



# The Corporation of the Town of Milton

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Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: March 4, 2024

Report No: DS-013-24

Subject: Technical Report: Zoning By-law Amendment Application by Ahmadiyya Muslim Jama'at Canada Inc. applicable to lands located at 1456 Bronte Street South (Town File: Z-12/21)

**Recommendation:** THAT Application Z-12/21 for an amendment to the Town of Milton Comprehensive Zoning By-law 016-2014, as amended, to change the current Future Development (FD) Zone to a site-specific Minor Institutional Zone (I-A\*342) Zone to permit the development of a Place of Worship, BE APPROVED;

AND THAT staff be authorized to bring forward an amending Zoning By-law in accordance with the draft By-law attached as Appendix 1 to Report DS-013-24 for Council Adoption.

## EXECUTIVE SUMMARY

The applicant has applied to amend the Town's Comprehensive Zoning By-law 016-2014, as amended, for lands located west of Bronte Street South, just north of Etheridge Avenue, and municipally known as 1456 Bronte Street South. The proposed development consists of a place of worship containing a prayer hall, multi-purpose community hall, library and other ancillary uses with associated parking and landscaping. The proposed amendment would change the current Future Development (FD) Zone applicable to the lands to a site-specific Minor Institutional (I-A\*342) Zone to permit the development as proposed.

A virtual Public Information Centre (PIC) was held by the applicant on September 21, 2021 and the statutory public meeting was held on November 15, 2021. Members of the public sought information about the proposed development and the planning process and raised questions at the meetings in relation to the proposed use, traffic impacts, parking, land use compatibility, potential noise impacts, proposed site-specific zoning provisions, the overall engineering design (grading, drainage and servicing) and the impact that the development could have on surrounding property values. Staff also received several written submissions (Appendix 2) from members of the public, including a petition signed by several residents

## **EXECUTIVE SUMMARY**

who reside on Holbrook Court and Etheridge Avenue (located directly across from the subject lands on the east side of Bronte Street South) and Shadybrook Development Inc. (an arm of Great Gulf), the residential developer to the south.

All internal Town of Milton departments and responding external agencies have provided correspondence to Town Planning staff indicating their support for the application as currently presented.

Staff has reviewed all of the documentation, plans and comments provided to date and is of the opinion that the application as submitted is prepared in a manner that would allow it to be considered by Town Council for approval.

### **Conclusions and Recommendations**

Planning staff is satisfied that the proposed Zoning By-law Amendment is consistent with the policies of the Provincial Policy Statement and conforms to the Growth Plan, the Regional and Town Official Plans, and the Boyne Survey Secondary Plan. Therefore, staff recommends approval of the Zoning By-law Amendment attached as Appendix 1 to this report.

## **REPORT**

### **Background**

**Owner:** Ahmadiyya Muslim Jama'at Canada Inc., 10610 Jane Street, Maple, Ontario

**Agent:** WSP Canada Inc., 100 Commerce Valley Drive West, Thornhill, Ontario

#### **Location/Description:**

The subject lands are located on the west side of Bronte Street South, just north of the future extension of Etheridge Avenue in Ward 4. The lands are legally described as Part of Lot 6, Concession 1, New Survey, Former Geographic Township of Trafalgar, and are municipally identified as 1456 Bronte Street South. The location of the subject lands is illustrated in Figure 1 attached to this report.

The subject lands are located within the Boyne Survey Secondary Plan Area and are approximately 0.38 hectares (0.94 acres) in size, with a frontage of 45.72 metres and a depth of approximately 85 metres. The subject lands are currently occupied by a single detached dwelling, which is occasionally used as a gathering space and place of worship, and an

## Background

accessory building. The site is currently lower in grade than Bronte Street South and the adjacent lands to the north.

Surrounding land uses are primarily residential with constructed dwelling units to the east and a small development to the south. Lands immediately adjacent to the southern property line are designated for future residential development within the Boyne Survey and are currently being reviewed as part of subdivision application 24T-14012/M (Stevenson / Shadybrook). A new public secondary school (i.e. Elsie MacGill Secondary School) is located to the north. Although not adjacent to the subject lands, it should be noted that a portion of a large natural heritage system as well as an active CN Rail Line, is located to the west.

