

FILE NUMBER: A-2024-0225

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, City of Brampton.

APPLICATION
Minor Variance or Special Permission
(Please read Instructions)

NOTE: It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1. Name of Owner(s) Trustees of the Canadian Reformed Church of Brampton
Address 10301 Creditview Road, Brampton, ON, L7A 0G2

Phone # (905)459-4511 Fax # _____
Email gracebramptonclerk@gmail.com

2. Name of Agent Charles Groen, Husson Limited
Address 200 Cachet Woods Court, Suite 204

Phone # (416)459-4000 Fax # _____
Email charles.groen@husson.ca

3. Nature and extent of relief applied for (variances requested):
The existing church building at 10301 Creditview Road in Brampton is proposed to also be used as an elementary school (Grade JK-8) during the week (Monday to Friday). Minor Variance requested to recognize the use of a faith-based private school on the lands. There are no planned changes to the structure of the building.

4. Why is it not possible to comply with the provisions of the by-law?
Although a Minor Variance to the City of Brampton Zoning By-law is required to establish the additional use, the proposal is compatible with the current use and the surrounding area and conforms to the intent of the Institutional (I1) Zone. The proposed application is not introducing any new infrastructure to the subject lands. Request to recognize the school as a use on the lands.

5. Legal Description of the subject land:
Lot Number 12
Plan Number/Concession Number _____ Registered Plan 43M-1846, Reference Plan 43R-35535
Municipal Address 10301 Creditview Road, Brampton, ON

6. Dimension of subject land (in metric units)
Frontage _____ 120
Depth _____ 100

EXISTING 1,119.5 sq.m. church building

PROPOSED BUILDINGS/STRUCTURES on the subject land:
No changes.

1. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

EXISTING
Front yard setback 4.825
Rear yard setback 62.8
Side yard setback 22.6
Side yard setback 16.2

PROPOSED
Front yard setback 4.825 (no change)
Rear yard setback 62.8 (no change)
Side yard setback 22.6 (no change)
Side yard setback 16.2 (no change)

- 0. Date of Acquisition of subject land: April 2, 2012
- 1. Existing uses of subject property: Existing church; Place of worship
- 2. Proposed uses of subject property: Secondary use as an elementary school (Kindergarten to Grade 8)
- 3. Existing uses of abutting properties: Residential
- 4. Date of construction of all buildings & structures on subject land: December 2014
- 5. Length of time the existing uses of the subject property have been continued: 9+ years

16. (a) What water supply is existing/proposed?
Municipal Other (specify) _____
Well

(b) What sewage disposal is/will be provided?
Municipal Other (specify) _____
Septic

(c) What storm drainage system is existing/proposed?
Sewers Other (specify) _____
Ditches

18. Has a pre-consultation application been filed?

Yes No


19. Has the subject property of an application for minor variance?

ever been the subject

Yes No Unknown

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____



Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON
THIS 13TH DAY OF JUNE, 2024.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, CHARLES GROEN, OF THE CITY OF BRAMPTON

IN THE REGION OF PEEL SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE
City OF Brampton
IN THE Region OF
Peel THIS 13th DAY OF
June, 2024



Signature of Applicant or Authorized Agent

Clara Vani
A Commissioner etc.
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton
Expires September 20, 2026

FOR OFFICE USE ONLY

Present Official Plan Designation: _____
11-2020

Present Zoning By-law Classification: AD _____
JUNE 10/24

This application has been reviewed with respect to the variances required and the results of the

June 13, 2024
Clara

AUTHORIZATION OF AGENT

Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 10301 Creditview Road

I/We, Charles Groen, Trustee of the Canadian Reformed Church of Brampton

please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

Charles Groen

please print/type the full name of the agent(s)

to make application to the **City of Brampton Committee of Adjustment** in the matter of an application for **minor variance** with respect to the subject land.

Dated this 29th day of _____, 2024.



(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

Charles Groen, Trustee

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

PERMISSION TO ENTER

Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 10301 Creditview Road

I/We, Charles Groen, Trustee of the Canadian Reformed Church of Brampton

please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

Dated this 29th day of _____, 2024.



(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

Charles Groen, Trustee

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION



Note: Illustration is a conceptual plan for information purposed and is subject to change



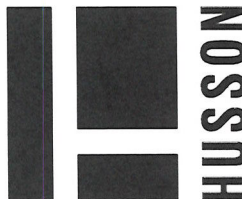
MINOR VARIANCE SKETCH

TRUSTEES OF CANADIAN REFORMED CHURCH OF BRAMPTON

10301 CREDITVIEW ROAD
BRAMPTON, ON
L7A 0G2
LOT 12, REGISTERED PLAN 43M-1846,
REFERENCE PLAN 43R-35535

REQUIRED VARIANCE:

1. RELIEF FROM THE CITY OF BRAMPTON ZONING BY-LAW TO PERMIT SECONDARY USE AS AN ELEMENTARY SCHOOL (GRADES KINDERGARTEN TO GRADE 8) FOR THE EXISTING PROPERTY THAT IS ALREADY ZONED INSTITUTIONAL FOR AN EXISTING PLACE OF WORSHIP. THE NUMBER OF STUDENTS FOR SEPTEMBER 2023 IS EXPECTED TO BE 25.



