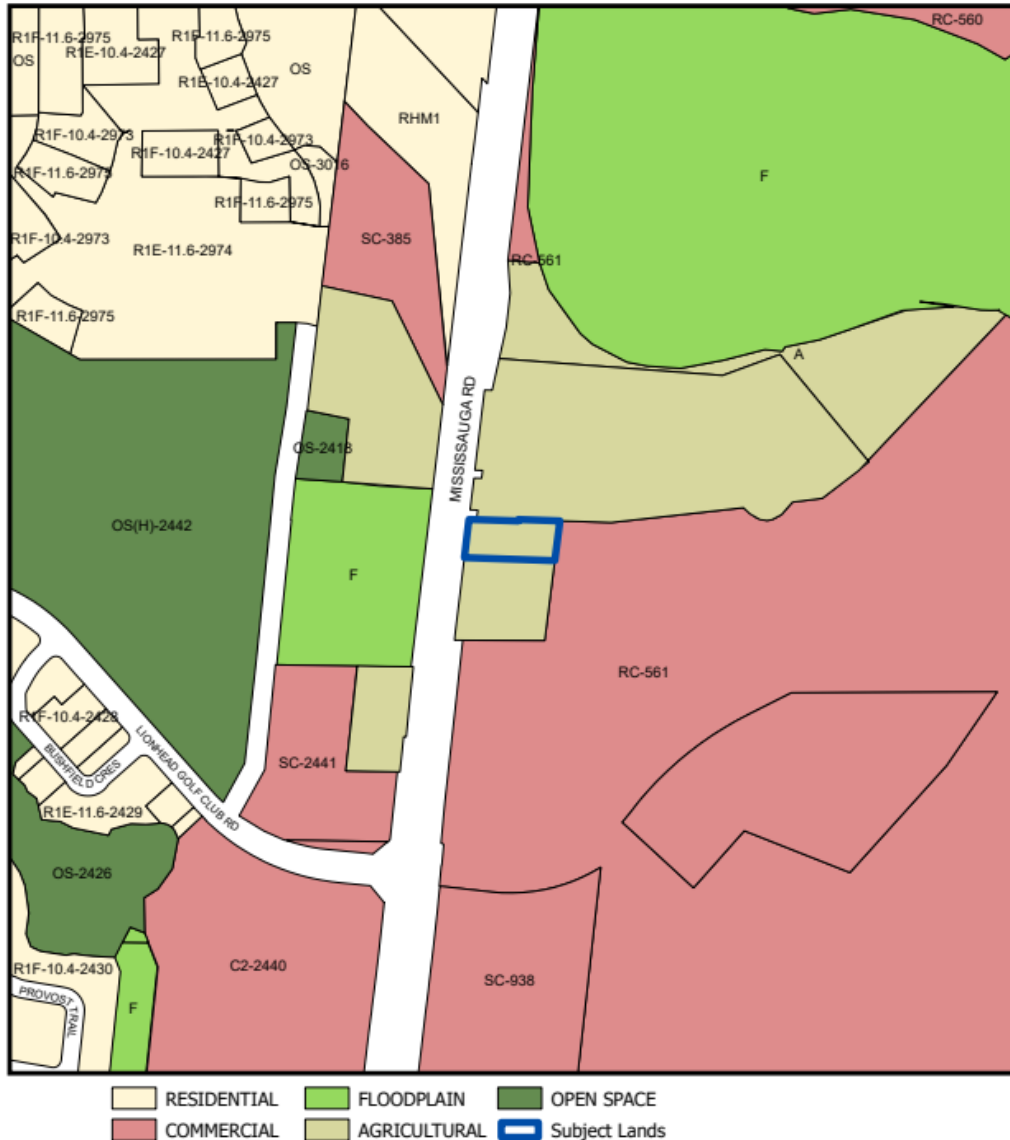
RESIDENTIAL	EMPLOYMENT	INSTITUTIONAL	OPEN SPACE	ROADS & INFRASTRUCTURE
EXECUTIVE RESIDENTIAL	PRESTIGE INDUSTRIAL	SECONDARY SCHOOL	VALLEYLAND	MINOR COLLECTOR ROAD (23-26 METRES)
LOW / MEDIUM DENSITY	NEIGHBOURHOOD COMMERCIAL	SENIOR ELEMENTARY SCHOOL	CITY WIDE PARK	MAJOR COLLECTOR ROAD (26-30 METRES)
MEDIUM DENSITY	SERVICE COMMERCIAL	ELEMENTARY SCHOOL	NEIGHBOURHOOD PARK	MINOR ARTERIAL ROAD (36 METRES)
VILLAGE RESIDENTIAL	CONVENIENCE COMMERCIAL	PLACE OF WORSHIP	PARKETTE	MAJOR ARTERIAL ROAD (45-50 METRES)
HIGH DENSITY	HIGHWAY & SERVICE COMMERCIAL		CEMETERY	PROVINCIAL HIGHWAY
MIXED USE	SPECIALTY OFFICE AND SERVICE COMMERCIAL		OPEN SPACE	HYDRO ONE CORRIDOR
CHURCHVILLE HERITAGE CONSERVATION DISTRICT	OFFICE CENTRE		WOODLOT	RAILWAY
			SWM FACILITIES	HIGHWAY No. 407
				PRIMARY GATEWAY
				SECONDARY GATEWAY
				AMENDMENT BOUNDARY
				INTERCHANGE

CURRENT PLANNING CONTEXT: ZONING BY-LAW

Current Zone: Agricultural

Permits structures or buildings for the purpose of agricultural uses.

An amendment to the Zoning By-law **is required**.



