



Corporate Report

Clerk's Files

Originator's
Files OZ 06/006 W9

DATE: August 14, 2007

TO: Chair and Members of Planning and Development Committee
Meeting Date: September 4, 2007

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Rezoning Application
To permit Place of Religious Assembly with accessory uses
7755 Tenth Line West
East side of Tenth Line West, south of Highway 401
Owner: Churchill Meadows Christian Church In Trust
Applicant: Deanlee Management Inc.
Bill 20

Public Meeting **Ward 9**

RECOMMENDATION: That the Report dated August 14, 2007, from the Commissioner of Planning and Building regarding the application to change the Zoning from "PB2" Parkway Belt Zone to "M1 – Special Section" (Industrial – Special Section) to permit a 2 990 m² (32,184 sq. ft.) place of religious assembly with accessory uses, as well as various employment uses under file OZ 06/006 W9, Churchill Meadows Christian Church In Trust, 7755 Tenth Line West, be received for information.

BACKGROUND: A rezoning application has been filed to permit a place of religious assembly with accessory uses to include a gymnasium, day nursery, commercial school, public and private community services, offices, and sports field.

The purpose of this report is to provide preliminary information on the above-noted application and to seek comments from the community.

A site plan application has also been submitted under file SP 06/079 W9 (Appendix I-5).

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Application(s) submitted:	April 10, 2006
Gross Floor Area:	2 990 m ² (32,184 sq. ft.)
Height:	1 storey (16.55 m / 54.30 ft. to roof peak) (20.77 m /68.14 ft. to steeple)
Lot Coverage:	9.80 %
Floor Space Index:	0.0977
Landscaped Area:	55.00 %
Parking Required:	231
Parking Provided:	336
Supporting Documents:	Planning Justification Report; Stage 1&2 Archaeological Assessment; Phase 1 Environmental Assessment; Geotechnical Investigation; Functional Servicing & Stormwater Management Report

Site Characteristics	
Frontage:	326.8 m (1,072 ft.)
Depth:	Irregular
Gross Lot Area:	3.058 ha (7.5 ac.)
Existing Use:	Vacant

Additional information is provided in Appendices I-1 to I-7.

Neighbourhood Context

The subject property is located on the east side of Tenth Line West, immediately south of Highway 401, within the Meadowvale Business Park District. Although the immediate context is rural in character, the majority of the district is comprised of Business Employment uses (industrial and office). The lands are generally a flat, grass meadow with a small swale which drains the site into the hydro corridor to the east. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: Highway 401
East & South: Hydro corridor and commercial centre (Rona, Walmart, and other retail commercial uses)
West: Designated heritage property known as the Hustler Farm and active agricultural uses

Current Mississauga Plan Designation and Policies for Meadowvale Business Park (May 5, 2003)

"Business Employment" which permits industrial uses, warehousing, offices, community uses, entertainment, recreation and sports facilities, hotels/motels, conference centres, and all types of restaurants. Outside storage is not permitted adjacent to Highway 401.

The application is in conformity with the "Business Employment" land use designation and no official plan amendment is proposed. There are other policies in the Official Plan which are applicable in the review of this application, which include the following:

The "Community Uses" policies of Mississauga Plan state that Places of Religious Assembly will be permitted provided that they fulfill all the following criteria:

- sites should be located on arterial and major collector roads, preferably at their intersections;
- provision for adequate on-site parking;
- acceptable ingress and egress arrangements;
- adequate landscaping and buffering;
- sufficient capacity in the transportation network;
- adequate engineering services;
- compatibility with surrounding land uses;
- a design harmonious with adjacent development.

The Meadowvale Business Park District policies state that:

- To firmly establish the prestigious image of the area, special attention will be given to site planning, building design and landscaping, along arterial and major collector roads, at major road intersections and at other highly visible locations.

The Urban Design policies of Mississauga Plan also state that:

- Employment Districts should achieve a high quality business image, particularly along City boundaries, major roads and adjacent to park, greenbelt and residential lands; and
- Lands which have double exposure to both Provincial Highways or major roads and local industrial roads will be designed with upgraded elevations facing all public streets and Provincial Highways.