ENGINEERING + MANAGEMENT

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300 CACHET WOODS COURT, SUITE 204
MARRHAM, ON L6C 0Z8
HUSSON.CA



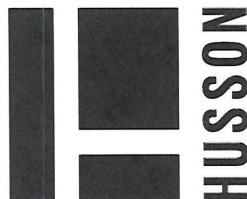
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 REFERENCE PLAN 43R-35535

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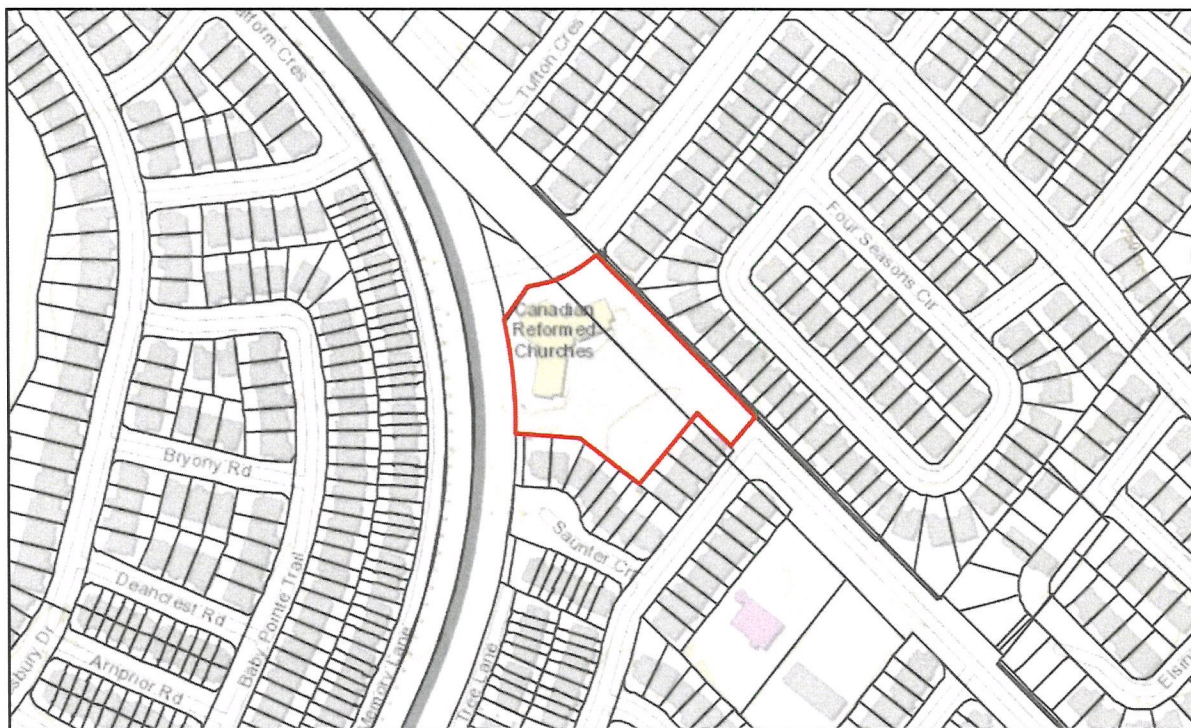
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Planning Justification Report: Credo Christian School



Charles Groen

P/N 3555 | December 4, 2023

Peel Region

City of Brampton

10301 Creditview Road

SBA Skelton Brumwell
& Associates Inc.
ENGINEERING PLANNING ENVIRONMENTAL CONSULTANTS

Revision History

Issue	Date	Prepared by:	Revision Notes
First Issue	December 4, 2023	Samantha Anderson Michael Wynia	
Revision 1			
Revision 2			
Revision 3			

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Executive Summary

This Planning Justification Report has been prepared on behalf of Credo Christian School, c/o Charles Groen in support of the proposed Private School to facilitate the utilization of the existing church as an added use consisting of the Credo Christian School.

The client intends to expand the uses to include a Private School as a faith-based school. At this time, there are no planned changes to the structure of the building and related facilities. The existing church building at 10301 Creditview Road in Brampton is proposed to be used as an elementary school (Grades JK – 8) during the week (Monday to Friday).

Skelton Brumwell & Associates Inc. has been retained to prepare this Planning Justification Report, which includes a description of the subject lands and the proposal, analysis of the planning framework, an overview of technical studies, and an opinion with respect to the proposed land use change.

The proposed additional use represents good planning and is consistent with and conforms to the applicable policies of the Provincial Policy Statement, the Peel Region Official Plan, and the City of Brampton Official Plan.

Although a Minor Variance to the City of Brampton Zoning By-law is required to establish the additional use, the proposal is compatible with the current use and the surrounding area and conforms to the intent of the Institutional (I1) Zone. The proposed application is not introducing any new infrastructure to the subject lands. The proposal is an excellent example of a sustainable approach to the provision of institutional uses to serve the community.

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Planning Justification Report

Credo Christian School

10301 Creditview Road

1.0 Introduction

This Planning Justification Report has been prepared on behalf of Credo Christian School, c/o Charles Groen in support of the proposed Private School to facilitate the introduction of the Credo Christian School in the existing church.

Skelton Brumwell & Associates Inc. has been retained to prepare this Planning Justification Report, which includes a description of the subject lands and the proposal, analysis of the planning framework, an overview of technical studies, and an opinion with respect to the proposed addition of a land use.

2.0 Proposal

The subject lands are located at 10301 Creditview Road, Brampton as seen in Figure 1. The lands are currently owned by Grace Canadian Reformed Church.

