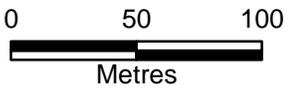


-  SUBJECT LAND
-  GREENSPACE
-  PROPERTY LINE
-  SCHOOLS



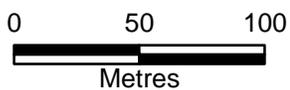


AERIAL PHOTO DATE: FALL 2021

**Legend**

- SUBJECT LAND
- AGRICULTURAL
- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- OPEN SPACE
- RESIDENTIAL
- ROAD
- UTILITY

**BRAMPTON**  
Flower City  
brampton.ca  
PLANNING, BUILDING AND GROWTH MANAGEMENT



Author: ckovac  
Date: 2022/10/31

**APPENDIX 3**  
**AERIAL & EXISTING LAND USE**  
**DELTA ENGINEERING SERVICES**  
**GAURI SHANKAR MANDIR RELIGIOUS AND**  
**CULTURAL ORGANIZATION INC.**  
CITY FILE: OZS-2022-0041

## Mahmood, Nasir

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**From:** Corazzola, Elizabeth  
**Sent:** 2022/11/01 2:08 PM  
**To:** Mahmood, Nasir  
**Cc:** Hammond, Cindy; Taraborrelli, Marco  
**Subject:** RE: SPA-2021-0035 1061, 1071 Queen St W\_Substantial Review Completion Memo

Thnaks Nasir,

I have provided Zoning comments on the application to amend the by-law, including commentary about the appropriateness of lifting the Hold (H). For ease of reference, my comments read as follows:

Lifting of the Holding (H) provision on lands zoned I1(H)-3566 is conditional upon the demolition and removal of the exiting dwelling. A building permit has been issued to facilitate this demolition (Permit 275761 DM – 1071 Queen St. W). Inspections have confirmed that the dwelling has been demolished and removed in accordance with this condition. Lifting of the Holding (H) provision from lands zoned I1(H)-3566 is appropriate at this time.

The draft by-law amendment to lift the Hold (H) shall include provisions to remove the Holding (H) Symbol and delete all associated requirements and restrictions listed in Sections 3566.5 and 3566.6.

Note: There has been no building permit issued for the demolition of the existing dwelling on adjacent lands zoned I1(H)-3567 (1061 Queen St. W). As a result, lifting of the Hold (H) from that property is not recommended at this time. While the Hold (H) remains in effect, lands zoned I1(H)-3567 may be used for the purpose of a single detached dwelling and for providing access, required parking and landscaping associated with adjacent lands zoned I1(H)-3566.

Comments with respect to Zoning compliance of the proposed development with the requirements and restrictions of the Zoning By-law will be provided on the related Site Plan (SPA-2021-0035). Zoning clearance of the related site plan cannot be finalized until the by-law has been amended to lift the Hold (H).

I did not see a draft by-law attached in Accela but would be happy to review one once it's been prepared.

Please let me know if any additional information is required at this time.

Regards,

### Elizabeth Corazzola

Acting Director, Building Division  
 City of Brampton

T: 905.874.2092

[elizabeth.corazzola@brampton.ca](mailto:elizabeth.corazzola@brampton.ca)



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**From:** Mahmood, Nasir <Nasir.Mahmood@brampton.ca>

**Sent:** 2022/10/27 9:48 AM

**To:** Corazzola, Elizabeth <Elizabeth.Corazzola@brampton.ca>

**Cc:** Hammond, Cindy <Cindy.Hammond@brampton.ca>; Taraborrelli, Marco <Marco.Taraborrelli@brampton.ca>

**Subject:** SPA-2021-0035 1061, 1071 Queen St W\_Substantial Review Completion Memo

**Importance:** High

Hi Elizabeth,

This is to advise that the site plan review for the above noted development is substantially complete. A copy of the Substantial Review Completion Memo, site plan and elevations for the proposed development, including a disclaimer, are attached for your use in the review of a building permit application submission.

Please note that further clearance from Planning will be required before conditional permits can be issued as the zoning for the property includes a holding provision that must be lifted first.

Regards,

Nasir Mahmood MCIP, RPP

Planner III, Planning, Building & Economic Development Services

City of Brampton, 2 Wellington St. W., ON L6Y 4R2

T: 905-874-2094 | TTY 905-874-2130

[nasir.mahmood@brampton.ca](mailto:nasir.mahmood@brampton.ca) | [www.brampton.ca](http://www.brampton.ca)



The City of Brampton is updating the current Official Plan to guide land use and development to 2051, this new Official Plan will be called the *Brampton Plan*. If you would like to receive information regarding the Official Plan review please email us at [opreview@brampton.ca](mailto:opreview@brampton.ca).



**OZS-2022-0041**

**Application to Amend the Zoning By-law to Lift the Holding H Symbol from the Zoning Designation 'I1(H)-3566 on 1071 Queen St W**

*Comments from Building & Plumbing Staff (October 31, 2022)*

Building Comments

- The applicant/owner to provide a copy of the final version of the geotechnical report, signed and sealed by the QP, at time of permit application.
- The applicant owner must obtain a demolition permit to remove any existing buildings on the site.
- All mandatory inspections for any issued permits must be passed and the permit be closed.
- Any other building code comments will be addressed during the site plan approval application.

Plumbing Comments

- Any plumbing comments will be addressed during the site plan approval application.



THE CORPORATION OF THE CITY OF BRAMPTON

**BY-LAW**

**Number** \_\_\_\_\_

To amend By-law 270-2004, as amended

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:

1) by changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
INSTITUTIONAL ONE - (HOLDING) - SECTION 3566 (I1(H) – 3566)	INSTITUTIONAL ONE - SECTION 3566 (I1 – 3566)

2) By amending Section 3566 by:

- a. Deleting the Holding “(H)” symbol following “Institutional One” and “I1” in the opening sentence.
- b. Deleting Sections 3566.5 and 3566.6 in their entirety.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this            day of            2022.

