

Detailed Planning Analysis
City File Number: C07E17.009

Overview

The proposal has been reviewed and evaluated against the Planning Act, Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, City of Brampton Official Plan (2006), Brampton Plan (2023) and the Vales North Secondary Plan.

The Planning Act, Provincial Policy Statement (PPS), the Growth Plan for the Greater Golden Horseshoe (Growth Plan), the Region of Peel Official Plan, and the Brampton Official Plan provide direction and policies that encourage efficient and sustainable growth. These documents support land use planning in a logical, well-designed manner that supports sustainable long-term economic viability.

Planning Act R.S.O 1990:

The Planning Act is the provincial legislation which sets the rules for land use planning in Ontario. The proposal has been reviewed for its compliance to matters of provincial interest, which the Council of a municipality must have regard to. This is identified in Part 1, Section 2 of the Planning Act.

An assessment was completed to identify specific sections of the Act that are applicable to this proposal but not limited to, the following:

Section 2:

(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems

(h) The orderly development of safe and healthy communities;

(h.1) The accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;

(p) The appropriate location of growth and development;

(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 high quality, safe, accessible, attractive, and vibrant.*

S. 36(1) The council of a local municipality may, in a by-law passed under section 34, by the use of the holding symbol “H” (or “h”) in conjunction with any use designation, specify the use to which lands, buildings or structures may be put at such time in the future as the holding symbol is removed by amendment to the by-law. R.S.O. 1990, c. P.13, s. 36 (1).

S. 36(2) (2) A by-law shall not contain the provisions mentioned in subsection (1) unless there is an official plan in effect in the local municipality that contains provisions relating to the use of the holding symbol mentioned in subsection (1). R.S.O. 1990, c. P.13, s. 36 (2).

Analysis:

The proposed development has regard for matters of provincial interest that are set out in Section 2 of the Planning Act and represents the orderly development of safe and healthy communities.

The application will facilitate a Place of Worship use on the site that is currently underutilized while also having regard to the conservation of natural resources. A 7.5 metre buffer has been provided on the site, that cumulatively, including the meander belt outside of the site, forms a 30 metre buffer from the Natural Heritage System at the rear of the property (Salt Creek Floodplain). An Urban Design Brief has been provided amongst other technical studies to demonstrate to staff how the proposed place of worship will be designed in compliance with Brampton Design Guidelines. As such, the proposal is consistent with Sections 2 (h), (p), and (r) of the Planning Act.

Section 2(f) discusses adequate provision of sewer and water services. City and Regional staff recommend that a Holding (H) symbol be placed in the zoning by-law amendment to ensure that a satisfactory functional servicing report is received, confirming that adequate water and wastewater servicing can be accommodated to service the development. Currently, Region comments regarding servicing and connectivity within the site to the other easterly properties have not been addressed. Through the use of the Holding Symbol in the Zoning By-law Amendment, development of the Place of Worship won't be permitted until these concerns are addressed.

Section 36(1) of the Planning Act notes that the council of a local municipality may impose a holding symbol, so long as there is an Official Plan in-effect containing provisions which provide for the use and lifting of a holding symbol as required by subsection 36(2) of the Act. City of Brampton Official Plan policy 5.9.1(iii) permits the use of a holding symbol if the level of physical or community services and infrastructure is not adequate to support the ultimate use, but such services will be provided in accordance with the relevant provisions of this plan. In this regard, City Staff are satisfied that the above-noted policies in the Zoning By-law amendment and holding (H) symbol satisfies policy 5.9.1(iii).

Given the above rationale, staff are satisfied that the proposed development is consistent with matters of provincial interest as set out in the Planning Act.

Provincial Policy Statement (PPS):

The Provincial Policy Statement sets out fundamental planning principles and provides policy direction on matters of provincial interest related to land use planning and development. This application is consistent with matters of Provincial Interest as identified in the Provincial Policy Statement (PPS). Through staff review, it was determined that the proposed development has regard for the following relevant PPS policies:

Section 1.1.1 – Healthy, livable, and safe communities are sustained by:

b) accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long-term needs;

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

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

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;

f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;

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

h) promoting development and land use patterns that conserve biodiversity;

Section 1.1.3.1 Settlement areas shall be the focus of growth and development

Section 1.1.3.6 – New development taking place in designated growth areas should occur adjacent to existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

Section 1.6.6.1 Planning for sewage and water services shall: a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing: 1. municipal sewage services and municipal water services; and 2. private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available or feasible; b) ensure that these systems

are provided in a manner that: 1. can be sustained by the water resources upon which such services rely; 2. prepares for the impacts of a changing climate; 3. is feasible and financially viable over their lifecycle; and 4. protects human health and safety, and the natural environment; c) promote water conservation and water use efficiency; d) integrate servicing and land use considerations at all stages of the planning process; and e) be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5. For clarity, where municipal sewage services and municipal water services are not available, planned or feasible, planning authorities have the ability to consider the use of the servicing options set out through policies 1.6.6.3, 1.6.6.4, and 1.6.6.5 provided that the specified conditions are met.