PROPOSED ZONING BY-LAW AMENDMENT

Proposed Zone	Highlight of proposed Zone
Institutional (I1) - XXXX	<ul style="list-style-type: none">• Permit a faith-based community teaching centre, day nursery, and accessory uses.• Minimum interior side yard setback of 2.36m• All other zone provisions of Institutional One (I1) zone.

KEY ISSUES / CONSIDERATIONS

- Providing appropriate landscape buffer for privacy of neighbouring residential uses
- Appropriateness of increased traffic for site due to existing use being of a residential tenure
- Utilizes existing underutilized residential dwelling with minor interior and exterior renovations/site alterations
- Provides accessibility to daycare/private school in residential area

PLANNING PROCESS: CURRENT STATUS

Notice of Complete Application – Dec 21st 2023

Circulation to commenting departments and agencies

Notice of statutory Public Meeting

Public Meeting (We Are Here)

The public meeting is to share information with members of the public on the application, and give them the opportunity to express their perspectives and opinions for consideration in the decision making process.

Collect & Review Public, Technical and Other Comments

Recommendation/Final Report

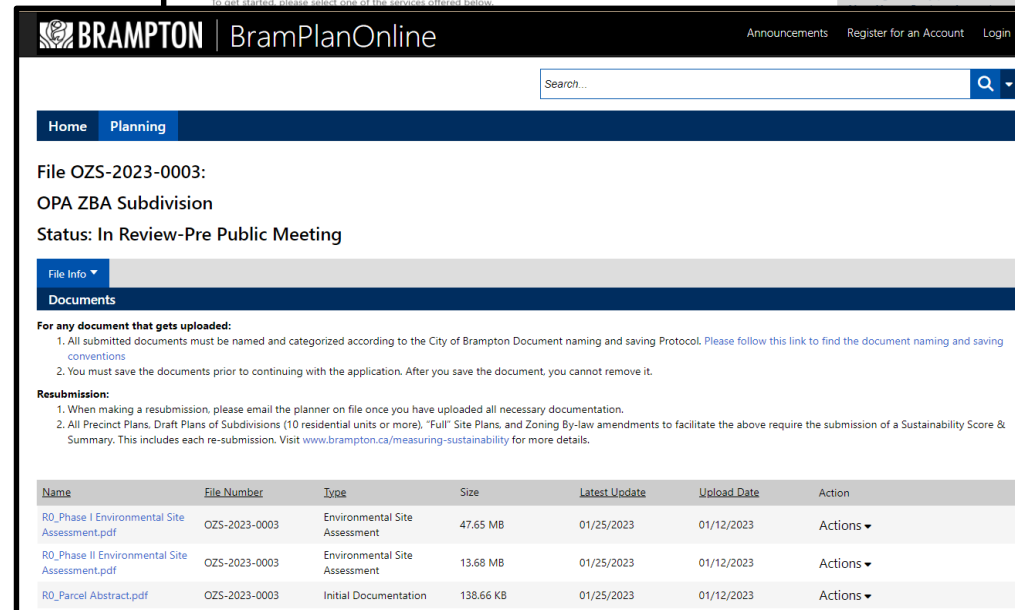
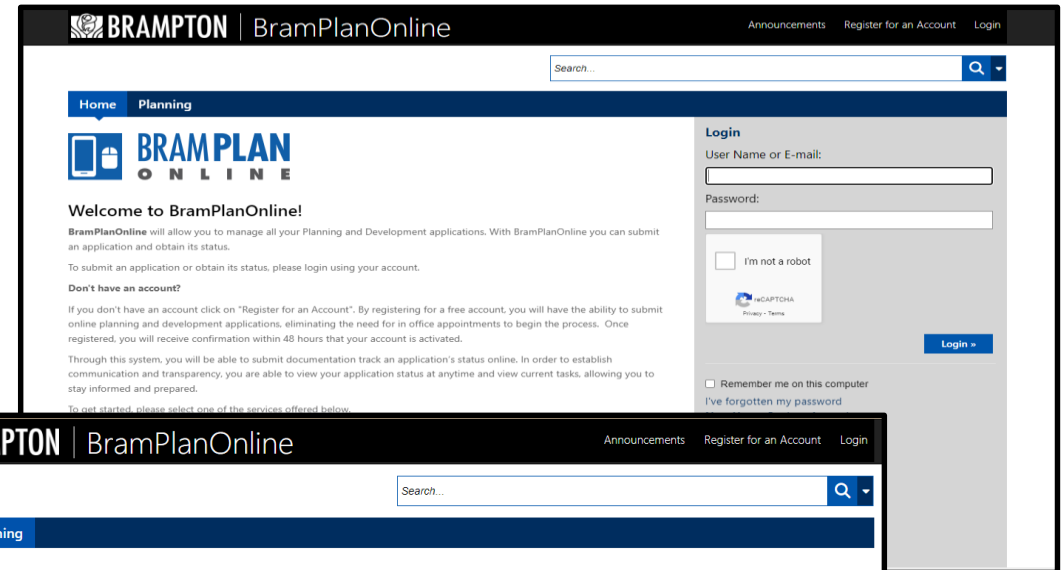
Appeal Period

ACCESSING MORE INFO ABOUT THE PROPOSAL

More info on the proposed development, including full plans and supporting studies submitted by the applicant, are publicly available on the **BramPlan Online** portal:

1. Click [here](#) to access **BramPlan Online**.
2. Click the “Planning” tab, and search for the file number: **OZS-2023-0037**.
3. On the [OZS-2023-0037 file page](#), click the “File Info” tab to select the “Documents” tab.

You can select the individual documents for review / download.



CONTACT INFORMATION

The presentation associated with tonight's meeting can be found online at www.brampton.ca on the **MEETINGS** and **AGENDAS** page.

- **City Planner contact:**

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Thank you!