



**Report**  
**Staff Report**  
 The Corporation of the City of Brampton  
 12/9/2024

**Date:** 2024-11-07

**File:** OZS-2023-0037

**Subject:** **Recommendation Report** Application to Amend the Zoning By-law  
*(To permit a faith-based community teaching center within an existing building)*  
**Meridian Planning Consultants / Dar Ul Imaan Institute**  
**8627 Mississauga Road**  
**Ward: 4**

**Contact:** Satwant Hothi, Planner, Development Services & Design  
 Mana Zavalat, Manager, Development Services & Design

**Report number:** Planning, Bld & Growth Mgt-2024-911

**RECOMMENDATIONS:**

1. That the report from Satwant Hothi, Development Planner, Development Services to the Planning and Development Committee of December 09, 2024, re: **Recommendation Report - Application to Amend the Zoning By-Law.**, Meridian Planning Consultants / Dar Ul Imaan Institute, City File: OZS-2023-0037, 8627 Mississauga Road, Ward 4, be received;
2. That the application for an Amendment to the Zoning By-law, on behalf of Dar ul Imaan Institute (File: OZS-2023-0037) be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Planning Statement and the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. That the amendment to the Zoning By-law generally in accordance with the Attachment 10 to this report be adopted.
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 (10.4) of the Planning Act, R.S.O., as amended.

**OVERVIEW:**

- An application to amend the Zoning By-law has been filed with the City to permit a Faith-based Community Teaching Center with classrooms and ancillary common areas.
- The subject property is designated as 'Residential' in Schedule A: General Land Use Designations within the City of Brampton Official Plan. An Official Plan Amendment is not required.
- The subject property is designed as 'Executive Residential' within the Bram West Secondary Plan Area 40(c). An Amendment to the Secondary Plan is not required.
- The subject site is zoned 'Agricultural (A)'. An Amendment to the Zoning By-Law is required to permit the proposal. The draft Zoning By-Law is attached as Attachment 10.
- A Statutory Public Meeting for this application was held on February 12, 2024. No members of the public were present to delegate. One letter of correspondence was received by member of the public. Details of the Statutory Public meeting is included in Attachment 8 of this report.
- The proposal represents good planning, is consistent with the Provincial Planning Statement and the Brampton Official Plan.
- The proposal is consistent with the Strategic Focus Area - Growing Urban Centres & Neighbourhoods. The proposal will facilitate an economy that thrives with communities that are strong and connected.

**BACKGROUND:**

The Pre-Consultation application for the subject property was submitted on May 15<sup>th</sup>, 2022. Staff prepared and released a consolidated comments report identifying the requirement of the submission and provided the applicant with a Pre-Development Application Checklist outlining the reports and studies requested with the submission on June 27, 2022.

Meridian Consulting., on behalf of Dar Ul Imaan Institute submitted an application to amend the Zoning By-law in October 2023. The application was deemed complete in accordance with the requirements of the *Planning Act* and a formal Notice of Complete Application was issued on December 21<sup>st</sup>, 2023.

## **CURRENT SITUATION:**

### ***Details of Proposal:***

- A proposed institutional use, specifically a 'Faith-based Community Teaching Centre', that will use the existing building (approximately 380.57 sqm in size) on site with minor site improvements to the existing parking lot at rear of property. The proposal seeks an occupancy of 47 students and associated staff;
- Existing single vehicular access off Mississauga Road to be maintained and served as principal entrance;
- A minimum of 20 parking spaces to be provided;

### ***Property Description and Surrounding Land Use (Please refer to Attachment 6):***

The lands have the following characteristics:

- a total Site Area of approximately 3,205 sqm.;
- is currently occupied by a single detached dwelling and a detached garage structure; and
- has a road frontage of approximately 36.69 metres along Mississauga Road.

The surrounding land uses are described as follows:

North:	Single-detached residential dwelling lots;
East:	Lionhead Golf Club and Conference Centre
South:	Single detached residential dwellings
West:	Mississauga Road, beyond which are lands for future mixed-use development

### **Application to Amend the Zoning By-law:**

The subject property is zoned 'Agricultural' (A) as per Zoning By-law 270-2004, as amended. Agricultural and accessory uses are permitted including a single detached dwelling. A Zoning By-law amendment is required to permit the proposed development.