Section 1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

Section 2.1.1 – Natural features and areas shall be protected for the long term.

Section 2.1.2 - The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

Analysis:

The property is located within a Settlement Area that is defined in provincial and municipal planning documents. It is designated 'Residential' as per Schedule A (General Land Use Designation) of the City of Brampton Official Plan, 'Neighbourhood' as per Schedule 2 (Designations) of the Brampton Plan 2023 and 'Residential' as per the Vales of Castlemore North Secondary Plan. These designations permit a wide range of institutional uses, which include Places of Worship.

The proposed development supports livable, healthy communities by representing an appropriate and supportable form of development. The application proposes a compact built form that optimizes the lands to provide a Place of Worship. The proposed development also promotes efficient growth and land use patterns over the long term by providing a development that will connect with municipal infrastructure and services in accordance with Sections 1.1.1, 1.1.3.1 and 1.1.3.6 of the PPS.

Section 1.6.6 of the PPS contains policies that speak to planning for municipal sewage and water services. Section 1.6.6.2 of the PPS encourages municipal sewage services and municipal water services as the preferred form of servicing for Settlement Areas. For this application, City staff were advised of regional concerns relating to the adequate provision of municipal services. The use of the Holding Symbol in the Zoning By-law will

ensure that additional coordination between the subject property and the adjacent easterly property (6443 Mayfield Road) will be arranged to accommodate future site servicing arrangements on municipal services as well as as interconnectivity within this site and the easterly neighbouring lands.

The proposed development also has regard for Section 2.1.1 of the Provincial Policy Statement, as there will be a buffer to the adjacent Natural Heritage System (NHS) This ensures that adjacent natural features will be protected for the long term. Section 2.1.2 of the PPS aims to maintain, restore, and improve the connectivity of natural features in an area. The subject property being adjacent to the NHS provides a suitable transition to the residential subdivision located to the west and south of the subject land.

Based on the above, staff are satisfied that the proposed Zoning By-law Amendment Application is consistent with the Provincial Policy Statement.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) provides a framework for building stronger, prosperous communities through the management of growth over the long term. Guiding principles include supporting complete communities, providing a mix of employment opportunities, and prioritizing intensification. The proposed development demonstrates conformity to the following sections of the Growth Plan:

1.2.1 – Guiding Principles

- *Support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime.*
- *Improve the integration of land use planning with planning and investment in infrastructure and public service facilities, include integrated service delivery through community hubs, by all levels of government.*
- *Provide for different approaches to manage growth that recognize the diversity of communities in the GGH.*
- *Protect and enhance natural heritage, hydrologic, and landform systems, features, and functions.*

2.2.1.2 – Forecasted growth to the horizon of this plan will be allocated based on the following:

- a) The vast majority of growth will be directed to settlement areas that:*
 - i. have a delineated built boundary;*
 - ii. have existing or planned municipal water and wastewater systems; and*
 - iii. can support the achievement of complete communities*
- c) Within settlement areas, growth will be focused in:*
 - i. delineated built-up areas;*

- ii. *strategic growth areas;*
- iii. *Locations with existing or planned transit, with a priority higher order transit where it exists or is planned; and*
- iv. *areas with existing or planned public services facilities*

2.2.1.4. Applying the policies of this Plan will support the achievement of complete communities that:

- a) Feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;*
- b) Improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;*
- e) provide for a more compact built form and a vibrant public realm, including public open spaces; and*
- f) mitigate and adapt to the impacts of a changing climate, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability.*

Section 2.2.2.3- All municipalities will develop a strategy to achieve the minimum intensification target an intensification throughout delineated built-up areas, which will:

- c) encourage intensification generally throughout the delineated built-up area;*
- d) ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities;*
- e) prioritize planning and investment in infrastructure and public service facilities that will support intensification*

Analysis:

The subject site is located within the 'Delineated Built-up Area' within the Growth Plan,. The proposal will contribute to the establishment of complete communities in accordance with Sections 1.2.1, 2.2.1.2 and 2.2.1.4 through optimization of the land and introduction of an institutional use on the site.

Based on the above, staff is satisfied that the proposed Zoning By-law Amendment conforms to the policies of the Growth Plan.

Region of Peel Official Plan (April 2022)

The Region of Peel Official Plan sets the regional context for more detailed planning by protecting the environment, managing resources, directing growth and establishing a basis for providing Regional services in an efficient and effective manner. The subject application is within the "Urban System" in Schedule E-1: Regional Structure. The

proposal was evaluated against the applicable Region of Peel Official Plan Policies, and the proposed development is consistent with the Official Plan.

It is noted that at the time of writing of this report, as of July 1, 2024, per Bill 185, the Region Municipality of Peel is no longer approval authority for development applications including for this zoning by-law amendment application.

