



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 and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, 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)** SNEHAL KANTAWALA (VRAJ CANADA COMMUNITY CENTRE) CENTRE (SIC)
Address 8827 MISSISSAUGA ROAD, BRAMPTON, ON, L6Y 0C2

Phone # 416-844-6086 **Fax #** _____
Email sdkantawala1391@yahoo.com

2. **Name of Agent** GEORGE PAPADOPOULOS
Address 28 RIPPLETON RD, NORTH YORK, ON., M3B 1H5

Phone # 416 520 4585 647 808 7016 **Fax #** _____
Email PAPAPRAD1@YAHOO.CA
araz.aywazian@gmail.com

3. **Nature and extent of relief applied for (variances requested):**

The existing one-storey dwelling will be converted into a worship space for 40 people with minimal alterations. Wet flood-proofing measures will be applied to the existing structure in accordance with CVC's flood-proofing guidelines.

Since Mississauga Road is a regional road with a planned expansion project, the Regional Municipality of Peel is requesting a portion of the frontage of the land. Additionally, the city's traffic team has requested parking changes on the front yard landscaping. These changes will reduce the amount of landscaping in the property's front yard.

4. **Why is it not possible to comply with the provisions of the by-law?**

After submitting the traffic and parking studies, along with the reference plan as requested by the Regional Municipality of Peel and the City of Brampton's traffic team, the City Traffic Group has determined that additional parking spaces are required. These new parking spaces will be located on permeable surface (gravel) in the existing front yard landscaping. Please note that we were meeting the zoning bylaw requirements for parking for the place of worship without making any changes. Since Mississauga Road is a regional road with a planned expansion project, the Regional Municipality of Peel is requesting a portion of the frontage of the land. These changes will reduce the amount of landscaped open space in the property's front yard, necessitating a Minor Variance application regarding the reduction of the present front yard landscape.

5. **Legal Description of the subject land:**
Lot Number Lot 5
Plan Number/Concession Number Registered Plan 43R-32072 / Concession 4
Municipal Address 8827 Mississauga rd

6. **Dimension of subject land (in metric units)**
Frontage 30.51
Depth 76.78
Area 0.23

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

1 STOREY + BASEMENT
 EXISTING GFA - 204.6m²
 EXISTING BUILDING AREA : 210m²
 LOT AREA: 2360,70m²
 LOT COVERAGE: 8.90%
 FRONT YARD AREA: 1082,0m²
 FRONT YARD LANDSCAPING: 698m²
 LANDSCAPING %: FRONT YARD 64,4%

PROPOSED BUILDINGS/STRUCTURES on the subject land:

PROPOSED GFA - PLACE OF WORSHIP: 206.5m²
 PROPOSED BUILDING AREA : 210m² (EXISTING NO CHANGE)
 LOT AREA: 2360,70m² (EXISTING NO CHANGE)
 LOT COVERAGE: 8.90% (EXISTING NO CHANGE)
 FRONT YARD AREA: 638 m²
 FRONT YARD LANDSCAPING: 176 m²
 LANDSCAPING %: FRONT YARD 27.5%

9. 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	34.10	_____
Rear yard setback	21.45 - 38.89	_____
Side yard setback	3.78 - 4.69	_____
Side yard setback	5.88 - 4.85	_____

PROPOSED

Front yard setback	20.10	_____
Rear yard setback	21.45 - 38.89	EXISTING NO CHANGE
Side yard setback	3.78 - 4.69	EXISTING NO CHANGE
Side yard setback	5.88 - 4.85	EXISTING NO CHANGE

10. Date of Acquisition of subject land: 31- JAN- 2024

11. Existing uses of subject property: RESIDENTIAL DWELLING

12. Proposed uses of subject property: PLACE OF WORSHIP

13. Existing uses of abutting properties: RESIDENTIAL DWELLING

14. Date of construction of all buildings & structures on subject land: N/A

15. Length of time the existing uses of the subject property have been continued: N/A

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
 Swales

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes No

If answer is yes, provide details: File # _____ Status _____

18. Has a pre-consultation application been filed?

Yes No

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

Yes No Unknown

If answer is yes, provide details:

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

DATED AT THE 11th ^{city} OF JUNE Brampton
THIS 13 DAY OF June, 2024.
Signature of Applicant(s) or Authorized Agent _____

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, SNEHA KANTAWALA OF THE city OF BRAMPTON
GEORGE PAPAPOPOULOS OF G.C. Papadopoulos Architect INC.
IN THE Region OF Peel OF TORONTO, YORK REGION 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 13 DAY OF
June, 2024
Clara Vani
A Commissioner etc.