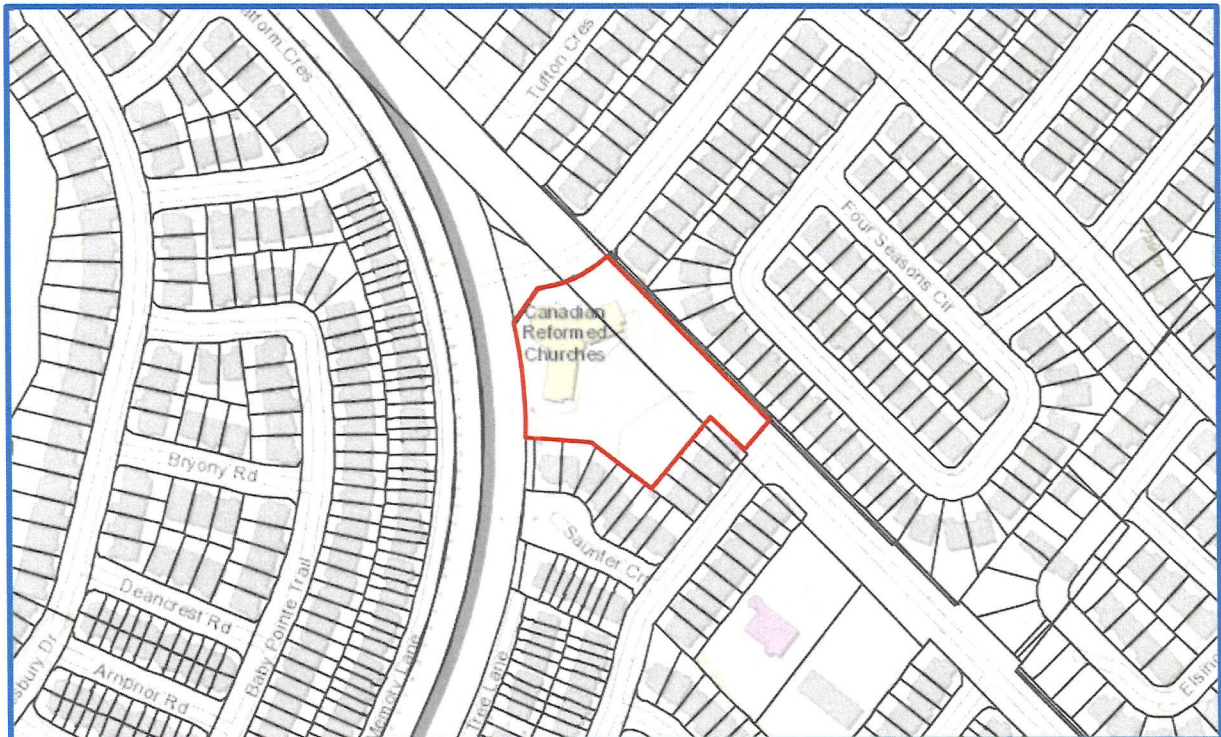


Figure 1: Location

The subject lands are surrounded by a number of mixed density houses including, single detached, semi detached and townhomes. The subject lands are designated Residential in Schedule A of the Brampton Official Plan, 2020, Low/Medium Density Residential on Schedule SP 44 (a) Fletchers Meadow Secondary Plan Land Use Plan, and Institutional (I1) with exception I1-2020 in the Brampton Zoning By-law.

2.1 Existing Use

The existing building has been home to the Canadian Reformed Church since 2008. The facility consists of a sanctuary, council room, fellowship hall, church nursery, library, two (2) classrooms, and administrative offices. The building is primarily used Sunday mornings for weekly worship services and some evenings for a variety of church programs for children, youth, adults, and seniors. The facilities are predominantly vacant, except for the office areas, on weekdays between 8am and 6pm, as weekday church programs are scheduled after 7:00 pm. This makes this facility ideally suited for school use on weekdays between 8:00 am and 5:00 pm. The outdoor green space and parking area is also vacant during the same period and would similarly be ideally suited to intensified use associated with the introduction of the school use.

2.2 Proposed Private School

The client intends to apply for Minor Variance to include a Private School. At this time, there are no planned changes to the structure of the building and associated facilities and amenity space. See Appendix A for a detailed Site Plan. The existing church building at 10301 Creditview Road in Brampton is proposed to also be used as an elementary school (Grades JK – 8) during the week (Monday to Friday).

The plan is to open the school on September 5, 2023 with 5 teachers and 25 students. The school will operate with combined grades (i.e., JK/SK, Grades 1/2, Grades 3/4, Grades 5/6, and Grades 7/8) and will require four to five (5) classrooms. There are 5 existing rooms in the church that will be used for classrooms (i.e., church nursery & preschool room, council room, shared library, and two (2) classrooms).

The existing site access and driveway lends itself to pick up and drop-off of the elementary age students. A small portion of the parking area can be used for teacher, staff, and guest parking leaving most of the hard surface area for student recreation and traditional school recess and lunch times. There are also large existing green spaces on the south and east parts for outdoor recreation.

It is proposed that school admin staff will share the existing office spaces within the building, while there are five (5) spaces suitable for the school use. The existing church nursery will be used for the JK/SK students. The existing library is suitable as a resource area, and most of the resource material is shared between the Church and School. The existing fellowship hall and functioning kitchen space will be used for indoor recreation and as a student cafeteria.

Although SBA provided an opinion that the proposed use conforms to zoning, the municipality determined that to facilitate this additional use as a school, a Minor Variance will be required. Additionally, a very minor amendment to the current Site Plan on file with the City may be required. However, it is noted that there will be no additional development on the site; no building additions or physical site alterations are proposed. The Minor Variance simply reflects the utilization of existing facilities bus drop-off/pick-up and parking lot for teachers & visitors and the landscape area that will be used during the school day for the student playground/play area.

3.0 Policy Context and Analysis

In Ontario's hierarchical, policy-led planning system, planning proposals must be consistent with and conform to a variety of legislation and policy documents, including the Planning Act, the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan, The Oak Ridges Moraine Conservation Plan, the Niagara Escarpment Plan, and other strategies and agreements, as applicable geographically.

The following sub-sections provide an overview of applicable policies with regard to the application.

3.1 Planning Act, RSO 1990

The Planning Act is provincial legislation which sets out the basis for land use planning in Ontario. Planning decisions must have regard for matters of provincial interest set out under Section 2 of the Act, including:

- (a) *the protection of ecological systems, including natural areas, features and functions;*
- (f) *the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- (g) *the minimization of waste;*
- (h) *the orderly development of safe and healthy communities;*
- (i) *the adequate provision and distribution of educational, health, social, cultural and recreational facilities;*
- (p) *the appropriate location of growth and development;*
- (q) *the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;*
- (r) *the promotion of built form that,*
 - (i) *is well-designed,*
 - (ii) *encourages a sense of place, and*
 - (iii) *provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;*
- (s) *the mitigation of greenhouse gas emissions and adaptation to a changing climate.*

The proposed application conforms to all of the policies within the Planning Act. The Church has been an existing as a use in the current structure for the past twelve years. This proposal for increased utilization of existing facilities represents an efficient use of resources and services and assists in the provision and distribution of educational facilities. There are no land use conflicts and the proposal is situated outside of natural heritage features and hazard lands.