Section 5.3.1 - Direct the vast majority of new population and employment growth to the Urban System, being lands within the Delineated Built-up Area with a focus on Strategic Growth Areas and other areas that leverage existing and planned infrastructure investments.

Section 5.4.5 – To coordinate infrastructure planning and land use planning to achieve the objectives of this plan.

Section 5.4.6 - To optimize the use of the existing and planned infrastructure and services.

Section 5.4.7 - Promote 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 service costing.

Section 5.4.8 - To support planning for complete communities in Peel that are compact, well-designed, transit-supportive, offer transportation choices, include a diverse mix of land uses, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality open space, and easy access to retail and services to meet daily needs.

Section 5.4.11- Direct a significant portion of new growth to the Delineated Built-up Areas of the community through intensification.

Section 5.4.18.3 -To revitalize and/or enhance developed areas.

Section 5.4.18.4 - To intensify development on underutilized lands.

Section 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.

Policy 6.5.1 - To provide water supply and sanitary sewer services to appropriate areas of the Region in an adequate, efficient, planned and cost-effective manner consistent with public needs and financial realities.

Policy 6.5.2 - Require and provide full municipal sewage and water services to accommodate growth in the Urban System to the horizon of this Plan. The provision of

full municipal sewage and water services in the Urban System will be subject to the Regional financial and physical capabilities.

Policy 6.5.3 - Ensure that no development requiring additional or new water supply and/or sanitary sewer services proceeds prior to the finalization of a Servicing Agreement with the Region, confirming the responsibility for, and ability to provide, appropriate facilities for water supply and sewage disposal. In the case of plans of subdivision, confirmation will be required prior to draft approval, that servicing is or will be available.

Analysis:

The subject lands are located within the 'Urban System' as delineated in Schedule E-1: Regional Structure. The proposed development is an efficient built form that optimizes the use of an underutilized and vacant area by providing an institutional use to the community.

The proposal is situated along Mayfield Road, which is designated as a 'Major Road', as per the Major Road Network Schedule (Schedule F-2). The proposal and its location within the Regional Urban Boundary are consistent with the Regional Official Plan's goal of ensuring that development and redevelopment takes place in a timely, orderly, and sequential manner. The development proposal will ultimately assist the City of Brampton in fulfilling planning objectives including meeting and accommodating Regional Growth.

Further to Policies 6.5.1, 6.5.2, and 6.5.3, City Staff recommend that a Holding symbol be applied in the Zoning By-law Amendment to ensure that the proposed Place of Worship use won't be permitted until Region's concerns about servicing feasibility for water and wastewater access to Mayfield Road and interconnectivity with easterly abutting lands are addressed.

The Region has noted these concerns in their letter and comments on the last resubmission (Attachment 11 – Results of Application Circulation). Through the Holding Symbol in the Draft Zoning By-law Amendment, development won't be permitted until these concerns are resolved to the satisfaction of the Commissioner of Public Works at the Region of Peel as well as Commissioner of Planning, Building and Growth Management at the City of Brampton.

Based on the above, staff are satisfied that the proposed Zoning By-law Amendment conforms to the policies of the Region of Peel Official Plan.

Brampton Plan 2023

The subject property is designated 'Neighbourhood' on Schedule 2 (Designations) of the Brampton Plan 2023. The Neighbourhood designation includes residential communities, along with locally-serving community services and amenities. Examples of services and facilities that meet the needs of residents include small healthcare facilities, local-serving places of worship and pharmacies.

Places of Worship are religious institutions used for faith-based, spiritual purposes including religious worship, fellowship, religious teaching and charitable community outreach, and all associated activities that support these objectives. In addition, many Places of Worship provide social and community related functions and services, and often serve as the focal point of the community.

Places of Worship may be located in a range of designations to meet the diverse needs of the various faith groups, subject to the specific policies of the designation of the Brampton Plan in which they are proposed. Land use compatibility, traffic impacts, community integration and performance standards, which will be implemented in the Zoning By-law must be taken into consideration to ensure the site is able to accommodate the functional demands of Places of Worship. The proposal is consistent with, but not limited to, the following policies:

2.2.7.57 Places of Worship will be compatible with the adjacent land uses. The scale, access and parking areas associated with a Place of Worship will be designed to be compatible with adjacent and nearby existing and planned land uses.

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

b. Places of Worship will be properly integrated into the surrounding neighbourhood in a manner that will not adversely impact adjacent land uses. The size, height, massing and scale of the building will be compatible with the character of adjacent uses.