Clara Vani
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton

Signature of Applicant or Authorized Agent _____

Expires For Office Use Only

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

Zoning Officer

Date

DATE RECEIVED June 13, 2024
Clara

APPOINTMENT AND AUTHORIZATION OF AGENT

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 8827 MISSISSAUGA ROAD, BRAMPTON, ON, L6Y 0C2

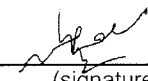
I/We, SNEHAL KANTAWALA (VRAJ CANADA COMMUNITY CENTER)
please print/type the full name of the owner(s)

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

GEORGE PAPADOPOULOS
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 11th day of JUNE, **20**24.



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

(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.

NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.

PERMISSION TO ENTER

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

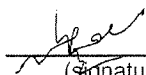
LOCATION OF THE SUBJECT LAND: 8827 MISSISSAUGA ROAD, BRAMPTON, ON, L6Y 0C2

I/We, SNEHAL KANTAWALA (VRAJ CANADA COMMUNITY CENTERE)

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 11th day of JUNE, **20** 24.

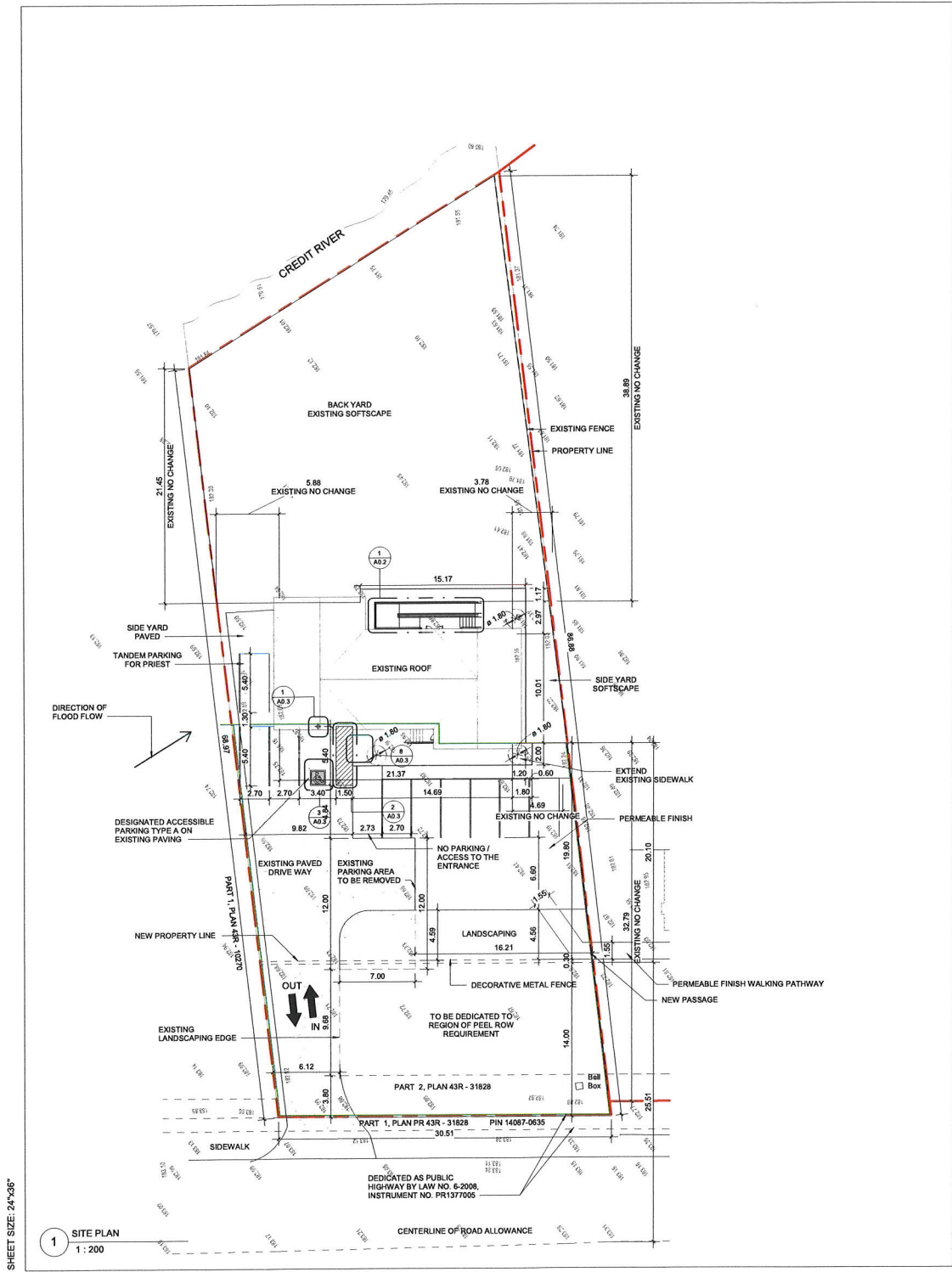


(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(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