3.2 Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS) is issued under Section 3 of the Planning Act, and it contains overall policy directions on matters of provincial interest related to land use planning and development. All Official Plans and amendments thereto must be consistent with the PPS. The PPS is

divided into three broad sections: Building Strong and Healthy Communities, Wise Use and Management of Resources, and Protecting Public Health and Safety.

The proposed application strongly supports all three broad sections of the PPS. Some of the main examples are:

Building Strong and Healthy Communities

Section 1.1 of the PPS states policy to sustain healthy, liveable and safe communities are sustained. The following summarizes how the proposal conforms to applicable policies of the PPS:

Sections 1.1.1:

a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;

The proposal to include a school use within an existing church is an efficient form of intensification of the land use.

c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;

The only change that the school would be making that could impact this consideration would be additional traffic flow for the increase of students and staff during the weekdays. This has been explored in detail in a Traffic Impact Study which is set out in Appendix B of this report. Recommendations in the report are intended to address traffic impacts.

d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;

The site is within a settlement area.

e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;

The proposal is a 12-minute walk from the Mount Pleasant Go, making the newly proposed private elementary school transit friendly and accessible for the whole region.

g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;

There are no changes to existing services or infrastructure required to support the school use. Use of an existing facility and services is efficient and sustainable.

In addition, the site is within a settlement area, some of the applicable settlement policies include:

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

a) efficiently use land and resources;

The intensification of use of an existing facility is an efficient use of land and resources.

b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;

Existing Infrastructure will be utilized, and this is efficient and avoids the need for additional infrastructure at a new facility.

e) support active transportation;

The area is surrounded by a walkable neighbourhood and has access to transit including the Mount Pleasant Go Station. The development will also include installation of a bike rack for children and staff to ride their bike to the school.

f) are transit-supportive, where transit is planned, exists or may be developed; and

The Mount Pleasant GO Station is walking distance and therefore supports the existing transit infrastructure.

Wise Use and Management of Resources

Section 2.0 of the PPS includes policies that protect natural features and areas for the long term (Section 2.1.1). Diversity and connectivity of natural features must be maintained (Section 2.1.2) and development and site alteration are not permitted on lands adjacent to natural heritage features unless no negative impact on these features or their ecological function (Section 2.1.8).

No new physical changes are being introduced by the application and the site is not situated in a natural heritage area.

Protecting Public Health and Safety

Section 3.0 of the PPS focuses on protecting the public health and safety and development and site alteration should be directed away from natural hazards.

No new physical changes are being introduced by the application and the site is not situated in an area subject to natural hazards.

3.3 Growth Plan for the Greater Golden Horseshoe, 2020

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (Growth Plan) is a long-term regional plan issued under the Places to Grow Act, 2005 to provide a framework for building strong, healthy communities, managing growth, protecting resources, and managing risks associated with natural hazards and climate change. The Growth Plan builds on the PPS to provide more detailed policies affecting the Greater Golden Horseshoe and to support a coordinated, integrated approach to planning. Official Plans and amendments thereto must conform with the Growth Plan. It is divided into four broad sections, including: Where and How to Grow, Infrastructure to Support Growth, Protecting What is Valuable, and the Simcoe Sub-Area.

Where and How to Grow

The Growth Plan states that municipalities are encouraged to plan for a variety of economic opportunities within rural settlements to serve the needs of rural residents and area businesses.

The subject lands are a “built-up area” within the context of the Growth Plan. Built-up areas are defined as “all land within the built boundary.” The proposal to include a school within an existing

church is an efficient form of intensification and sustainable use of existing buildings and infrastructure.

The site is within a settlement area.

The proposal is a 12-minute walk from the Mount Pleasant Go, making the newly proposed private elementary school transit friendly and accessible for the whole region.

Infrastructure to Support Growth

The Growth Plan identifies that well planned infrastructure is essential to the viability of Ontario's communities and critical to economic competitiveness, quality of life, and the delivery of public services.

The intensification of use of an existing facility is an efficient use of land and resources.

Existing Infrastructure will be utilized, and this is efficient and avoids the need for additional infrastructure at a new facility.

The area is surrounded by a walkable neighbourhood and has access to transit including the Mount Pleasant Go Station. The proposal will also include installation of a bike rack for children and staff to ride their bike to the school.

The Mount Pleasant GO Station is walking distance and therefore supports the existing transit infrastructure.

Protecting What is Valuable

The subject lands are not within the Natural Heritage System mapped by the Province.

No new physical changes are being introduced by the application and the site is not situated in a natural heritage area.

The proposed school also has no negative impact on agricultural resources cultural heritage resources or mineral aggregate resources.

Conclusion

The proposed school is within the built-up area and focuses intensification towards designated intensification areas in order to utilize existing services, and public transportation.

Based on the above, the proposal is in conformity with the goals, objectives and policies of The Growth Plan.

3.4 Peel Region Official Plan, 2021

The Peel Region Official Plan is the broad planning document which deals with planning matters affecting all lower-tier municipalities within its jurisdiction. It provides direction for the development of lower-tier Official Plans and addresses cross-jurisdictional matters, such as transportation and infrastructure, growth management, and natural heritage.

The subject lands are designated '*Urban System and North West Brampton Urban Development Area*' in Schedule E-1: Regional Structure of the Peel Official Plan.

The proposal is directly supportive of the following Urban System objective as it intensifies use of an existing facility and services:

5.6.3 To achieve intensified and compact built form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances while taking into account the characteristics of existing communities and services.