2.2.9.30 Brampton Plan will provide clear direction and a unified framework for long-term protection, restoration, enhancement, and conservation of the Natural Heritage System and Water Resource System and the achievement of the goals and objectives of the City's Natural Heritage and Environmental Management Strategy. To achieve this, Brampton Plan will:

a. Identify, Protect and Restore the Natural Heritage System. Taking a systems-based approach to identify, protect, restore and enhance key natural heritage features and areas, and the ecological functions, processes, and linkages they provide over the long-term while striving to achieve watershed/ subwatershed targets identified by the Conservation Authorities.

c. Enhance the Natural Heritage System and Water Resource System. Restore, enhance and conserve the quality and ecological integrity of the Natural System and Water Resource System through appropriate permitted uses, well planned built form and community design and stewardship, buffers, linkages, ecological restoration and enhancement, appropriate mitigation, environmental studies and green infrastructure implementation.

5.12.40 Holding provisions may be used to ensure that the goals, objectives, and policies of Brampton Plan are met prior to the holding symbol being removed. Holding provisions may be used to address requirements relating to such matters as surviving infrastructure; Natural Heritage, environmental or flood protection measures; noise, vibration, or odor mitigation; built form requirements; site plan processes and other such matters relating to the goals, objectives, and policies of this Plan.

5.12.41 To lift a holding symbol and permit development in accordance with the underlying zone, the applicant will need to fulfil the conditions identified in the holding by-law or as set out in the Zoning By-law. Once those conditions are satisfied, Council or its designate may lift the holding symbol to permit development.

Analysis:

At the time of writing of this report, the Official Plan has been approved. The proposal is consistent with Brampton Plan.

As per Policy 2.2.7.57 and 2.2.7.58, the proposed place of worship will provide sufficient parking to fulfill the needs of the regular worship attendance and other regular events generally in accordance with the City's Zoning By-law. A Traffic Impact Study has been deemed satisfactory by staff that discusses these parking arrangements. Through the approval of an Urban Design Brief, the size, height, massing and scale of the proposed building has also been demonstrated to be compatible with the character of the adjacent residential/commercial uses.

Further to Policies 2.2.9.30a and c, the natural heritage feature located south of the subject site is protected by providing a 7.5 metre buffer on the site, that including the meander belt outside of the site, forms a buffer of 30 metres to the Redside Dace habitat setback. This limit also includes the 10 metre setback from the stable Top of Slope (Soil-Mat, 2015) and the Top of Bank constraint limit staked by the TRCA for Salt Creek and their 10 metre Erosion Access Allowance. The Environmental Impact Study submitted by the applicant and deemed to be satisfactory by staff, also discusses further mitigation measures in addition to provision of the 30 metre buffer. In this regard, staff are of the opinion that the proposed zoning by-law amendment meets the intent of the Brampton Plan.

Policy 5.12.40 of the Brampton Plan, states that Holding provisions may be used to ensure that the goals, objectives and policies of Brampton Plan are met prior to the holding symbol being removed. Policy 5.12.41 of the Brampton Plan provides policies associated with the lifting of a holding symbol to permit development in accordance with the underlying zone, whereby the applicant will need to fulfil the conditions identified in the holding by-law or as set out in the Zoning By-law. Once those conditions are satisfied, Council or its designate may lift the holding symbol to permit development.

The use of the Holding Symbol for matters related to regional servicing infrastructure will ensure that both Regional and City servicing matters are resolved, prior to the Holding

Symbol being Lifted. As a requirement of Lifting the H, a satisfactory Functional Servicing Report will be required, which shall demonstrate the feasibility, design, financial impacts/ requirements for any required infrastructure upgrades to the satisfaction of both the City and Region of Peel.

City of Brampton Official Plan (2006):

The City of Brampton's Official Plan provides comprehensive policies that facilitate land use decision making. The purpose of the City of Brampton's Official Plan is to give clear direction as to how physical development and land use decisions should plan to meet the current and future needs of its residents. The subject lands are designated 'Residential', as per the General Land Use Schedule (Schedule A) of the City of Brampton's Official Plan (2006). The Official Plan policies that are applicable to this application include but are not limited to:

2.4.3 – Protecting Our Environment, Enhancing Our Neighbourhoods

- a) Preserve the City's diverse natural and cultural heritage for generations to come by ensuring development is sensitively located, integrated and compatible with the natural environment and existing cultural landscapes;*
- c) Conserve and protect the long-term ecological function and biodiversity of the natural heritage system;*

4.9.8- Places of Worship

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

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

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

v) Applications for a Place of Worship submitted under the Planning Act shall be subject to a planning review that takes into consideration the criteria set out in Section 4.9.8 and other relevant policies of the Official Plan, and shall demonstrate the ability to physically integrate the Place of Worship with the host neighbourhood in an appropriate manner, including but not limited to scale, access and parking. Exceptions to the criteria shall only be accommodated if it can be clearly demonstrated to the satisfaction of the City that the built form and site characteristics of the proposed Place of Worship and the surrounding neighbourhood can support the use.

4.6.6.4 - Further to policy 4.6.6.3, the required comprehensive environmental study will assess the potential impacts of a development proposal within and/or adjacent to the natural heritage system, to define requirements to eliminate, minimize and mitigate impacts and to assess opportunities for restoration and linkages or where possible, enhancement.