CONSTRUCTION NOTES:

STAIRS
 MAXIMUM RISE 7 7/8" - 185mm
 MINIMUM TREAD 10 5/16" - 255mm
 MINIMUM HEAD ROOM 6'-5" - 2000mm
 MINIMUM WIDTH 2'-10" - 860mm

HANDRAILS AND GUARDS
 A HANDRAIL IS REQUIRED FOR EXTERIOR STAIRS CONTAINING MORE THAN 3 RISERS.
 GUARDS ARE REQUIRED AROUND EVERY ACCESSIBLE SURFACE WHICH IS MORE THAN 23 5/8" ABOVE THE ADJACENT LEVEL.
 EXTERIOR GUARDS SHALL BE 3'-6" HIGH WHERE HEIGHT ABOVE THE ADJACENT SURFACE EXCEEDS 5'-11".
 GUARDS SHALL HAVE NO OPENING GREATER THAN 4", AND NO MEMBER BETWEEN 4" AND 2'-11" THAT WILL FACILITATE CLIMBING.

PAINTING:
 ALL INTERIOR WOOD TRIM: ONE COAT LATEX PRIMER, TWO COATS SEMI-LUSTRE ACRYLIC BASED LATEX ALL DRYWALL SURFACES: ONE COAT LATEX SEALER, TWO COATS ESATIN / EGGSHELL LATEX ALL COLOURS TO BE SELECTED BY THE LIENT.

EXHAUST DUCT:
 7 1/2" RIGID METAL DRYER EXHAUST DUCT PLASTIC EXHAUST GRILLE COMPLETE WITH INSECT SCREEN SECURELY FASTENED TO EXTERIOR WALL FACE AND CAULKING.

FLOOR FINISH:
 WHEN CERAMIC / PORCELAIN TILE APPLIED TO A MORTAR BED WITH ADHESIVE, THE BED SHALL BE A MINIMUM OF 1/2" THICK & REINFORCED WITH GALVANIZED DIAMOND MESH LATH, APPLIED OVER POLYETHYLENE ON SUBFLOORING ON JOISTS AT NO MORE THAN 16" O.C. WITH AT LEAST 2 ROWS CROSS BRIDGING 9AS PER SUPPLIERS / MANUFACTURERS SPECIFICATIONS

WET WALL PROTECTION:
 CERAMICS AND PLASTIC TILE INSTALLED ON WALL AROUND BATHTUBS AND SHOWERS SHALL BE APPLIED OVER MOISTURE RESISTANT BACKING. JOINTS BETWEEN WALL TILES AND BATHTUB SHALL BE CAULKED WITH MATERIAL CONFORMING TO CSSB 19-GP-22M "SEALING COMPOUND MILDEW RESISTANT FOR TUBS AND TILE

INTERIOR WASHROOM VENTS:
 50 CFM EXHAUST FAN WITH 6" INSULATED FLEX PIPE TO SIDE OF HOUSE FOR ALL BATHROOMS OR AS SPECIFIED ON HVAC LAYOUTS. MECHANICAL VENTILATION TO OUTSIDE EXHAUST/VENTILATION TO COMPLY WITH O.B.C. 9.32.1.2, 9.32.1.1(6), 3.32.3.5 AND 3.32.3.1. TYP. IF EXHAUST IS PROVIDED THROUGH AND EXTERIOR WALL WITH A LIMITING DISTANCE LESS THAN 1.2m (4') UNPROTECTED OPENING NOT TO EXCEED 130cm² AS PER O.B.C. 9.10.15.4.(5)

GENERAL EXTERIOR VENTING:
 VENTS INCLUDING STOVE HOOD FAN VENTS, WC, FAN VENTS & GAS FIREPLACE VENTS) SHALL BE INDEPENDENT OF EACH OTHER, AND INSTALLED WITH A BACK DRAFT DAMPER. OPENINGS SHALL BE SHIELDED FROM THE ENTRY OF SNOW AND RAIN AND SHALL BE FITTED WITH CORROSION - RESISTANT SCREENS OF MESH HAVING OPENINGS NOT LARGER THAN 15mm. THEY SHALL HAVE A MAXIMUM UNPROTECTED OPENING ARE OF 20sq in. WHERE THEY ARE LOCATED ON AN EXTERIOR WALL WITH A LIMITED DISTANCE OF LESS THAN 1.2m (3'-11")