### Proposal:

The applicant is seeking an amendment to the Town's Comprehensive Zoning By-law 016-2014, as amended, to permit the development of a place of worship containing a prayer hall, multi-purpose community hall, library and other ancillary uses on the subject lands. The proposed building, located to the rear of the property, is generally rectangular in shape and one-storey in height with the exception of a two-storey section located at the front and middle of the building. The total gross floor area (GFA) of the proposed building is 1,530.37 square metres. Access to the development is proposed from Bronte Street South via a right in/right out private driveway. Parking is proposed in front of the building with a total of 72 at-grade parking spaces including three (3) accessible parking spaces. Landscaping is also provided as part of the proposed development, with the majority of the plantings being located adjacent to the front property line along Bronte Street South. A side walk is along proposed along the southern lot line.

A site plan, floor plans and building elevations are attached as Figures 2 and 3 to this report.

The following information has been submitted in support of the Zoning By-law Amendment application:

- Legal Plan of Survey, prepared by J.H Gelbloom Surveying Limited, dated September 29, 2016;
- Draft Zoning By-law Amendment, prepared by WSP Canada Inc., December 2023;
- Site Plan, prepared by Paradigm Architecture and Design, dated June 2, 2023 and revised January 18, 2024 (Rev 3);
- Floor Plans & Elevations, prepared by Paradigm Architecture and Design, dated June 2, 2023 and revised January 18, 2024 (Rev 3);
- 3D Views & Sections, prepared by Paradigm Architecture and Design, dated June 2, 2023 and revised January 18, 2024 (Rev 3);

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- Planning Justification Report, prepared by WSP Canada Inc., dated May 11, 2021 and revised August 2023;
- Stage 1, 2 & 3 Archaeological Assessment, prepared by Fisher Archaeological Consulting, dated November 28, 2016;
- Ministry of Heritage, Sport, Tourism and Culture Industries Letter re: Stage 1-3 Archaeological Reports, dated March 14, 2017;
- Phase 1 Environmental Site Assessment prepared by Terraprobe Inc., dated March 3, 2021;
- Phase 1 Environmental Site Assessment Update, prepared by Terraprobe Inc., dated August 3, 2023;
- Geotechnical Investigation, prepared by Terraprobe Inc., dated October 12, 2016 and revised February 17, 2021;
- Functional Servicing and Stormwater Management Report, prepared by Husson Engineering and Management, dated July 2023;
- Servicing Plan, prepared by Husson Engineering and Management, dated July 19, 2023;
- Grading Plan, prepared by Husson Engineering and Management, dated July 19, 2023;
- Erosion and Sediment Control Plan, prepared by Husson Engineering and Management, dated July 19, 2023;
- Traffic Impact Study Update, prepared by C.F. Crozier & Associates, dated May 2021, revised January 2024; and,
- Noise Feasibility Study, prepared by HGC Limited, dated June 20, 2023.

It should be noted that the applicant has been reviewing their proposal at the site plan level and coordinating the construction of an appropriate privacy fence along the southern mutual property line (adjacent to future residential units) and reviewing various grading, drainage and servicing schemes with the residential developer to the south.

## Planning Policy

### Provincial Policy

The Provincial Policy Statement (PPS), 2020 provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the PPS sets the policy foundation for regulating the development and use of land. The PPS identifies the subject lands as being within a settlement area. In settlement areas, the PPS directs growth and supports the accommodation of an appropriate range and mix of uses. The PPS also encourages the

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efficient use of land, resources, infrastructure and public service facilities where infrastructure is planned or available to service the development.

A Place to Grow: A Growth Plan for the Greater Golden Horseshoe, 2019, as amended by Amendment 1, 2020 (APTG), like other provincial plans, builds upon the policy foundation provided by the PPS and provides additional and more specific land use planning policies to address issues facing specific geographic areas in Ontario. The Growth Plan through its policies supports the achievement of complete communities made up of a diverse mix of land uses and a convenient access to public services facilities.

