



## Report Committee of Adjustment

**Filing Date:** August 18, 2021  
**Hearing Date:** September 14, 2021  
**File:** A-2021-0200  
**Owner/  
Applicant:** NORTH BRAMALEA UNITED CHURCH  
**Address:** 363 Howden Boulevard  
**Ward:** WARD 7  
**Contact:** François Hémon-Morneau, Planner I

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### **Recommendations:**

That application A-2021-0200 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
  2. The owner shall enter into an amending temporary structure agreement with the City, extending the date by which the temporary structure must be removed;
  3. That drainage on adjacent properties shall not be adversely affected;
  4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
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### **Background:**

#### Existing Zoning:

The property is zoned 'Institutional One (I1)', according to By-law 270-2004, as amended.

#### Requested Variance:

The applicant is requesting the following variance:

1. To permit a front yard setback of 3.15m (10.33 ft.) and an interior side yard setback of 5.54m (18.18 ft.) to an existing temporary structure whereas the by-law requires a minimum 7.5m (24.60 ft.) front yard and interior side yard setback.

### **Current Situation:**

#### **1. Maintains the General Intent and Purpose of the Official Plan**

The subject property is designated 'Residential' in the Official Plan and 'Place of Worship' in the Bramalea Secondary Plan (Area 3). The nature and extent of the requested variance does not impact the policies of the Official Plan. The general intent and purpose of the Official Plan is maintained.

#### **2. Maintains the General Intent and Purpose of the Zoning By-law**

The property is zoned 'Institutional One (I1)', according to By-law 270-2004, as amended which permits a place of worship. The temporary structure is intended to be used as a community area for 24/7 worship.

The variances is requested to permit a front yard setback of 3.15m (10.33 ft.) and an interior side yard setback of 5.54m (18.18 ft.) to an existing temporary structure whereas the by-law requires a minimum 7.5m (24.60 ft.) front yard and interior side yard setback. The intent of the Zoning By-law in regulating front and side yard setbacks is to provide an appropriate and consistent streetscape, sufficient yard space for drainage, building maintenance and minimizing impacts on adjacent properties.

The property is surrounded by a park to the east, a retail/commercial development to the immediate north, a place of worship to the south and residential development beyond the public street (Howden Boulevard) to the west. The continued permission for the temporary structure intended to provide room for prayer, within an existing parking area for the church, is not anticipated to have any negative impacts. The corner location along with the design of the structure, with the mural on the façade of the structure, maintains the consistent and attractive streetscape along the front of the property. Subject to the recommended conditions of approval, the variance maintains the general intent and purpose of the Zoning By-law.

#### **3. Desirable for the Appropriate Development of the Land**

The applicant is seeking to renew previously approved variance to allow the location of the existing temporary structure. The location of the temporary 24/7 prayer area at the front of the existing church parking lot is considered appropriate as it does not contribute to any negative impacts. The variance to reduce front and side yard setbacks to an existing temporary structure is considered desirable for the appropriate development of the land.

#### **4. Minor in Nature**

The requested variance is not significant, is of a temporary duration of two years and does not create any adverse effects on the surroundings, hence is considered minor in nature.

Respectfully Submitted,

*François Hémon-Morneau*

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