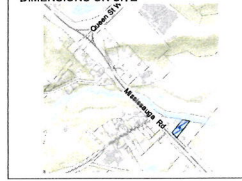
PROPOSED AREAS AND PARKING SPACES:

1. EXISTING GFA	204.6m ²
2. PROPOSED GFA - PLACE OF WORSHIP :	206.5m ²
3. WORSHIP AREA	50.25m ²
4. EXISTING BUILDING AREA :	210m ²
5. PROPOSED BUILDING AREA :	210m ²
6. LOT AREA :	2560.70m ² EXISTING NO CHANGE
7. LOT COVERAGE :	8.90% EXISTING NO CHANGE
8. BASEMENT AREA :	130.7m ² EXISTING NO CHANGE
9. PARKING :	9 SPACES (INCLUDING 1 ACCESSIBLE TYPE A) + 1 TANDEM PARKING
10. FRONT YARD AREA :	638m ²
11. FRONT YARD LANDSCAPING	176m ²
12. LANDSCAPING % @ FRONT YARD	27.5%

NOTES:

- ALL CONSTRUCTION TO COMPLY WITH THE CURRENT ONTARIO BUILDING CODE (O.B.C. - REVISED 2012) AND ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION
- ALL DIMENSIONS MUST BE CHECKED AGAINST THE ARCHITECTURAL DRAWINGS AND FIELD CONDITION BEFORE COMMENCING FABRICATION. ANY INCONSISTENCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK
- THE CONTRACTOR SHALL PROPERLY SUPERVISE THE WORK AND ENSURE THAT THE WORK IS INSTALLED TO THE CORRECT LINES AND LEVELS, THAT THE CONNECTIONS AND DETAILS CONFIRM TO THE DRAWING DETAILS AND SHALL COORDINATE THE INTERFACING OF ALL WORK WITH ALL SUB-TRADES.
- ARCHITECT IS NOT RESPONSIBLE FOR ACCURACY OF SURVEY DRAWING
- ALL DIMENSION ARE IN METRIC
- ALL SETBACKS SHOWN ARE EXISTING.
- THERE IS NO CHANGE TO THE PERIMETER OF THE BUILDING.
- EXISTING PAVED DRIVEWAY AND PARKING SPOTS WILL REMAIN.
- NEW PARKING SPACES WILL BE ADDED ON THE EXISTING PAVEMENT.
- IN OVERFLOW CASES, PARKING CAN BE PROVIDED AT THE NEIGHBORING PROPERTY 8811 MISSISSAUGA RD
- REGULATORY FLOOD ELEVATION OF 184.28m
- VELOCITY OF 0.65 m/s
- CONVERSION OF THE BUILDING INTO A PLACE OF WORSHIP THROUGH MINOR INTERNAL CHANGES AND ALTERATIONS.
- ALL FINISH GRADES ARE EXISTING TO REMAIN

NOTE: CONTRACTOR TO CONFIRM DIMENSIONS ON SITE



No.	Issued	Date
A	CLIENT REVIEW	2023-11-22
B	CLIENT REVIEW	2023-12-22
C	PRE-CONSULTATION	2024-02-12
D	CLIENT REVIEW	2024-02-29
E	CLIENT REVIEW	2024-03-18
F	SPA REVIEW	2024-03-19
G	SPA	2024-03-20
H	COM_PRE-CON.	2024-03-27
I	BUILDING PERMIT	28-03-2024
K	COM_PRE-CON.	2024-04-15
M	SPA	2024-04-18
O	SPA REVISION	2024-05-23
P	SPA REVISION / M.V.	2024-06-10

STAMP TRUE NORTH

G.C.PAPADOPOULOS ARCHITECT INC.
 28 RIPPLETON ROAD, NORTH YORK, ON, M3R 1H5
 TEL: 647 344 2033 FAX: 647 344 2240
 EMAIL: PAPAPAD@YAHOO.CA

VRAJ CANADA COMMUNITY CENTRE
 PLACE OF WORSHIP
 8827 MISSISSAUGA RD.
 BRAMPTON, ON L6Y 0C2

SITE PLAN

Project number # A2302
 Date 2024-06-10
 Drawn by A.A
 Checked by G.C.P

A0.1
 Scale As indicated

SHEET SIZE: 24"x36"