Existing Zoning (By-law 5500)

"PB2" (Parkway Belt Zone), which permits an agricultural use, conservation purposes, public or private park, cemetery, mausoleum, columbarium or cremation, and a public or private golf course.

Proposed Zoning By-law Amendment

The applicant has requested that the lands be rezoned to the following:

"M1 – Special Section" (Industrial – Special Section), to permit a place of religious assembly with accessory uses, as well as permit various industrial, office, and community uses (See Appendix I-7 for a full list of requested uses).

The applicant has indicated that the proposal will comply with all setback and parking standards as per By-law 5500.

Mississauga Zoning By-law 0225-2007 (under appeal)

The New Zoning By-law (By-law 0225-2007) was approved by Council on June 20, 2007, and has been appealed to the Ontario Municipal Board. The subject property is zoned “D” (Development Zone) in By-law 0225-2007, permitting a building or structure legally existing on the date of passing of this By-law and the existing legal use of such building or structure. The erection of new buildings or structures and the enlargement or replacement of existing buildings and structures is not permitted.

When By-law 0225-2007 comes into force, the proposed Zoning for this property will be "E2 - Exception" (Employment Zone - Exception), as stated by the applicant in the letter dated June 1, 2007, and subsequent letter dated June 12, 2007 from Deanlee Management Inc.

The timing of the site specific Zoning By-law to permit the proposed development may be affected by the status of Zoning By-law 0225-2007 and the appeals. A recommendation will be included in the supplementary report to address proposed zoning as per By-law 0225-2007.

COMMUNITY ISSUES

No community meetings were held and no written comments were received by the Planning and Building Department.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-6.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering matters with respect to servicing, land dedication and easements, which will require the applicant to enter into appropriate agreements with the City.

FINANCIAL IMPACT: Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

CONCLUSION: Most agency and City department comments have been received, and after the public meeting has been held and all issues are resolved, the Planning and Building Department will be in a position to make a recommendation regarding this application.

ATTACHMENTS:

- Appendix I-1 - Site History
- Appendix I-2 - Aerial Photograph
- Appendix I-3 - Excerpt of Meadowvale Business Park District Land Use Map
- Appendix I-4a - Excerpt of Existing Land Use Map (By-law 5500)
- Appendix I-4b - Excerpt of Existing Land Use Map (By-law 0225-2007)
- Appendix I-5 - Concept Plan and Elevations