The following policies are applicable to the proposed use situated in the Urban System:

5.6.10 Define the Urban System, as shown on Schedule E-1, to include all lands within the Regional Urban Boundary including lands identified and protected as part of the natural environment and resources in the preceding chapters of this Plan, the Toronto Pearson International Airport, the Brampton-Caledon Airport, Strategic Growth Areas, Designated Greenfield Areas and Employment Areas.

There are no physical changes proposed along with the change of use and therefore, no natural environment will be altered.

5.6.11 Direct urban development and redevelopment to the Urban System within the Regional Urban Boundary, as shown on Schedule E-1, consistent with the policies in this Plan and the local municipal official plan.

Property is within the Urban System and constitutes efficient expanded utilization of an existing urban service facility and therefore, conforms to this policy.

5.6.12 Plan for the provision and financing of Regional facilities and services so as to efficiently use existing services and infrastructure, and encourage a pattern of compact built forms of urban development and redevelopment.

5.6.13 Require development and redevelopment in the Urban System to proceed according to the growth management and phasing policies of this Plan, and the planned provision of necessary services.

There are no changes to existing services or infrastructure and therefore, the proposal conforms to this policy.

5.6.15 Direct the area municipalities, while taking into account the characteristics of existing communities, to include policies in their official plans that:

- a) support the Urban System objectives and policies in this Plan;*
- b) support pedestrian-friendly and transit-supportive urban development;*
- c) provide transit-supportive opportunities for redevelopment, intensification and mixed land use; and*
- d) support the design of communities to minimize crime by the use of such approaches as Crime Prevention Through Environmental Design (CPTED) principles.*

The new proposal will add additional bike facilities. The proposal is also close to the GO Station making the school accessible by transit. In addition, there is a high level of pedestrian accessibility to the facility.

The subject lands are within the North West Brampton Urban Development Area. The proposal follows these objectives and most specifically achieves orderly, cost effective and timely development (S.6.20.14.19).

The relevant policies in this area are:

5.6.20.14.19.8 In addition to the policies in this Plan that govern the Region's Urban System, it is the policy of Regional Council to require the City of Brampton to ensure that its official plan, including all amendments and secondary plans, adhere to the following policies:

- a) That a natural heritage system be designated in conformity with subwatershed studies approved by Credit Valley Conservation prepared under terms of reference approved by and to the satisfaction of Credit Valley Conservation;*

There are no physical changes proposed for the building, it is only the use that is altered by the addition of another institutional use. There are no natural heritage features on or adjacent to the property.

- e) Maximize the opportunity afforded by the Mount Pleasant GO station to provide significant transit service and the development of transit-supportive land uses and densities.*

The proposal is a 12-minute walk from the Mount Pleasant Go, making the newly proposed private elementary school accessible for the whole region. There are no new roads required or proposed and therefore would be supported by existing arterial road networks and transit systems.

3.5 Brampton Official Plan, 2020

The local Official Plan is the local planning document which provides a vision, land uses, and policies to direct growth and development at the lower-tier municipal level. It refines the direction of the upper-tier plan and includes matters of local planning interest.

The subject lands are designated Residential in the City of Brampton Official Plan, 2020.

The Residential designations shown on 'Schedule A' permit predominantly residential land uses, including a full range of dwelling types, ranging from single detached houses to high-rise apartments. Complementary uses shall be permitted, subject to specific Secondary Plan policies or designations. Complementary uses may include uses permitted in the Commercial and Institutional and Public Uses designations, 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.

In Section 4.2.1.1 of the Official Plan, it is stated that Places of Worship shall be permitted on lands designated Residential on 'Schedule A', with the exception of those lands designated 'Estate Residential.' It is noted that the Church is an existing facility and is permitted by zoning regulations. Section 4.2.i) addresses the promotion of vibrant, sustainable, and accessible residential communities. Adding a school to the existing church enhances the overall quality of public realm by providing additional available institutional uses to the community in a sustainable and efficient manner.

Section 4.2.v) of the Plan promotes intensification throughout the built-up area. This proposal efficiently intensifies use of existing institutional infrastructure and existing municipal services.

A review of the applicable policies confirms that the proposal conforms to the Brampton Official Plan, 2020.

3.6 Fletchers Meadow Secondary Plan, 2013

The lands are designated Low/Medium Density Residential on Schedule SP 44 (a) Fletchers Meadow Secondary Plan Land Use Plan.

Policies within this designation primarily pertain to development of new residential uses and the establishment of new related institutional uses. Given the Place of Worship already exists, and the additional institutional use will take place on the same site and in the same building and associated facilities, the proposal conforms to the Fletchers Meadow Secondary Plan.

3.7 City of Brampton Zoning By-law, 270-2004

The Zoning By-law is a legal document which implements the Official Plan through regulations affecting the erection, location, massing, uses, heights, and setbacks of buildings as well as parking and other implementation considerations.

The lands are currently zoned Institutional (I1-2020). The permitted uses within this zone include:

- A religious institution;
- A day nursery;
- Purposes accessory to the other permitted purposes, or;
- Those purposes permitted in R1D-2014.

Permitted uses within the R1D-2014 include:

- A single detached dwelling
- Supportive Housing Residence Type 1
- A place of worship
- Purposes accessory to the other permitted purposes

The school use is directly affiliated with the church and is intended for a faith-based private school. The zoning by-law defines a place of worship as including, but not limited to, classrooms for religious instruction, nursery and daycare facilities, etc. Additionally, the zoning allows accessory uses, which are defined as "shall mean a use which is incidental, subordinate and exclusively devoted to the principal use of the lot and buildings thereon, located on the same lot."

The proposed addition of the school use is very closely associated with the existing institutional use and could be considered to be a component of that permitted use.

The municipality also established particular zoning for this site that utilizes the term 'religious institution'" for one of the permitted uses. 'Religious institution' is not a defined term in the by-law, and yet it is utilized in the zoning instead of 'place of worship'. It is important to note that the term 'religious institution' has a broader meaning than a 'place of worship.'