2024-06-12 4:04:15 PM

Zoning Non-compliance Checklist

File No. A-2024- 0226

Applicant: Snehal Kantawala
 Address: 8827 Mississsauga Rd.
 Zoning: RHm1
 By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
BUILDING SIZE			
SIDE DOOR			
COVERAGE			
PARKING	To allow 9 parking spaces for a place of worship.	Whereas 10 parking spaces are required.	20.3
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE	To allow 27.5 percent front yard landscaping.	Whereas 70 percent front yard landscaping is permitted.	11.4.2
SCHEDULE 'C'			
FENCE HEIGHT	.		

Rose Bruno
 Reviewed by Zoning

June 13, 2024
 Date

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

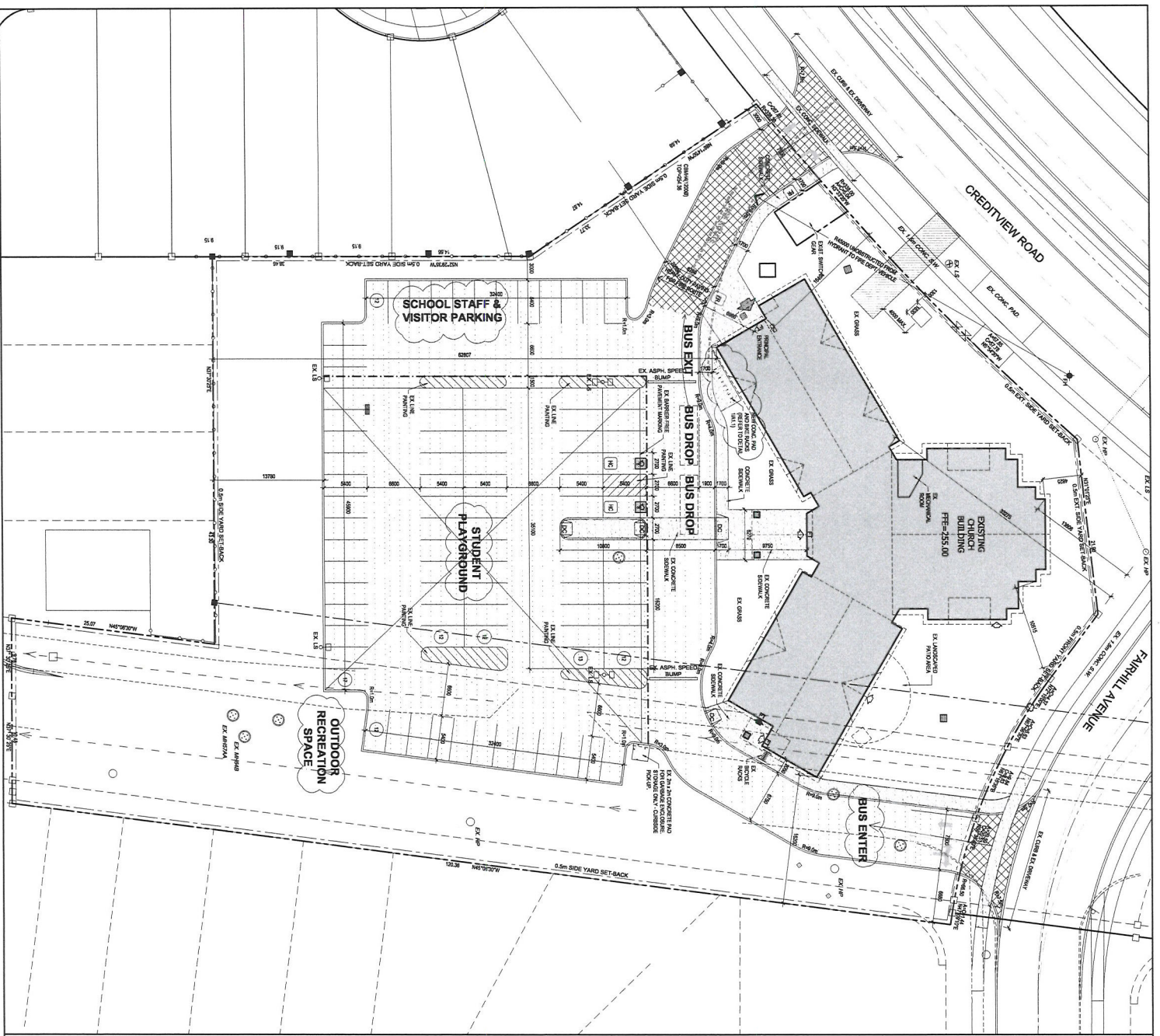
per:



Samantha Anderson, M.PL.
Planner

Appendix A

Site Plan

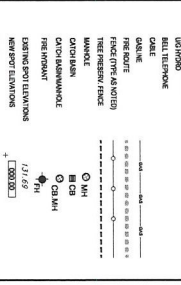


- EXISTING INFORMATION NOTES**
1. EXISTING BUILDING WAS BUILT IN A LARGE PART BY C.P. EDWARDS, O.E. & SONS, 1711 EASTMAN AVENUE, TORONTO, ONT.
- CONSTRUCTION NOTES**
1. ALL DIMENSIONS AND ELEVATIONS SHALL BE REFERENCED TO CONSTRUCTION CORNER POINT.
 2. ALL DIMENSIONS AND ELEVATIONS SHALL BE REFERENCED TO CONSTRUCTION CORNER POINT UNLESS OTHERWISE SPECIFIED.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ELEVATIONS AND SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY DISCREPANCIES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ELEVATIONS AND SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY DISCREPANCIES.

PROPERTY LINE

SETBACKS

PROPERTY LINE	REQUIRED	PROVIDED
FRONT SETBACK	0.15	0.15
REAR SETBACK	0.15	0.15
LEFT SIDE SETBACK	0.15	0.15
RIGHT SIDE SETBACK	0.15	0.15
MINIMUM SIDE SETBACK	0.15	0.15
MINIMUM FRONT SETBACK	0.15	0.15
MINIMUM REAR SETBACK	0.15	0.15
MINIMUM SIDE SETBACK	0.15	0.15
MINIMUM FRONT SETBACK	0.15	0.15
MINIMUM REAR SETBACK	0.15	0.15
MINIMUM SIDE SETBACK	0.15	0.15
MINIMUM FRONT SETBACK	0.15	0.15
MINIMUM REAR SETBACK	0.15	0.15
MINIMUM SIDE SETBACK	0.15	0.15



PROPERTY LINE

SETBACKS

FRONT SETBACK

REAR SETBACK

LEFT SIDE SETBACK

RIGHT SIDE SETBACK

MINIMUM SIDE SETBACK

MINIMUM FRONT SETBACK

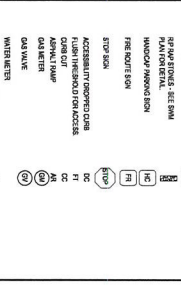
MINIMUM REAR SETBACK

MINIMUM SIDE SETBACK

MINIMUM FRONT SETBACK

MINIMUM REAR SETBACK

MINIMUM SIDE SETBACK



BIKE PARKING DETAIL

SCALE 1:50

BUILDING STATISTICS

BUILDING AREA	1,188	12,051
EXISTING BUILDING AREA		
GRADE FLOOR AREA (GFA)	1,188	12,051
GFA TOTAL		

PARKING CALCULATION

DRIVE PAVED	1 SPACES PER 250 SQ FT DRIVE AREA	1 SPACES
DRIVE UNPAVED	1 SPACES PER 500 SQ FT DRIVE AREA	1 SPACES
TOTAL SPACES		2 SPACES

TOTAL, UNPAVED AREA PROVIDED (INCLD. ADJ.)

TOTAL UNPAVED AREA PROVIDED: 2,800 SQ FT (257 SQ M)

TOTAL UNPAVED AREA REQUIRED: 2,800 SQ FT (257 SQ M)

SITE STATISTICS

LOT AREA	61.4	61.98
LANDSCAPED OPEN SPACE	1.1%	1.1%
LOT COVERAGE	85.5%	14.0%
FRONT YARD SETBACK	0.15	0.15
REAR YARD SETBACK	0.15	0.15
MINIMUM SIDE SETBACK	0.15	0.15
MINIMUM FRONT SETBACK	0.15	0.15
MINIMUM REAR SETBACK	0.15	0.15
MINIMUM SIDE SETBACK	0.15	0.15
MINIMUM FRONT SETBACK	0.15	0.15
MINIMUM REAR SETBACK	0.15	0.15
MINIMUM SIDE SETBACK	0.15	0.15
MINIMUM FRONT SETBACK	0.15	0.15
MINIMUM REAR SETBACK	0.15	0.15
MINIMUM SIDE SETBACK	0.15	0.15