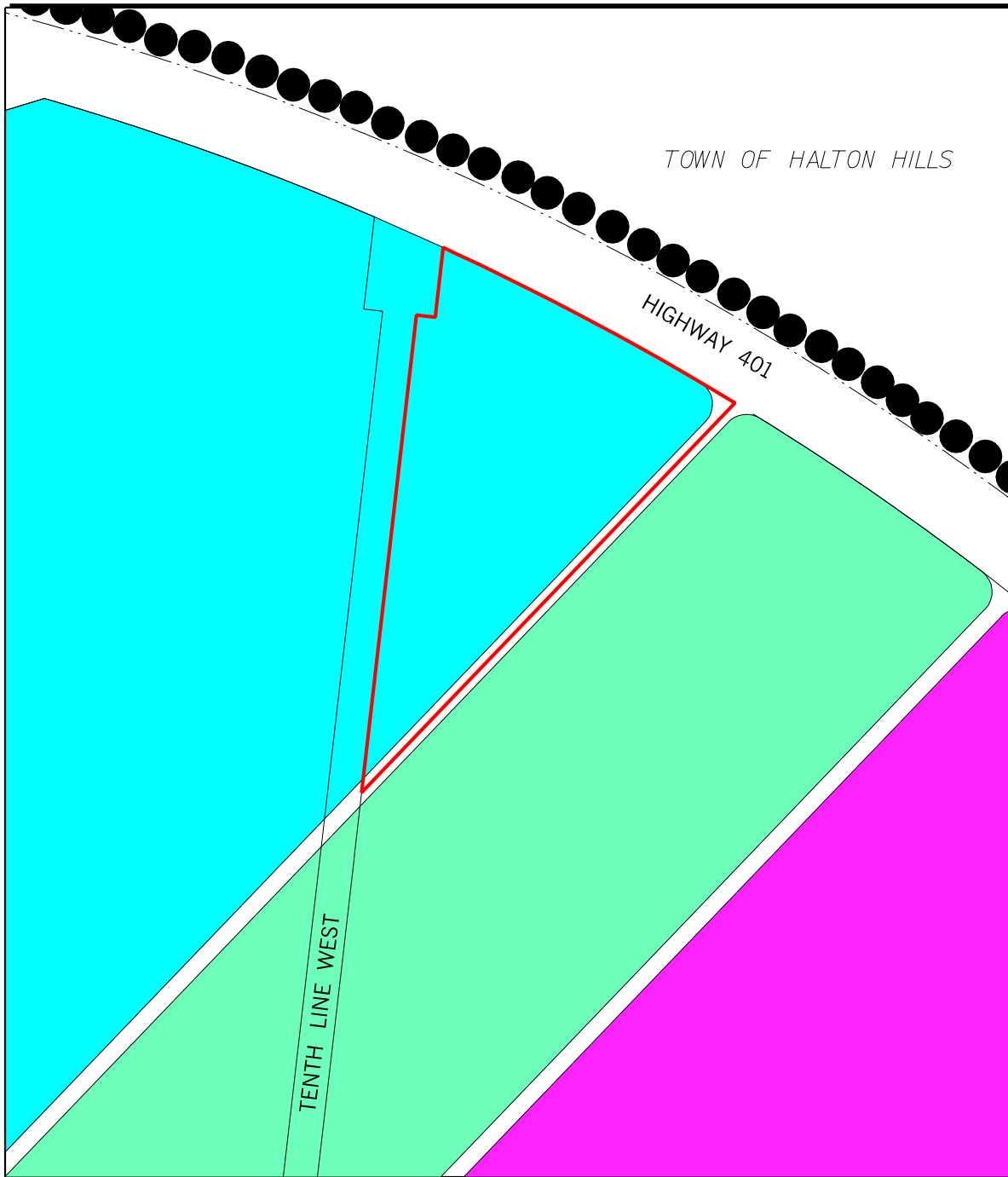
Appendix I-6 - Agency Comments
Appendix I-7 - Special Site Permitted Uses
Appendix I-8a - General Context Map (By-law 5500)
Appendix I-8b - General Context Map (By-law 0225-2007)

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Jonathan Famme, Development Planner

Churchill Meadows Christian Church In Trust**File: OZ 06/006 W9****Site History**

- August 11, 1998 – Amendment No. 4 to City Plan, being an office consolidation of the original Meadowvale Business Park District Policies of the City Plan was approved by the Regional Municipality of Peel, designating the subject site “Business Employment”.
- March 16, 2000 – Amendment No. 126 deleted the subject lands from the Parkway Belt West Plan.
- December 3, 2002 - a Rezoning application (OZ 02/049 W9) was submitted by Highmeadow Place Investments Inc. to rezone the lands from “PB2” to “DC”, and later amended to request an “M1 – Special Section” to permit a wide array of Business Employment uses as contemplated by the Official Plan designation.
- May 5, 2003 – Mississauga Plan, with the exception of certain policies that were appealed to the Ontario Municipal Board (OMB), came into full force and effect. Since the appeals to Mississauga Plan do not pertain to this site, Mississauga Plan governs the subject lands, designating them “Business Employment” within the Meadowvale Business Park District.
- April 12, 2006 – Highmeadow Place Investments Inc. rezoning application (OZ 02/049 W9) was cancelled to allow for new purchaser to submit a new rezoning application to permit place of religious assembly and accessory uses (subject application OZ 06/006 W9).