4.6.6.8 - Development and site alteration shall not be permitted on lands adjacent to the natural heritage features and areas identified on Schedule "D" unless an Environmental Implementation Report and/or Environmental Impact Study has been prepared having regard for the concerns of the relevant conservation authority, as well as other agencies, to the satisfaction of the City and the report and/or study has demonstrated that there will be no negative impacts on the significant natural features or their ecological functions.

4.6.6.10 - The City shall seek opportunities, where feasible, through development or redevelopment, to buffer adjacent natural areas and identify opportunities to provide or enhance connections.

4.11.4.1 – Urban design objectives and principles shall form an integral part of the City's land use planning and decision-making processes to ensure that the goal of achieving an attractive and sustainable physical environment is met. All forms of development shall be subject to the policies of this section.

4.11.4.2 –The City shall take a leading role in proactively promoting superior physical development design including the creation of a high quality public realm.

4.11.4.7 – All development and redevelopment will be subject to the consideration of the following elements:

- i) Sustainability: How the design promotes the use of nonrenewable resources and takes into account anticipated long term social, economic and environmental needs and projected ability to maintain the new buildings and infrastructure and contributes to the natural heritage system and landscapes and implements sustainable water management practices.*

- ii) *Enhancement: How the physical development shall conform to the City's overall structure, respect and enhance the specific character of its immediate neighbourhood and represent housing choice and affordability, social diversity, community stability and economic vitality.*
- iii) *Sense of Identity: How the physical development enhances the sense of belonging and civic pride, and communicate the identity of the community.*
- iv) *Diversity: How the physical development promotes a diversity of design, form, and use.*
- vii) *Scale: How the physical development utilizes spatial definition techniques to emphasize and reinforce a human scale orientation and massing, horizontally and vertically, and to enable harmonious integration with the existing and surrounding development.*
- viii) *Circulation: How the transportation system functions and represents a high standard of design. Priority shall be accorded to support and enhance public transit, pedestrian, and bicycle movement.*
- xi) *Human Services: How the physical design contributes to the effective and efficient provision of human services including health, social, special and assisted housing, education, and police.*
- xii) *Land Use Compatibility: How the distribution of land uses are designed to ensure appropriate transitions between the different land uses, promotion of compatibility of each component and ensuring of a diversity of community functions.*

5.9.1 The City, where appropriate, will utilize a holding provision in a Zoning By-law, pursuant to Section 36 of the Planning Act, 1990, to specify the ultimate use of lands which are contemplated for eventual development or redevelopment, but which are not suitable for immediate development until certain services are provided or certain matters appropriately resolved. Such holding provisions shall assist Council in achieving its specific planning objectives, and ensure that development or redevelopment proceeds in accordance with the policies and criteria of this Plan. The holding provision will be identified by the symbol "H" in the zoning by-law, and may be used under one or more of the following circumstances, but not limited thereto:

- (i) When development or redevelopment is anticipated in accordance with the provisions of this Plan, but where the details of such development have not been determined;*
- (ii) When land assembly is required to permit orderly development or redevelopment;*
- (iii) If the level of physical or community services and infrastructure is not adequate to support the ultimate use, but such services will be provided in accordance with the relevant provisions of this Plan;*
- (iv) Where environmental constraints currently preclude development or redevelopment without appropriate mitigative measures; and*

(v) Where regulatory approvals are required from another level of government, as provided for in the policies of this Official Plan.

5.9.2 The zoning by-law incorporating holding provisions shall specify the interim land uses to be permitted, the conditions for removal of the holding provision, and any regulations applying to the lands during the time the holding provision is in place. The City may enact a by-law to remove the holding symbol when all the conditions set out in the holding provision have been satisfied, permitting development or redevelopment in accordance with the zoning category assigned.

Analysis:

The property is designated 'Residential' on Schedule A (General Land Designations) of the City of Brampton Official Plan. The Residential designation permits a full range of dwelling types, along with complementary uses such as Places of Worship which shall be permitted subject to Secondary Plan policies or designations. Places of Worship are usually located along arterial and collector roads and located on a site with sufficient size to accommodate the required performance standards such as parking, landscaping, pedestrian connections and setbacks in an effort to increase land use compatibility with the host area.

The subject site is adjacent to land that is site is designated 'Valleyland Watercourse Corridor', as per Schedule D (Natural Heritage Features and Areas) of the City of Brampton Official Plan. A Natural Heritage System is made up of features and areas linked by natural corridors which are necessary when maintaining biological and geological diversity. Consistent with Policy 2.4.3, 4.6.6.4, 4.6.6.8 and 4.6.6.10, the development proposal acknowledges the extent of the natural heritage system within the subject lands and confirms that there will be no negative impact. An Environmental Impact Study was completed by the applicant to analyze the potential impacts of a development proposal within and on lands adjacent to the natural heritage system. The Environmental Impact Study has been received and deemed satisfactory by Staff.