Although not definitive, the Zoning Dictionary, published by ZoningTrilogy.com and authored by Bob Lehman, provides a definition for 'religious institution' as follows:

"A Bible Institute, a Christian Science reading room, a religious library, a religious school, but shall not include a church or synagogue".

This definition suggests that a religious institution is different than a church or place of worship.

Based upon any reasonable interpretation of the term 'religious institution', it is therefore our opinion that the permission for a religious institution even more clearly indicates that the proposed use should be considered a permitted use as a faith-based school (in addition to the current use as a place of worship).

Never-the-less, the municipality has indicated that a Minor Variance is required in order to allow for the additional use of a school.

The use complies with the lot requirements for an I1-2020 zoned property as follows:

Provision	Compliance
Minimum Front Yard Depth: 0.5 metres to the front wall of a building;	Yes
Minimum interior side yard: 0.5 metres to the sidewall of a building;	Yes
(3) Minimum exterior side yard: 0.5 metres to the sidewall of a building;	Yes
(4) Minimum rear yard depth: 0.5 metres to the rear wall of a building;	Yes

All of these requirements are met, and a zoning compliance analysis can be found on the Site Plan in Appendix A of this justification. No external changes are to be made to the building.

To facilitate this application, the municipality has requested a Minor Variance solely for the purposes of adding the school use.

4.0 Traffic Impact Brief

As part of the Minor Variance application, a Traffic Impact Study Brief by Husson Engineering & Management was requested by City Staff to facilitate the additional use of a Private School. The full report can be found in Appendix B of this report. To accommodate the increase of 120 students and 10 staff members, there will be an increase in traffic during the beginning and end of the school day.

Vehicle access is proposed to be located at the two existing site driveways onto Fairhill Avenue (North Access) and Creditview Road (West Access). A 25-metre bus drop-off/pickup area is also provided onsite. Onsite parking will be provided for school staff.

The study area intersections are forecasted to continue to operate with acceptable levels of service, with the following additional critical movements:

- The northbound left-turn movement at Chinguacousy Road & Fairhill Avenue/Duffield Road is forecast to operate with V/C greater than 1.00 and LOS F during the AM peak hour. The overall intersection is forecast to operate with V/C greater than 0.90.
- The westbound left-turn queues movement at Creditview Road & Fairhill Avenue are forecast to exceed available storage during the end of school hour.
- The eastbound left-turn movement queues at Chinguacousy Road & Fairhill Avenue/Duffield Road are forecast to exceed available storage during the end of school hour.

Based on the findings of this study, it is recommended that the application be approved, and that the City consider adjusting AM peak hour signal timings to accommodate the additional site traffic.

Furthermore, the City should consider increasing the queue storage length for the critical movements noted in this study regardless of if the additional use proceeds. Lastly, if a second school bus is required in the future, the property owner should consider increasing the length of the bus drop-off/pick up area.

5.0 Sustainability Brief

The City of Brampton utilizes a Sustainability Score methodology to assess planning applications.

This particular proposal is somewhat unique in that it consists solely of introducing a new related use to the existing institutional use. No new development is occurring. As such the proposal does not readily allow for consideration in the City's on-line sustainability scoring system which appears to relate more functionally to applications which involve new development or re-development of a site.

Although the Sustainability Tool was utilized as a component of the submission of a complete application, answers to the questions often relied upon existing components and attributes of the property and facilities on the property as no new development is occurring as part of the current application. The resulting score led to a Bronze placement.

The intended purpose of the Sustainability Tool is to ensure that new development applications contribute to the long-term sustainability of the community.

Intensification of the utilization of an existing building with a compatible use represents a sustainable approach. Efficiently utilizing an existing building and existing related infrastructure by occupying the building with a related use to the original intended and ongoing use of the structure represents a highly efficient form of intensification. The existing building and services can be better utilized without the need for any additional construction or disturbance to the site and surrounding uses.

While the Sustainability Tool does not provide for an application which provides for use intensification of an existing structure with no new development, the intent of that Tool is to promote such sustainable initiatives.

6.0 Four Tests of a Minor Variance

A Minor Variance application is evaluated against four tests prescribed under Section 45(1) of the Planning Act as follows:

- 1) Does it meet the general intent and purpose of the Official Plan?
- 2) Does it meet the general intent and purpose of the Comprehensive Zoning Bylaw?
- 3) Is it desirable for appropriate development or use of the land, building or structure?
- 4) Is it minor in nature?

The proposed development complies with the rules and regulations of the Zoning By-law, however, a Minor Variance has been requested to the City of Brampton Zoning By-law to establish the additional use.

Intent and Purpose of the Official Plan

The subject lands are designated Residential. Complementary uses are permitted - subject to Secondary Plan policies - which includes institutional uses such as schools. Places of Worship are permitted. The Official Plan promotes the creation of vibrant, sustainable, and accessible residential communities. An institutional use such as the school being proposed, enhances the quality of the public realm, and is considered sustainable and efficient as this use is proposed within existing infrastructure and will use existing municipal services. Given that the church already exists, the school use is directly affiliated with the church and is intended for a faith-based private school, the proposed use is in conformity. The proposed development and the Minor Variance application conform to the Official Plan and meets its general intent and purpose.

Intent and Purpose of Zoning By-law

The general intent and purpose of the Zoning By-law is to properly implement the Official Plan. As the proposal conforms to the Official Plan, a Minor Variance to the Zoning By-law would be in keeping with the purpose and intent of the Zoning By-law. The proposal adheres to the existing Zoning by-law, which designated the subject lands as Institutional (I1-2020) that permits religious institutions and places of worship as well as purposes accessory to the other permitted purposes. As previously mentioned, places of worship is defined as including, but not limited to, classrooms for religious instruction, nursery and daycare facilities, etc. Additionally, the zoning allows accessory uses, which are defined as "shall mean a use which is incidental, subordinate and exclusively devoted to the principal use of the lot and buildings thereon, located on the same lot." Religious Institutions are permitted on the subject lands and has been reasonably interpreted to include a faith-based school. The school is closely associated with the existing institutional use. All provisions of the Zoning By-law have been complied with. The proposed Minor Variance application meets the general intent and purpose of the Zoning By-law.