LOCATION MAP

PROJECT LOCATION

LOCATION DESCRIPTION

PROJECT LOCATION

BUILDING CLASSIFICATION

PROJECT LOCATION

PROJECT INFORMATION

PROJECT: EX. CHURCH & PROPOSED ELEMENTARY SCHOOL

BRAMPTON, ONTARIO

PRE-2021-0151

SHEET TITLE: PROPOSED REVISIONS FOR AMENDMENT TO PERMIT SCHOOL USE

DATE: DEC 2021

SCALE: 1:50

DATE PLOTTED: 13/09/2022

PROJECT NO.:

PROJECT INFORMATION

PROJECT: EX. CHURCH & PROPOSED ELEMENTARY SCHOOL

BRAMPTON, ONTARIO

PRE-2021-0151

SHEET TITLE: PROPOSED REVISIONS FOR AMENDMENT TO PERMIT SCHOOL USE

DATE: DEC 2021

SCALE: 1:50

DATE PLOTTED: 13/09/2022

PROJECT NO.:

CONSULTANT

45 MILL STREET, ORANGEVILLE, ONT. L9W 2M4

TEL: (519) 841-0972 FAX: (519) 841-9142

ARCHITECTS INC.

PROJECT NORTH

LOCAL NORTH

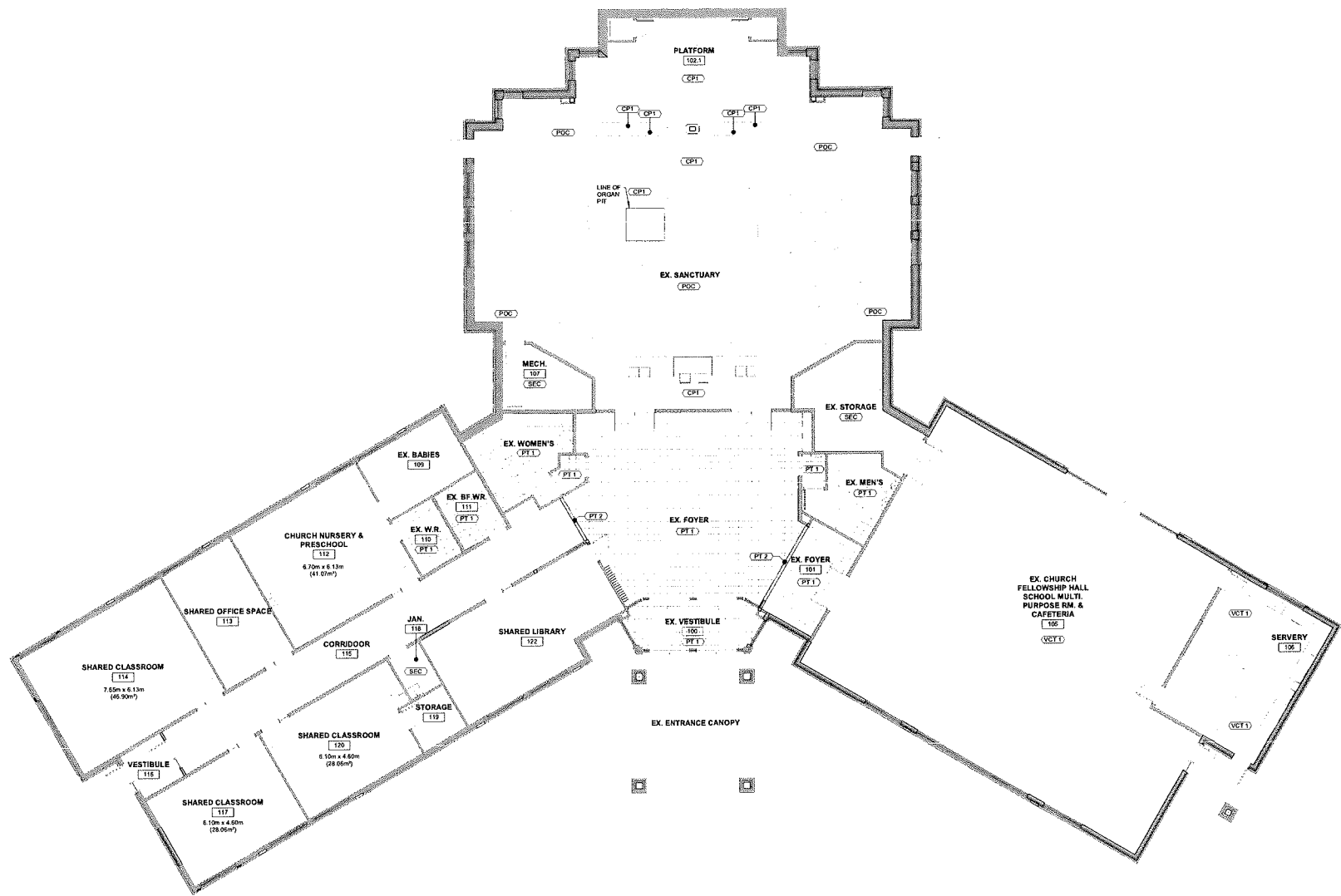
ONTARIO ASSOCIATION OF ARCHITECTS

ARCHITECTS

MARK A. HEDDER

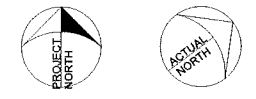