The proposal conforms to Policy 4.9.8.1 and 4.11.4.1 which notes development criteria for place of worships. Sufficient parking has been provided within the proposal and therefore off-site parking is not needed. The place of worship is integrated with the community and demonstrated through the submission of an Urban Design Brief that has been accepted by Staff. The principles of urban design will have influence on the physical design and layout of the subject site. The Urban Design Brief addresses the various urban design, landscape design and architectural design issues which will impact the site. Further, the proposed place of worship is not located within the Lester B. Pearson International Airport (LBPIA) Operating Area (Attachment 8 – Map).

Section 5.9.1 and 5.9.2 of the City of Brampton Official Plan (2006) note that the City may enact zoning by-laws incorporating holding provisions. The City may use such methods for any number of appropriate instances, including, for example, reserved place of worship sites. Based on the City's Holding Symbol policies, advancing the enactment of

the Zoning By-law is appropriate at this time, in order to specify the ultimate use of lands which are contemplated for eventual development, while applying a holding provision to ensure that the adequate delivery of site services

Staff are of the opinion that the proposed zoning by-law amendment meets the intent of the Brampton Official Plan.

Vales of Castlemore North Secondary Plan (Area 49):

The proposed development is located within the Vales of Castlemore North Secondary Plan (Area 49). The property is designated 'Institutional-Special Policy Area' in the Vales of Castlemore North Secondary Plan (Area 49). The application is consistent with policies that apply to this designation and include the following, but, not limited to:

4.4.5 An Institutional – Special Policy Area designation is shown on Schedule SP49 at the southwest corner of Mayfield Road and Goreway Drive. The southerly and westerly boundary of the Special Policy Area is the limit of the adjacent valley corridor. As a condition of development approval, an Environmental Implementation Report (EIR) and/or addendum to the existing Master Environmental Servicing Plan (MESP) prepared by Aquafor Beech is required to be submitted to the City of Brampton.

4.4.6 Salt Creek is located on the southern/western portion of this Special Policy Area and has been identified as “occupied” Redside Dace habitat by Ministry of Natural Resources. The aquatic habitat classification must be correctly shown in the MESP addendum and policies added regarding measures that should be taken to eliminate impacts to the receiving watercourses. Ministry of Natural Resources (MNR) should be contacted to confirm their requirements under the Endangered Species Act (ESA).

4.4.7 Development adjacent to the Valleyland will contribute to the conservation and enhancement of natural features and ecological functions, through the application of sustainable best management practices for stormwater drainage, public infrastructure maintenance and management site design, buffers and setbacks.

4.4.8 The Valleyland shall be conveyed gratuitously to the City in a condition satisfactory to the municipality.

4.4.9 The lands designated Institutional - Special Policy Area shall be developed for a range of institutional and community based uses such as education facilities, libraries, day care centres, recreational facilities, places of worship, community clubs, a funeral home, and specialty retailing.

4.4.10 Development of the lands designated Institutional – Special Policy Area shall occur in accordance with Section 4.2.3 and with the following principles in order to establish a cohesive, superior development that is compatible with the upscale residential character of the adjacent community:

- i) Auto-oriented development shall not be permitted.
- ii) to generate an attractive and integrated urban environment and to minimize the impact of commercial development on the adjacent residential area, superior site, architectural and landscape elements shall be used, particularly including design features and characteristics that will enhance and complement the adjacent Upscale Executive Housing.
- iii) Site design and building layout shall incorporate an integrated pedestrian network. Pedestrian connections should be provided from development areas to any trail links to the Salt Creek valleylands.
- iv) Building elevations along the residential interface shall provide appropriate architectural articulation, to the satisfaction of the City, to ensure that residents do not face blank walls
- vi) All lighting on site shall be designed and oriented so as to minimize glare on adjacent properties, roadways and the Salt Creek Valley.
- vii) Buildings shall be developed in a manner that minimizes the impacts on the adjacent Salt Creek Valley and that creates minimal interference with the natural environmental features. Accordingly, the Zoning By-law will provide appropriate provisions for building setbacks.
- ix) Prior to zoning approval, the applicant shall verify and receive confirmation from the Region of Peel that the existing servicing capacity will support the proposed uses. Stormwater runoff is to be accommodated on site to the satisfaction of the City.

Analysis:

Further to the stipulations outlined in the Secondary Plan, Policy Staff had advised that a Tertiary Plan and related background studies, including a design brief, would be required prior to development approval. In this regard, a tertiary plan was provided by the applicant that conceptually showed a common use driveway on the site that connects to the other two easterly sites including the commercial plaza at Mayfield Road and Goreway Drive.