The proposed Zoning By-law Amendment will rezone the subject lands to a site specific Institutional One zone, which will address existing site conditions to reflect reduced minimum interior side yard setback and a prescribed parking rate as attached in Attachment 10 to this report.

## **Summary of Recommendations:**

This report recommends that Council endorse the approval of the proposed Zoning By-law Amendment application. This report further recommends that Council approve the Zoning By-law amendment generally in accordance with Attachment 10 of this report.

## **Planning Analysis Summary:**

The proposed Zoning By-law amendment is consistent with the Provincial Planning Statement and the City's Official Plan. The application also has regard for matters of provincial interest under Section 2 of the Planning Act.

The proposed development looks to utilize the existing building and infrastructure on site and is in conformity with the City's Official Plan and Secondary Plan and thus no amendments to said plans are required.

Additional information with respect to individual policies is provided in Attachment 9 – Detailed Planning Analysis.

## **Matters of Provincial Interest:**

### ***Planning Act, (2024):***

This development proposal has regard for matters of Provincial interest as set out in Section 2 of the Planning Act. The proposed development adequately provides and efficiently uses existing infrastructure and has regards for Section 2.1.4 and 2.1.6 (a), (b), (c) of the Planning Act. It will provide for adequate cultural and institutional facilities to serve the needs of present and future residents. The proposed development is also consistent with the surrounding land use patterns and promotes efficient development by repurposing an underutilized building that is connected to municipal infrastructure.

Staff are satisfied that the proposed development is consistent with matters of provincial interest as set out in Section 2 of the Planning Act.

### ***Provincial Planning Statement, 2024 (PPS):***

Section 3 of the Planning Act requires that decisions affecting planning matters "shall be consistent with" policy statements issued under the Act.

The Provincial Planning Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. The application is consistent with the PPS as the proposed development helps to achieve complete communities and efficiently uses existing infrastructure.

Staff are satisfied that the proposed development is consistent with the applicable sections of the Provincial Planning Statement.

***City of Brampton Official Plan (2006):***

The City of Brampton Official Plan provides guidance and policies for the future of the City. The lands are designated 'Residential' on Schedule A – General Land Use Designations of the City of Brampton Official Plan.

The 'Residential' designation permits a variety of residential uses from single detached dwellings to high-rise apartments, as well as parks, schools and other associated uses. The proposed development seeks to amend Zoning By-law to permit an Institutional use in the form of a Faith-based Community Teaching centre and conforms to the 'Residential' designation.

Staff are satisfied that the proposed development is consistent with the City of Brampton Official Plan.

***Brampton Plan, 2023:***

The Official Plan (referred to herein as "Brampton Plan") sets out a strategic and comprehensive approach to guiding growth and development in a manner that reflects the unique context of Brampton. On May 16, 2024, the Region of Peel formally issued a notice of approval with modifications for the City of Brampton's new Official Plan, known as the 'Brampton Plan.' The Plan took effect on June 6th, 2024, except for noted sections that are currently under appeal.

The subject site is designated as 'Neighbourhoods' on Schedule 2 – Designations and as 'Community Areas' on Schedule 1A – City Structure of the Brampton Plan. The proposed teaching centre is a permitted use within the Neighbourhoods designation. The use is supportable as it provides community infrastructure and resources to the existing neighbourhood and contributes to complete communities.

Staff are satisfied that the proposal is consistent with the Brampton Plan.

***Bram West Secondary Plan Area 40 (c):***

The lands are designated as 'Executive Residential' within the Secondary Plan.

Section 3.4.28 (ii) of the Bram West Secondary Plan Area outlines permitted uses for lands designed 'Executive Residential' as follows - limited development of the following complementary uses shall also be permitted:

- Private education facilities;
- Libraries;
- Day care centres;

- Health care centres; and
- Public recreation facilities

As such, no Secondary Plan amendment to the Secondary Plan is required to facilitate the proposed development. The proposed development looks to repurpose the existing residential dwelling for a faith-based teaching centre in the form of a private educational facility as a permitted use.