ONTARIO ARCHITECTS LICENSE

A1.1



FLOOR PLAN
1 : 100

DIMENSIONS & SCALE NOTICE:
CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK.
DO NOT SCALE THIS DRAWING. ANY DISCREPANCY OBSERVED SHOULD BE REPORTED IMMEDIATELY TO D+H ARCHITECTS INC.
COPYRIGHT NOTICE:
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No.	Description	Date
1	REZONING APPLICATION	JUNE 15, 2022



CONSULTANT

PROJECT **EX. CHURCH & PROPOSED ELEMENTARY SCHOOL**
BRAMPTON 10301 CREDITVIEW RD ONTARIO
SHEET TITLE PRE: 2021-0151
PROPOSED SHARED USE PLAN

PROJ NO	21-128
DATE	APR. 2022
DRAWN BY	WL
CHECKED	MH
SCALE	1 : 100
DATE PLOTTED	2022-11-21 9:36:13 AM
DRAWING NO	A2.0

Appendix B

Traffic Impact Study

Appendix C

Public Notice

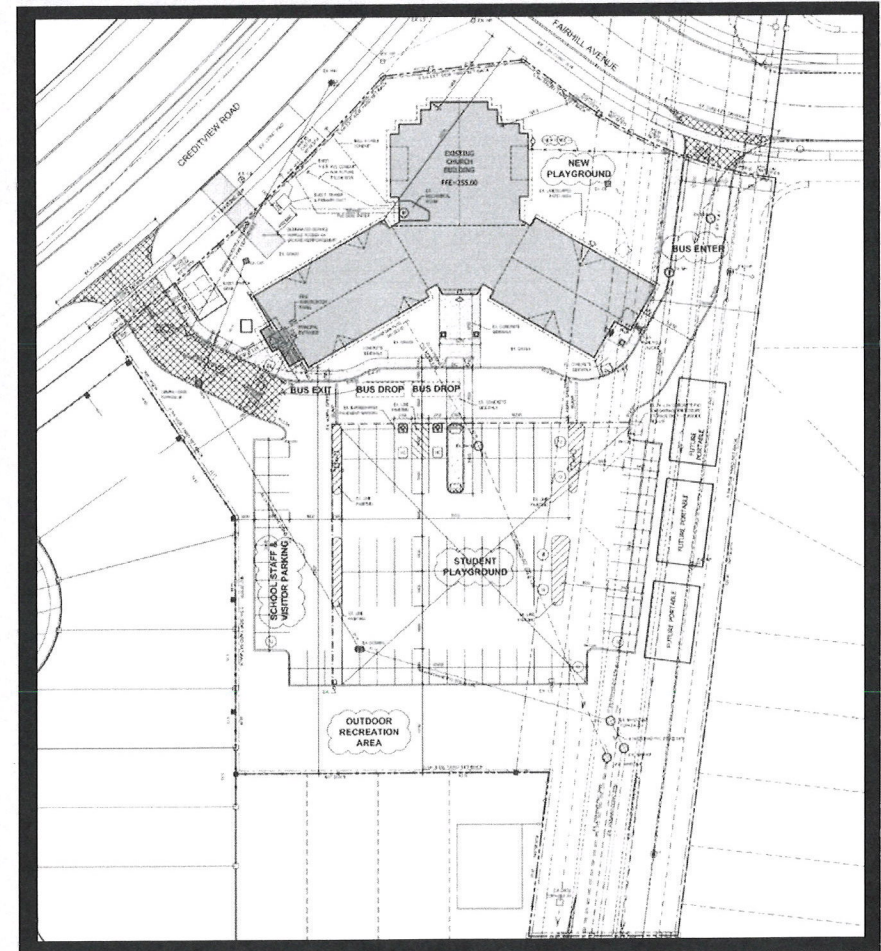
Notice: Minor Variance

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: I1 - 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