Approved as to form.  
  
2022/month/day  
[insert name]

\_\_\_\_\_  
PATRICK BROWN, MAYOR

Approved as to content.  
  
2022/month/day  
[insert name]

\_\_\_\_\_  
PETER FAY, CITY CLERK

## **EXPLANATORY NOTE**

### **THE PURPOSE OF BY-LAW \_\_\_\_\_2022**

The purpose of By-law \_\_\_\_\_2022 is to amend the comprehensive Zoning By-law 270-2004, as amended pursuant to an application by Delta Engineering Services – Gauri Shankar Mandir Religious and Cultural Organization Inc. (File No. OZS-2022-0041).

### **EFFECT OF THE BY-LAW**

The effect of By-law \_\_\_\_\_2022 is to remove the Holding “H” symbol from the Institution One (Holding)-Section 3566 (I1(H)-3566) to facilitate the development of the subject lands for a place of worship.

### **LOCATION OF LANDS AFFECTED**

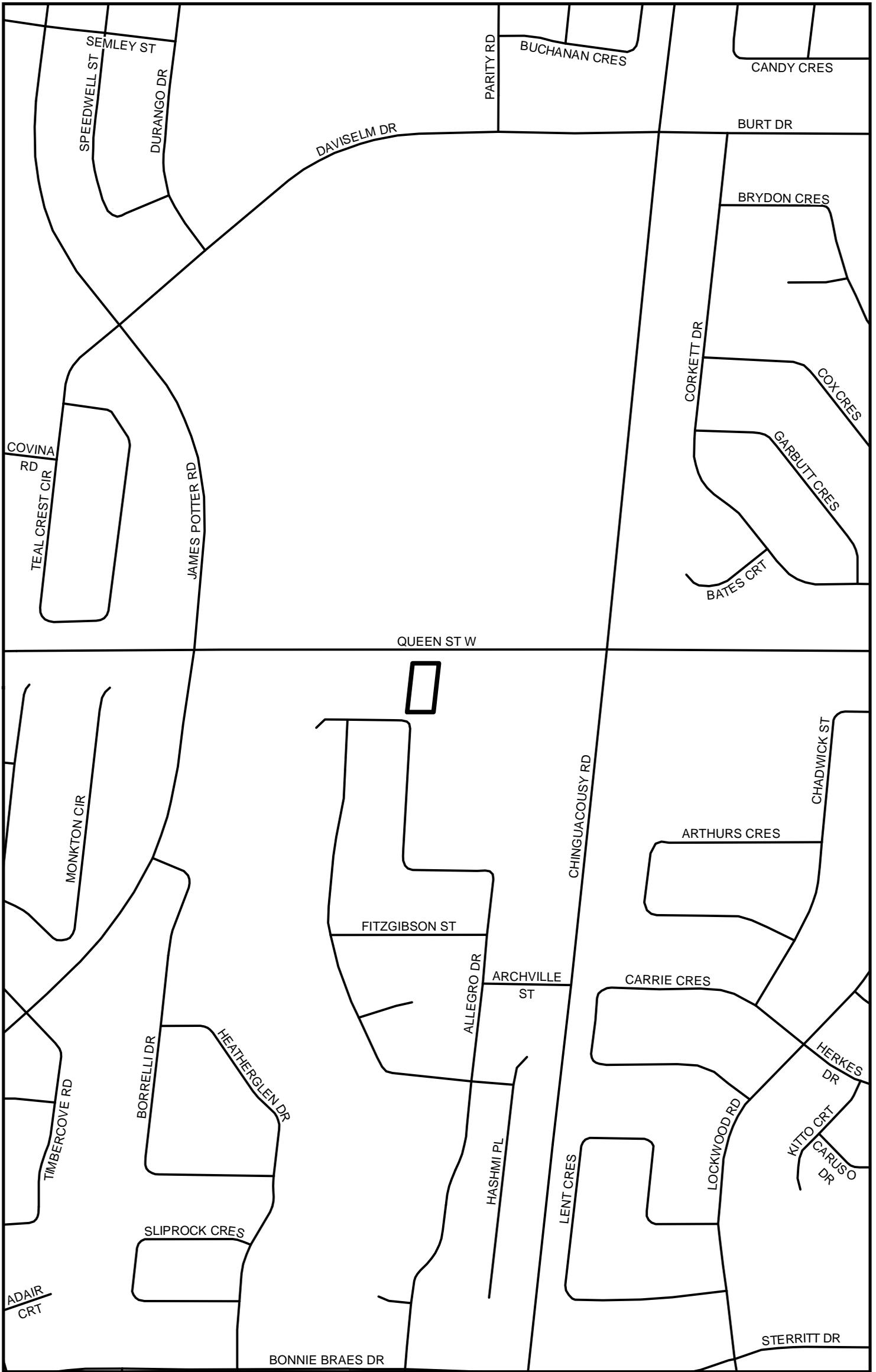
The lands affected by By-law \_\_\_\_\_2022 are located west of Chinguacousy Road, south side of Queen Street West, know legally as Lot 5, Concession 3 W. H. S.

QUEEN ST W

I1-3566

ALLEGRO DR





 SUBJECT LANDS



**KEY MAP**

PLANNING, BUILDING AND GROWTH MANAGEMENT

File: OZS-2022-0041\_ZKM

Date: 2022/11/01

Drawn by: ckovac

BY-LAW \_\_\_\_\_