The proposal is consistent with policies 4.4.5, 4.4.6, 4.4.7 and 4.4.8. Policies 4.4.5 and 4.4.6 note requirement for Environmental Implementation Report or addendum to the existing Master Environmental Servicing Plan and policies 4.4.7 and 4.4.8 discuss importance of conservation to the natural features adjacent to the Valleyland and that the Valleyland should be gratuitously conveyed to the City. The applicant has submitted an Environmental Impact Study that is satisfactory to staff. The report confirmed that the proposal does not encroach into the Redside Dace habitat by providing a total buffer of 30 metres and therefore a permit from the Ministry of Environment, Conservation and Parks is not required. The Environmental Impact Study discusses mitigation measures for the adjacent Natural Heritage Feature including providing the 30 metres buffer as well

as stormwater management strategies that include clean stormwater runoff from roofs and will minimize possibility of the embankment slope eroding. Additionally, the Valleyland has been conveyed to the City already.

The proposal is consistent with policies 4.4.9 and 4.4.10. The application complies with policy 4.4.9 by proposing a place of worship which is considered one of the appropriate institutional uses on the lands.

In conformity with policy 4.4.10, an Urban Design Brief has been provided and accepted by City Staff that demonstrates how the lands will be developed in a cohesive manner with superior development that is compatible with the adjacent lands. Through the review of this Urban Design Brief, the applicant demonstrated how the site design and building layout connects to an integrated pedestrian network, building elevations with appropriate articulation and cohesive, superior development that is compatible with the upscale residential character of the adjacent community. Architectural and landscape elements shall be used to enhance and compliment the neighbouring community. Through the review of the submitted Tertiary Plan and Urban Design Brief, these elements will be captured as the documents have been reviewed extensively to ensure transitions are seamless.

As such, staff are of the opinion that the proposed Zoning By-law Amendment meets the intent of the Vales of Castlemore North Secondary Plan.

Zoning By-law

The subject property is zoned 'Agricultural' (A) as per Zoning By-law 270-2004, as amended.

Analysis:

The subject property is zoned 'Agricultural' (A) as per Zoning By-law 270-2004, as amended. Agricultural purposes as defined in Section 5 of the Zoning By-law, are permitted within the Agricultural designation. A Zoning By-law amendment is required to permit the proposed development and uses.

The proposed Zoning By-Law amendment rezones the property to "Institutional One Holding – 3795" and Floodplain (F) zone. The Floodplain Zone, which applies to the 7.5 metre buffer on the site, will protect the natural heritage features (valleylands, Redside Dace Habitat) on the southerly lands.

The 'Institutional One Holding – 3795' zone will include performance standards to regulate building setbacks, building height, front yard depth, max lot coverage percentage and the amount of parking required on the subject property. Uses that are permitted under the 'Institutional' (I1) designation include a private or public school, a place of worship and a day nursery.

The Zoning By-law Amendment applies a 'Holding (H)' symbol to the site that won't be lifted until arrangements are made to the satisfaction of the Commissioner of Public Works at the Region of Peel that demonstrate feasible servicing connections for water and wastewater (including the easterly property), interim and ultimate site access, and site interconnectivity with eastern property for shared site access.

Staff are satisfied with the proposed amendment to the Zoning By-law as it captures the intent and vision of the Official Plan policy, and it will facilitate the development of the subject property with an institutional use that is pedestrian friendly and contributes towards the development of a health and complete community.

Technical Studies

The following technical requirements have been satisfied:

Planning Justification Report

The Planning Justification Report (prepared by Candevcon Limited) was submitted to the City to provide the planning rationale for the place of worship use and outline how provincial and municipal policy will support the proposed development. The report concludes that the objectives of the Provincial Policy Statement, the Growth Plan, the Region of Peel Official Plan, and the general intent and vision of the City of Brampton Official Plan and Vales of Castlemore North Secondary Plan (Area 42) are satisfied, and that the proposal represents good planning. It is satisfactory to support the Zoning By-law Amendment. Planning staff have evaluated this study and have found it satisfactory.

Sustainability Score and Summary

The applicant completed the Sustainability Assessment for the proposal and has provided a summary to measure the sustainability of the application. The proposal achieves an overall sustainability score of 35 points that satisfies the City's bronze threshold. Planning staff have evaluated the score and summary sheets and have found it to be satisfactory.

Environmental Impact Study

The Environmental Impact Study (prepared by Palmer) sets out to inventory and evaluate the potential sensitivity and significance of the existing natural heritage features and ecological functions associated with the subject land. The study is also intended to assess the impacts of the proposed development. Review of available information indicates that no provincially designated areas such as provincial significant wetlands, areas of natural and scientific interest or environmentally sensitive features are located on or immediately adjacent to the subject property.

The Ministry of Natural Resources and Forestry (MNR) has classified Salt Creek as a regulated recovery habitat for Redside Dace. Revisions were made to the Site Plan in order to avoid encroaching onto the regulated habitat. As a result, a permit from the

Ministry of Environment, Conservation and Parks (MECP) will not be required. City staff and the Toronto Regional Conservation Authority (TRCA) have reviewed and evaluated the study and have no further concerns with respect to the Environmental Impact Study.