PART OF MEADOWVALE BUSINESS PARK DISTRICT LAND USE MAP MEADOWVALE BUSINESS DISTRICT PARK POLICIES OF MISSISSAUGA PLAN

LAND USE DESIGNATIONS

- General Commercial
- Motor Vehicle Commercial
- Business Employment
- Industrial
- Open Space
- Greenbelt
- Parkway Belt West
- Utility
- Node Boundary

LAND USE LEGEND

- CP - City Park
- C - Community Park
- * - Existing Stormwater Management Facility
- * - Proposed Stormwater Management Facility
- - 1996 NEP/2000 NEF Composite Noise Contours
- - Planning District

TRANSPORTATION LEGEND

- Provincial Highway and Interchange
- Arterial
- Major Collector
- Minor Collector
- Local Road
- Existing Commuter Rail
- GO Transit Station

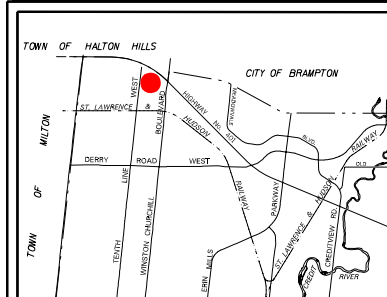
Note:
The 1996 Noise Exposure Projection (NEP)/2000 Noise Exposure Forecast (NEF) Composite Noise Contours are shown for information purposes only and are not part of the District Land Use Map. These contours will change from time to time as new information becomes available.
For accurate reference the composite NERNEF map produced by Transport Canada at a scale of 1:50 000 should be consulted.



SUBJECT LANDS



**SUBJECT: CHURCHILL MEADOWS
CHRISTIAN CHURCH**



FILE NO:
OZ 06006 W9

DWG. NO:
06006L

SCALE:
NTS

PDC DATE:
2007 09 04

DRAWN BY:
N.H.

APPENDIX I-3

LEGEND:



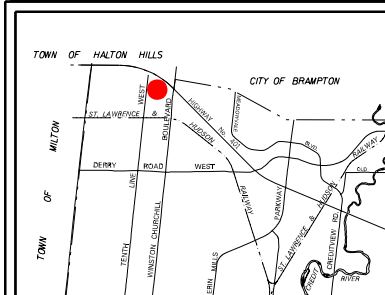
PROPOSED REZONING FROM "PB2" TO "M1-SPECIAL SECTION" TO PERMIT A PLACE OF RELIGIOUS ASSEMBLY WITH ACCESSORY USES AS WELL AS VARIOUS EMPLOYMENT USES

NOTE: THE NEW ZONING BY-LAW (BY-LAW 0225-2007) WAS PASSED BY COUNCIL ON JUNE 20, 2007 AND IS UNDER APPEAL. SHOULD BY-LAW 0225-2007 COME INTO FORCE AND EFFECT, THE ABOVE NOTED APPLICATION WOULD NEED TO BE CHANGED IN ACCORDANCE WITH APPENDIX I-4b AS ATTACHED.

NOTE: EXISTING ZONING DELINEATED ON THE PLAN PROPOSED ZONING INDICATED BY SHADING WITHIN THE APPLICATION AREA.



SUBJECT: **CHURCHILL MEADOWS
CHRISTIAN CHURCH**



FILE NO:
OZ 06006 W9
DWG. NO:
06006R
SCALE:
1: 4000
PDC DATE:
2007 09 04
DRAWN BY:
N.H.

APPENDIX I-4a

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



**BY-LAW 0225-2007
(UNDER APPEAL)**

LEGEND:

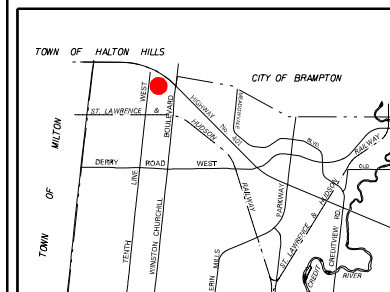


PROPOSED REZONING FROM "D" TO
"E2-EXCEPTION" TO PERMIT A PLACE
OF RELIGIOUS ASSEMBLY WITH
ACCESSORY USES AS WELL AS
VARIOUS EMPLOYMENT USES

NOTE: EXISTING ZONING DELINEATED ON THE PLAN
PROPOSED ZONING INDICATED BY SHADING WITHIN
THE APPLICATION AREA.



**SUBJECT: CHURCHILL MEADOWS
CHRISTIAN CHURCH**



FILE NO:
OZ 06006 W9

DWG. NO:
06006R

SCALE:
1: 4000

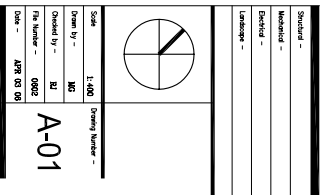
PDC DATE:
2007 09 04

DRAWN BY:
N.H.