### ***City of Brampton Zoning By-law 270-2004:***

The property is zoned "Agricultural (A)", in the Zoning By-law 270-2004, as amended.

A Zoning By-law Amendment is required to facilitate the proposed Faith based community teaching centre with classroom space and ancillary common areas'. The amendment will create a site specific 'Institutional One' zone that will also address existing site conditions to reflect the interior side yard setback and a prescribed parking rate.

The detailed planning analysis is provided in Attachment 9, and the development standards are detailed in Attachment 10 – Draft Zoning By-law Amendment.

Staff are satisfied with the proposed Zoning provisions for the development of the lands.

### ***Community Engagement***

A Statutory Public Meeting for this application was held on February 12<sup>th</sup>, 2024. There were no members of the public in attendance to speak to this item at the statutory public meeting. One letter of correspondence was received by member of the public. Details of the public comments are outlined below.

Details of the Statutory Public Meeting are included in Attachment 8 of this report.

<b>Public Comment Received</b>	<b>Staff Response</b>
Staff report to describe the use being proposed and its conformity to City of Brampton By-laws and Policies	<p>The uses being proposed include: a Faith-based community teaching centre, a Day Nursery and accessory uses.</p> <p>Proposed uses do not comply and thus an amendment to Zoning By-Law is required. A Detailed Planning Analysis (Attachment 9) has been provided as rationale for proposed development and attached to this report.</p>
Staff report to include future planned uses for Bram West Secondary Plan Area	The current Bram West Secondary Plan Area (SP 40c) designates the lands 'Executive Residential' which permits single detached residential dwellings as well as private education facilities and day care centres.

	The Bram West Secondary Plan is under review at the time of drafting this report. If the resident wishes to stay up-to-date with the project, please email <a href="mailto:bramwest@brampton.ca">bramwest@brampton.ca</a> to submit any questions or join the mailing list.
Whether safe access to the subject land from Mississauga Road is available and the impact that the change of use will have	Peel Region Transportation Staff reviewed the application and had no objection to the proposed change of use. Minor revisions to the Traffic Impact Study are required prior to the Site Plan approval. Staff has no traffic safety concern associate with this Zoning Amendment

## **CORPORATE IMPLICATIONS:**

### **Financial Implications:**

There are no financial impact resulting from the adoption of the recommendations in this report. Revenue collected through development application fees are accounted for in the approved operating budget.

### **Other Implications:**

There are no other corporate implications associated with the applications.

## **CONCLUSION:**

Staff are satisfied that the proposed Zoning By-law amendment represents good planning. The proposal provides an opportunity to repurpose an existing building within an area designated for growth. The proposed development, in its compact form, and will positively contribute to the diversity of uses within the area, forming a pivotal part of a complete community for present and future residents.

This application is consistent and conforms with the Provincial Planning Statement, which promotes efficient land use and development patterns that support strong, sustainable and resilient communities.

Overall, the application is appropriate for the orderly development of the lands and represent good planning principals, aligning with the City growth objectives while providing community facilities in the neighbourhood.

Authored by:

Reviewed by:

---

Satwant Hothi,  
Development Planner,  
Development Services & Design

---

Allan Parsons, MCIP, RPP  
Director,  
Development Services & Design

Approved by:

Approved by:

---

Steve Ganesh MCIP RPP  
Commissioner  
Planning, Building and Growth  
Management Services Department

---

Marlon Kallideen  
Chief Administrative Officer  
City of Brampton

**Attachments:**

- Attachment 1: Concept Plan
- Attachment 2: Location Map
- Attachment 3: Official Plan Designations
- Attachment 4: Secondary Plan Designations
- Attachment 5: Zoning By-law Designations
- Attachment 6: Aerial & Existing Land Use
- Attachment 7: Results of Application Circulation
- Attachment 8: Results of Public Meeting
- Attachment 9: Detailed Planning Analysis
- Attachment 10: Draft Zoning By-law Amendment