Minor in Nature

The application is generally modest. The request for a Minor Variance does not involve any additional development or expansion of the current church facilities. Instead, it seeks to recognition for the use of a faith-based school within the existing church. The additional traffic can be managed by the city through adjustments of the signal timings in AM peak hours. This ensures the efficient use of the existing building and minimal impact on the surrounding community.

Appropriate Development

The application offers sustainable intensification to provide institutional support to the community while enhancing the overall quality the public realm. This use does not conflict with any other existing uses and does not displace them. Both the building and the site can accommodate the proposed, which will utilize the existing municipal services. The proposal represents an appropriate and efficient addition within the City of Brampton.

7.0 Public Consultation Strategy

The public consultation strategy for this application will follow the *Planning Act* requirements. Written notice shall be given to the residence within 60 metres of the proposal by the City at least 10 days before the Public Hearing. A sign is to be erected on the site once application is deemed complete by the municipality and no later than 10 days before the scheduled Public Hearing. An example of the Sign that will be posted on the site as Public Notice is included in Appendix C. During the Public Hearing, all written and oral comments will be taken into consideration and will receive a written responds by the consultants.

8.0 Conclusion


In conclusion, the proposed additional use represents good planning and is consistent with applicable policies of the Provincial Policy Statement, conforms to the Growth Plan, the Peel Region Official Plan, and the City of Brampton Official Plan.

Although the City has identified that Minor Variance to the City of Brampton Zoning By-law is required, the proposal is compatible with the current use and the surrounding area and conforms to the intent of and complies with the provisions of the Institutional (I1) Zone. The proposed application is not introducing any new development to the subject lands. The Minor Variance is to facilitate the efficient and sustainable intensification of use of an existing institutional use by adding a related institutional use without the necessity of additional buildings or services. The proposal represents an ideal example of a sustainable approach to land use planning and providing for institutional uses which support the community.

All of which is respectfully submitted,

SKELTON, BRUMWELL & ASSOCIATES INC.

per:



Michael Wynia MCIP, RPP
Partner, Senior Ecologist and Planner

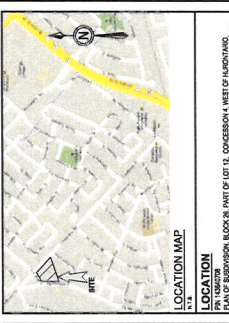
per:



Samantha Anderson, M.PL.
Planner

Appendix A

Site Plan



LOCATION
 45 MILL STREET, ORANGEVILLE ONT. L0W 2M4
 TEL: (919) 941-9912 FAX: (919) 941-9142

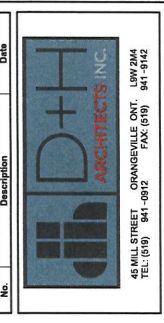
PROJECT
 EX. CHURCH & PROPOSED ELEMENTARY SCHOOL

SHEET TITLE
 PROPOSED REVISIONS FOR AMENDMENT TO PERMIT SCHOOL USE

CONSULTANT
 ARCHITECTS INC.

No.	Description	Date

BUILDING STATISTICS	REQUIRED	PROVIDED
LOT AREA	714	8,134 SF
LANDSCAPED OPEN SPACE	55.55%	14.05%
FRONT YARD SETBACK	0.9m	8.17m
INTERIOR REAR YARD SETBACK	0.9m	14.70m
EXTENSION REAR YARD SETBACK	0.9m	6.95m
MINIMUM CLEARANCE	0.9m	6.95m
BUILDING HEIGHT	3.337 MAX.	11.57



GENERAL

1. ALL DIMENSIONS AND ELEVATIONS SHALL BE UNLESS OTHERWISE SPECIFIED.

2. ALL DIMENSIONS AND ELEVATIONS SHALL BE UNLESS OTHERWISE SPECIFIED.

3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL MUNICIPALITY AND THE PROVINCE OF ONTARIO.

CONSTRUCTION NOTES

1. THE INFORMATION WAS BASED ON A SURVEY DATED 17, 2012 BY C.P. EDWARDS, O.L.S. OF PEARCE FENTON & EDWARDS SURVEYING LTD.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL MUNICIPALITY AND THE PROVINCE OF ONTARIO.

EXISTING INFORMATION NOTES

1. THE INFORMATION WAS BASED ON A SURVEY DATED 17, 2012 BY C.P. EDWARDS, O.L.S. OF PEARCE FENTON & EDWARDS SURVEYING LTD.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL MUNICIPALITY AND THE PROVINCE OF ONTARIO.

BUILDING STATISTICS

BUILDING AREA	12,051
EXISTING BUILDING AREA	1,118
NEW BUILDING AREA	1,118

PARKING CALCULATION

1. 1 SPACE PER 50 SQ. METERS (100 SQ. FT.) OF WORKSPACE

2. 1.5 SPACE PER 100 SQ. METERS (200 SQ. FT.) OF WORKSPACE

3. 1 SPACE PER 100 SQ. METERS (200 SQ. FT.) OF WORKSPACE

4. 1.5 SPACE PER 100 SQ. METERS (200 SQ. FT.) OF WORKSPACE

5. 1 SPACE PER 100 SQ. METERS (200 SQ. FT.) OF WORKSPACE

6. 1.5 SPACE PER 100 SQ. METERS (200 SQ. FT.) OF WORKSPACE

7. 1 SPACE PER 100 SQ. METERS (200 SQ. FT.) OF WORKSPACE

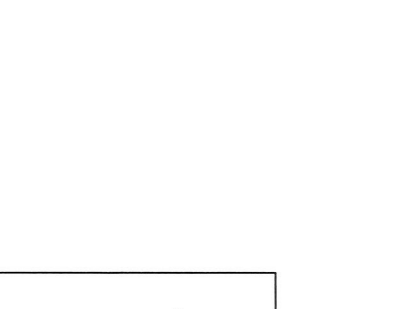
8. 1.5 SPACE PER 100 SQ. METERS (200 SQ. FT.) OF WORKSPACE