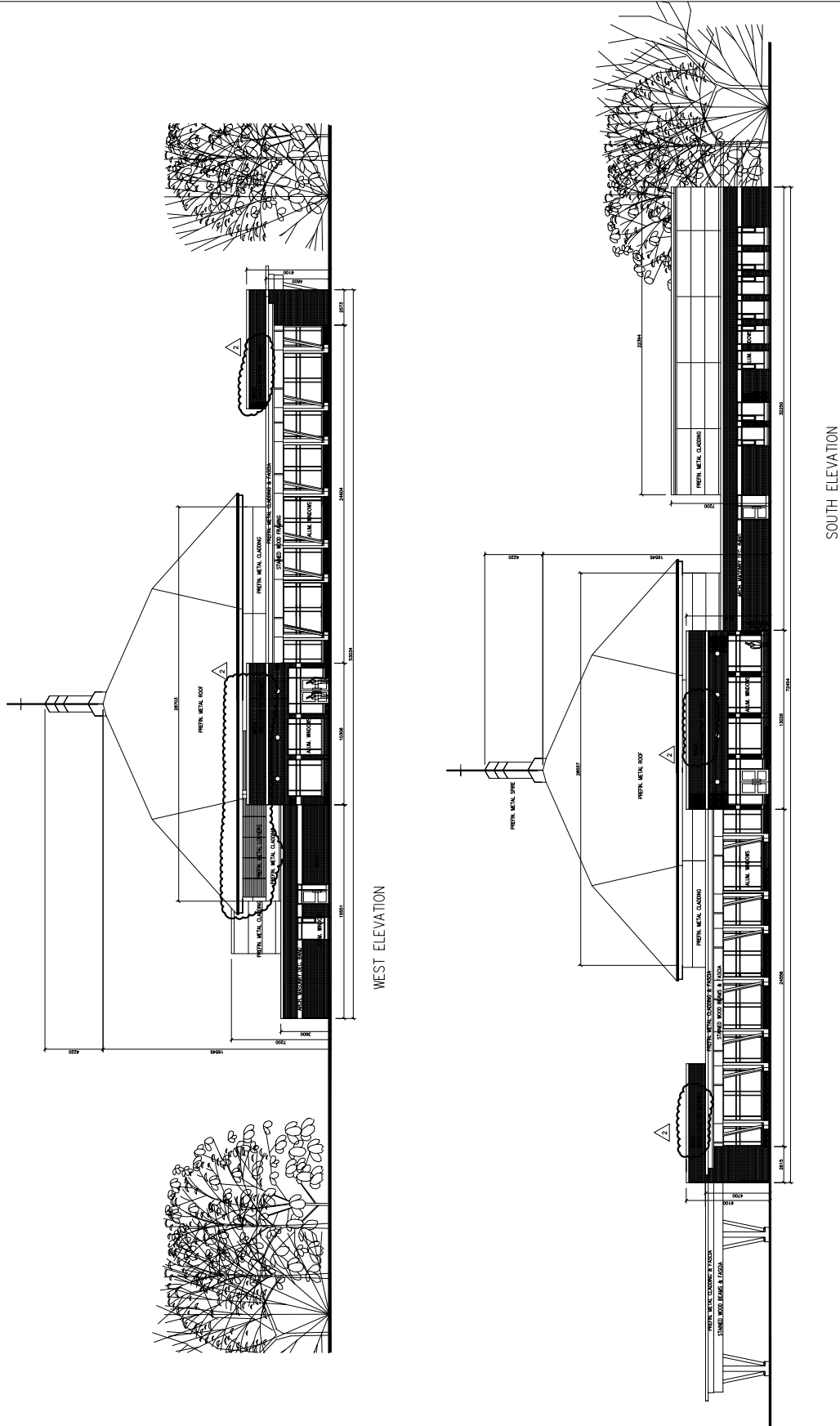
APPENDIX 1-4b

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



ELEVATIONS



Note:
This drawing is issued under the authority of the Architect and is not to be used for construction until it has been approved by the City of Minneapolis. Any changes to this drawing must be made in accordance with the City of Minneapolis. This drawing is not to be used for construction until it has been approved by the City of Minneapolis.