Environmental Site Assessment (Phase One)

Candevcon Limited retained SOIL-MAT Engineers & Consultants LTD. to conduct a Phase One ESA for the subject property. At the time of this report, the subject land was comprised of an irregular shaped parcel of vacant, underdeveloped land. The property was made up of fallow agricultural land and was covered with overgrown grass and low-lying weeds. Based on the findings of the Phase One Environmental Site Assessment, the consultants found that the potential of site contamination to be low and additional investigations are not required. City staff have evaluated the study and have no further concerns with respect to the Environmental Site Assessment (Phase One).

Tree Inventory and Preservation Plan Report

The Tree Inventory and Preservation Plan Report for the subject lands was prepared by Kuntz Forestry Consulting Inc. An inventory of tree resources measuring 7 centimetres in diameter at breast height and greater on and within ten metres of the limit of disturbance with the potential to be impacted by the proposed works and trees of all sizes within the road right-of-way. There is also an evaluation of tree saving opportunities based on proposed development plans.

A total of six trees on and within ten metres of the limit of disturbance with the potential to be impacted by the proposed development. The removal of five trees will be required to accommodate the Place of Worship that is being proposed. The other remaining tree and trees that abut that Natural Heritage System feature can be saved provided appropriate tree protection measures are in place prior to the beginning of construction. A recommendation that was provided to assist with the tree protection would be used to erect fencing and barriers surrounding trees that will not need to be removed. Staff have reviewed the plan and find it supportable.

Functional Servicing and Stormwater Management Report

Candevcon has prepared a Functional Servicing Report to demonstrate how the proposed development can be serviced. The report also addressed the Stormwater Management strategy for the site. Current storm runoff primarily drains from north to south, across the property to Salt Creek.

Updates to the Functional Servicing Report are required for regional staff to determine the servicing feasibility for the subject site. A lifting of the H provision has been added to the Zoning By-law to ensure this occurs prior to any development being permitted on the site. At this time, Staff understand the following:

- That the existing sanitary servicing connections currently terminate at the intersection of Mayfield Road and Goreway Drive. These services would need to be extended westerly along Mayfield Road to feasibly provide sanitary services to the subject site.
- That there is a watermain located on the north side of Mayfield Road, however, the subject site is located within a different water pressure zone. Water servicing will likely be required to be extended from Goreway Drive and Mayfield Road to feasibly provide water services for the subject site.

The Region of Peel has not approved the Functional Servicing Report. A Holding provision has been applied to the zoning by-law amendment that will restrict development until arrangements are made to the satisfaction of the Commissioner of Public Works at the Region of Peel and City that demonstrate feasible servicing connections for water and wastewater (including with the easterly property).

Urban Design Brief

NAK Design Strategies was retained to prepare an Urban Design Brief for the subject development. The Urban Design Brief outlines the development vision for the site which notes importance of locating building close to the street line to reinforce the street edge, having landscape buffers along the site's perimeter to transition with adjacent lands and using landscape and architectural materials to create a distinct identity for the site that is also compatible with the area. Staff are in receipt of this Urban Design Brief and find it to be satisfactory.

Traffic Impact Study

A Traffic Impact Study was prepared by Candevcon to examine the traffic implications of the proposed development on the surrounding road network and at nearby intersections to analyze proposed vehicular access on the site. Traffic conditions were determined during the proposed Sunday service time and for special events. It is anticipated to generate twice as many trips to that of a typical Sunday service. The study determined that the traffic operations of the concerned intersections will be acceptable and that the impacts due to the increase in site-generated trips will be minimal.

The study also describes the existing and future road network. An un-signalized intersection is proposed at Mayfield Road with a left-in, right-in and right-out access. In the future, as this site and the easterly high-density development gets developed, it is proposed that the driveways will be interconnected and have mutual easements to provide shared access. These driveways will connect to the commercial development at the corner of Mayfield Road and Goreway Drive which has a full moves access.

The City of Brampton's Traffic Services Department does not have any concerns regarding the proposal. Region of Peel is in receipt of the contemplated access and has requested revised civil engineering drawings that show both the interim left-in/right-in/right-out access as well as a right-in/right-out access in the future. Regional comments

will need to be addressed for the 'Holding' symbol to be lifted in the Zoning By-law Amendment.

Zoning Staff have also confirmed that the provided parking spaces are consistent with the parking requirement for place of worships in the zoning by-law.

Archaeological Assessment

The applicant has provided the City of Brampton with an Archaeological Report that was dated January 4th, 2017. The report documents Stage 4 mitigative excavations on the subject site. The site was completely excavated and has no further cultural heritage value or interest.

Based on the information contained in the report, the ministry is satisfied that the fieldwork and reporting for the archaeological assessment are consistent with the ministry's 2011 Standards and Guidelines for Consultant Archaeologists and the terms and conditions for archaeological licences. The report has been entered into the Ontario Public Register of Archaeological Reports.