9. 1 SPACE PER 100 SQ. METERS (200 SQ. FT.) OF WORKSPACE

10. 1.5 SPACE PER 100 SQ. METERS (200 SQ. FT.) OF WORKSPACE

SITE STATISTICS

REQUIRED	PROVIDED
LOT AREA	8,134 SF
LANDSCAPED OPEN SPACE	14.05%
FRONT YARD SETBACK	8.17m
INTERIOR REAR YARD SETBACK	14.70m
EXTENSION REAR YARD SETBACK	6.95m
MINIMUM CLEARANCE	6.95m
BUILDING HEIGHT	11.57



CONSTRUCTION NOTES

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EXISTING INFORMATION NOTES

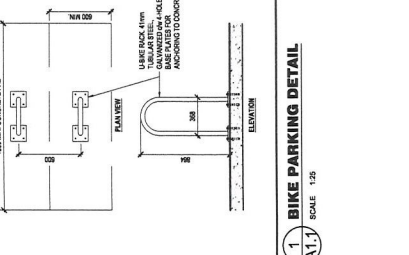
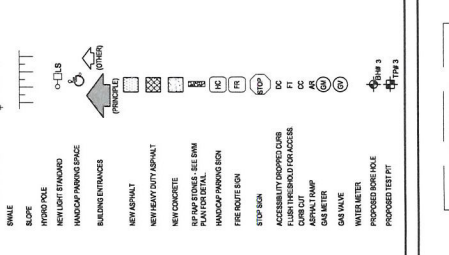
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Appendix B

Traffic Impact Study

Appendix C

Public Notice

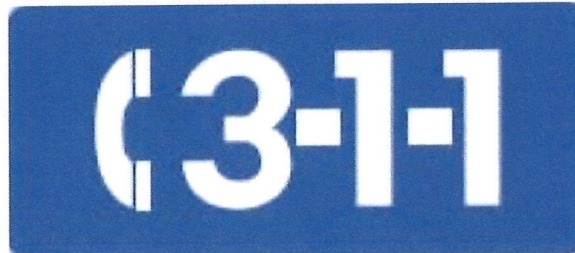
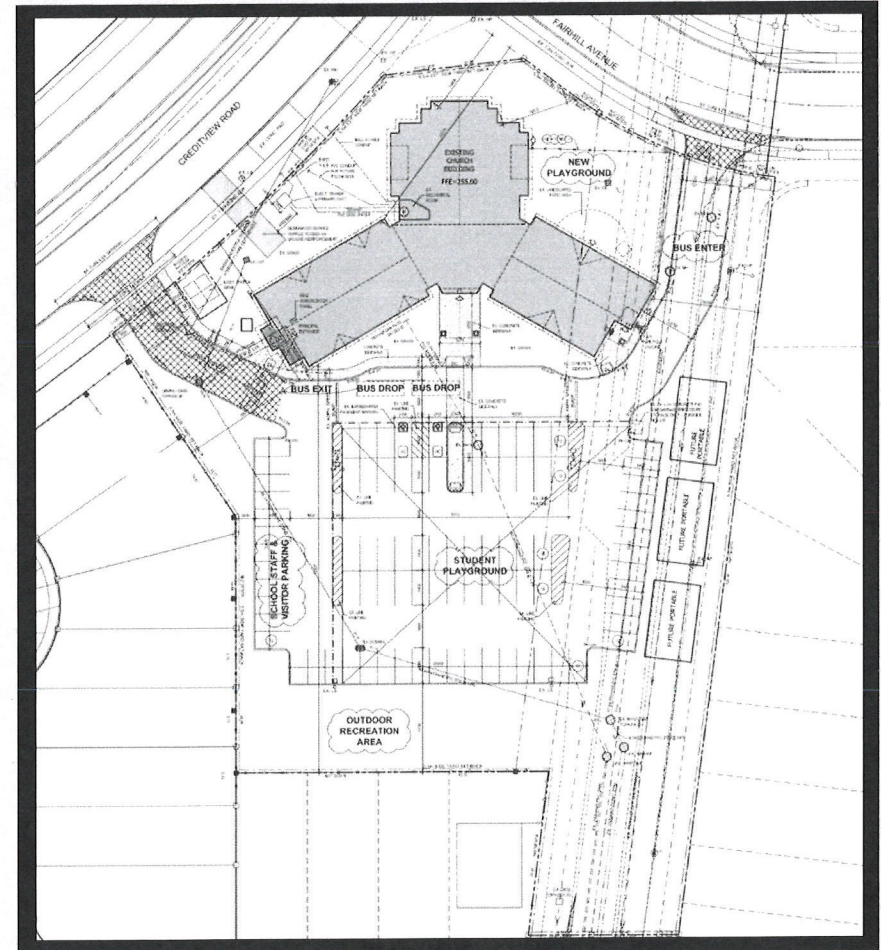
Notice: Minor Variance

A proposal has been made to:

Permit A School As An Additional Use In An Existing Church

Owner: Trustees of the Canadian Reformed Church of Brampton

Agent: Charles Groen (Husson Engineering + Management)



For more information about this matter, including information about obtaining a copy of the notice and about preserving your appeal rights, contact the Planning and Development Services Department, City of Brampton, by visiting the City Hall during regular business hours, by sending an email to planning.development@brampton.ca, or by calling 905-874-2050. Refer to File #

Date Sign Erected:

Zoning Non-compliance Checklist

File No.

A-2024-0225

Applicant: Trustees of the Canadian Reformed Church of Brampton

Address: 10301 Creditview

Zoning: 11 - 2020

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit a proposed private elementary school	Whereas the By-law does not permit the use	2020.1
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
GFA			
TOWER SEPARATION			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Amanda Dickie
Reviewed by Zoning

June 10/24
Date