Do not scale the Drawings.

at drawings. Specifications are subject to change without notice. The Architect is not responsible for the construction of the building. The Architect is not responsible for the construction of the building. The Architect is not responsible for the construction of the building.

This drawing is not to be used for construction until it has been approved by the City of Minneapolis.

Architect's signature: _____
Date: _____

No.	Revision	Date
1		
2		
3		
4		
5		
6		

Applicant:
Deerme Management, Inc./Michael Starr
11405 Burnhambridge Road West Suite 300
Min, MN 55120-4813
952-272-3769 fax 952-272-3781

Owner:
Churchill Meadows Christian Church in Trust
Box 147 Shoreline Station, Minn, MN 55120
LHM 287
952-568-1110
952-622-3604 (fax)

6					
5					
4					
3					
2					
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CITY COMMENTS
MAY 26 07
MAY 03 06
MAY 03 06

SEE PLAN APPLICATION
Issued for
Date

ELEVATIONS
Site Plan File No.
SP 06/079 W9
Project
CHURCHILL MEADOWS
CHURCH
7755 TENTH LINE W.
MINNEAPOLIS, MN.

OCA Architects
28 Parkway
Toronto, Ontario, M2H 3P2
Tel: (416) 733-7272
Fax: (416) 733-7273

Structural -
Mechanical -
Electrical -
Landscape -

Scale - 1:125
Drawn by - MD
Checked by - RJ
File Number - 0002
Date - APR 03 06

Drawing Number -
A-04

ELEVATIONS

Notes	
Contractor to check and verify all dimensions on site and provide to the Architect prior to the Architect's permit to proceed with the work.	
Do not scale the Drawings.	
All Drawings, Specifications and related documents, including this set, are the property of the Architect and must be returned upon request. Reproduction of Drawings, Specifications or related documents in whole or in part is prohibited without the Architect's written consent.	
This Drawing is not to be used for construction until countersigned by the Architect.	
Architect's signature _____	
Date _____	
No.	Revision
1	
2	
3	
4	
5	
6	

Applicant:
Devine Management Inc./Michele Star
1160 Burnhamthorpe Road West Suite 300
Miss. ON L5C 4B3
905 272-3769 fax 905 272-3789

Owner:
Churchill Meadows Division Church in Trust
Box 147 Stroudville Station, Miss. ON
L8M 2P7
905 560-1110
905 652-3654 (fax)

6	
5	
4	
3	
2	SITE PLAN APPLICATION
1	SITE PLAN APPLICATION
No.	Issued for
Drawing Title	
ELEVATIONS	
Site Plan File No.	
SP 08/079 W9	
Project	
CHURCHILL MEADOWS CHURCH	
7755 TENTH LINE W.	
MISSISSAUGA, ONT.	

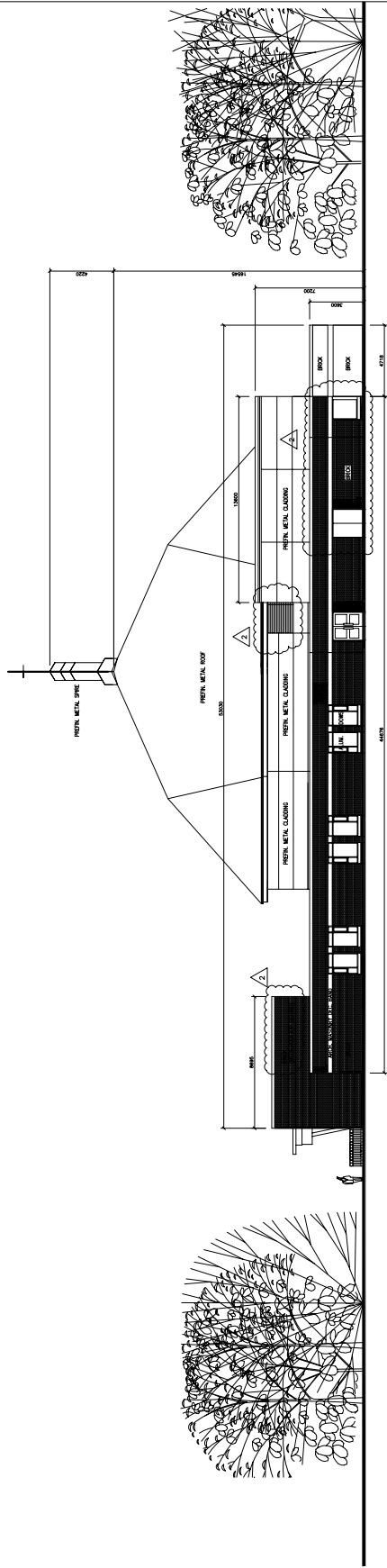
Scale
Drawing Number -
Drawn by -
Checked by -
File Number -
Date -

OCA Architects Inc.
1000 Sheppard Ave. E. Suite 100
Toronto, Ontario, M2M 3L7
Tel. (416) 291-1111
Fax (416) 291-1112

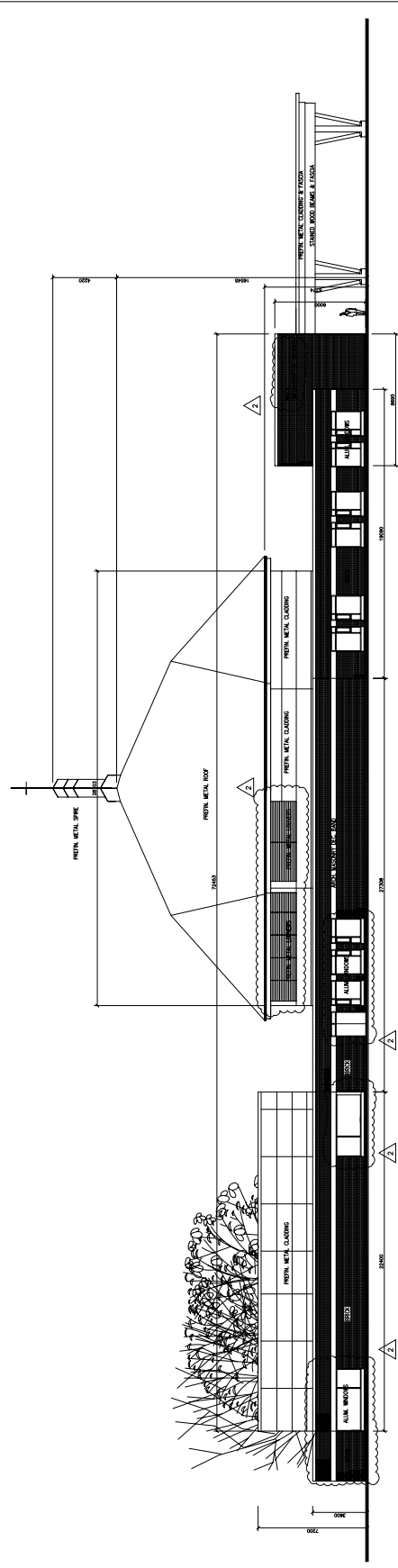
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Mechanical -
Electrical -
Landscape -

Scale 1:125
Drawn by MJ
Checked by MJ
File Number 0002
Date APR 03 06

A-05



EAST ELEVATION



NORTH ELEVATION

Churchill Meadows Christian Church In Trust**File:OZ 06/006 W9****Agency Comments**

The following is a summary of comments from agencies and departments regarding the application.

Agency / Comment Date	Comment
Ministry of Culture (May 24, 2006)	Reviewed the Stage 1-2 archaeological assessment report and concur with recommendation that the subject lands be cleared of further archaeological concern. If approved, and deeply buried cultural remains (including human remains) are discovered during construction activities, the Ministry is to be notified immediately.
Ministry of Transportation (August 9, 2006)	All new structures are to be setback a minimum of 14 metres (46 ft) from the ultimate Highway 401 property limit. Ministry permits are required for all structures above and below ground, located within 396 metres (1,299 ft.) of a Ministry intersection and 45 metres (148 ft.) from the highway property limit. The applicant is required to submit site plan, illumination report/plan, traffic impact study, site servicing and grading plan, and Stormwater management report to MTO for further review.
Region of Peel (July 10, 2007)	No objection to the rezoning application. However, if approved, in order to determine the method of waste collection, the associated uses of the place of worship must be specified and shown on a more detailed drawing at the site plan stage. A Servicing Agreement will be required, and permanent private easements will be required for sanitary services, to be registered on title, prior to By-law enactment.
Conservation Halton (June 5, 2007)	Clearance provided regarding stormwater management.
TransCanada (May 26, 2006)	TransCanada has two high pressure natural gas pipelines within the right-of-way abutting the subject property. It is requested that a copy of the site plan be forwarded to TransCanada for additional comments. In addition, all permanent structures and excavations shall be located at least 7 metres (23 ft) from the limits of TransCanada's right-of-way. Accessory structures and lots with side yards abutting the right-of-way shall have a minimum setback of at least 3 metres from the limit of the right-of-way. Anyone excavating with power-operated equipment or explosives within 30 metres (98.4 ft) of the pipeline must obtain leave from the National Energy Board before starting any work. The owner shall

Churchill Meadows Christian Church In Trust

File:OZ 06/006 W9

Agency / Comment Date	Comment
	contact TransCanada for written approval prior to commencement of construction works for any blasting undertaken within 300 m (984 ft) of the right-of-way.
City Community Services Department – Planning, Development and Business Services Division (June 27, 2007)	Prior to the issuance of building permits for each lot or block, cash-in-lieu for park or other public recreational purpose is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P.13, as amended) and in accordance with the City's Policies and By-laws.
City Transportation and Works Department (July 6, 2007)	<p>Comments dated July 6, 2007 indicate that the applicant has provided this department with an acceptable Phase 1 Environmental Site Assessment (ESA) and a letter of reliance from the applicant's Environmental Consultant allowing the City to rely on the findings of the Phase 1 ESA report.</p> <p>The applicant has also submitted a Functional Servicing and Stormwater Management Report which is currently under review. The report addresses interim stormwater management, storm outlet works and refurbishing of Tenth Line in support of this development. It was also indicated that prior to the Supplementary Report proceeding to Council, the servicing reports are to be approved by Hydro One, HRCA, MTO and MOE.</p> <p>Further detailed comments and conditions will be provided prior to the Supplementary Meeting pending satisfactory review and confirmation on the foregoing.</p>
Hydro One (May 9, 2006)	No objection at this time, but comments will be provided on the site plan application.
Other City Departments and External Agencies	The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner: Development Services, Economic Development, Realty Services, Bell Canada, Enersource Hydro Mississauga, and Rogers Cable.
	The following external agencies were circulated the applications but provided no comments: Region of Halton, Town of Halton Hills, Enbridge Gas Distribution Inc., and Canada Post.

Churchill Meadows Christian Church In Trust

File: OZ 06/006 W9

Proposed “M1-Special Section” uses

- place of religious assembly;
- commercial school;
- manufacturing and industrial undertakings;
- research establishments;
- banks, financial institutions, or money lending agencies;
- hotels and motels;
- private club;
- business, professional and administrative offices;
- exhibition and conference halls;
- private community centres;
- funeral establishments;
- radio and television transmission towers;
- shops for the repair or manufacture of small goods and wares;
- dry-cleaning and laundry establishments;
- printing establishments;
- libraries;
- brew-on-premises establishments;
- accessory retail sales;
- operations of the Municipal, Provincial, and Federal Governments;
- fitness club, racquet club, gymnasium and outdoor sports fields;
- restaurant, convenience restaurant or take out restaurant, provided it is located within an integral part of a building used for a permitted use;
- a day nursery.

The following uses will not be permitted and will be excluded from the base “M1” zone:

- truck terminal;
- transportation facility;
- waste processing stations, waste transfer stations or composting facilities;
- self storage facilities;
- automobile repair facilities;
- motor vehicle wash facility;
- gas bar or motor vehicle service station;
- motor vehicle sales, leasing, or rental facility;
- contractor service shop;
- body-rub parlour;
- adult video store;
- adult entertainment establishment;
- card lock fuel dispensing facility; and,
- parking lot.