### Halton Region Official Plan (ROP), 2009

Within ROP, the subject lands are designated Urban Area. Section 76 of the ROP establishes that the range of permitted uses and the creation of new lots within the Urban Area will be in accordance with the applicable Local Official Plans and Zoning By-laws. All development, however, shall be subject to the Regional Official Plan policies in effect including the following:

- Section 58 (1.1) permits development provided that adequate supply of water and treatment of wastewater for the proposed use has been secured to the satisfaction of the Region; and,
- Section 147(17) requires the applicant of a development proposal to determine whether there is any potential contamination on the site they wish to develop, and if there is, to undertake the steps necessary to bring the site to a condition suitable for its intended use.

Regional staff has reviewed the application and are satisfied the development conforms to the Urban Area policies of the ROP.

### Milton Official Plan (OP)

At the local level, the subject lands are designated “Residential/Office Area” on Schedule B -Urban Land Use Plan of the Town’s Official Plan. The “Residential/Office Area” designation is intended for lands within the Established and HUSP Urban Areas where higher density development is to be encouraged. The permitted uses will be primarily high rise residential uses, but may also include office and accessory local commercial uses which are located in the residential or office buildings particularly adjacent to gateways and major institutional uses. Section 3.3.2 of the Official Plan, also provides additional permitted uses including:

- c) Local Institutional Uses which by their activity, scale and design are compatible with residential uses and which serve adjacent residential areas, including elementary schools, libraries, churches, day care facilities and community centres,

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or institutional uses which are related to adjacent major institutional uses, in accordance with the policies of 3.2.3.6.

Section 3.2.3.6 states that proposals for the development of local institutional and local commercial uses (excluding schools) shall conform to the following general criteria:

- a) the proposed uses will contribute in a positive way to providing a sense of community by promoting interaction among residents, by increasing the personal security of residents, and by supplying everyday needs;
- b) the proposed uses will provide or contribute to the “sense of place” at the neighbourhood or sub-neighbourhood level by the establishment of a focal point for the community;
- c) the proposed use includes the provision of pedestrian or other non-automobile linkages to the uses;
- d) ensuring that the proposed use would not generate an unacceptable level of vehicular traffic onto local streets; and,
- e) the service to be provided by the proposed use is needed at the proposed location and the service cannot be or is not being provided in other areas which are designated for such uses.

The subject lands are further designated “Institutional Area” on Schedule C.10.C - Boyne Survey Secondary Plan Land Use Plan. This designation is intended primarily for major public and quasi-public uses. The main permitted uses include secondary schools, large religious facilities and places of worship, which serve the Boyne Survey Planning District. Accessory residential uses such as a rectory, manse and/or caretaker’s residence, accessory service commercial uses, retail uses and office functions shall also be permitted, as well as high density residential development, assisted and special needs housing or supportive housing in conjunction with institutional uses or on separate sites.

Staff reviewed the application in relation to the policies of the Provincial Policy Statement, the Growth Plan, the Halton Region Official Plan, the Town of Milton Official Plan, and the Boyne Survey Secondary Plan. Town staff and our agency partners are satisfied that the application for the zoning by-law amendment as presented through this report, conforms to the applicable Provincial, Regional and Local land use planning policies and regulations.

### **Zoning By-law 016-2014, as amended**

The subject lands are currently zoned Future Development (FD) under Zoning By-law 016-2014, as amended, which only permits uses that legally existed on the date that the By-law came into effect.

## Background

The current Zoning By-law Amendment application proposes to rezone the subject lands from the current Future Development (FD) Zone to a site-specific Minor Institutional (I-A\*342) Zone to accommodate the proposed place of worship containing a prayer hall, multi-purpose community hall, library and other ancillary uses and recognize site-specific provisions relating to lot frontage, lot area, rear yard and interior side yard setbacks, landscaped open space and buffers, setbacks to parking areas and access routes to the main building, loading spaces, encroachments for ornamental projections, stairs, landings and accessible ramps, and a minimum fence height along the southern lot line abutting future residential uses.

A draft amending Zoning By-law is attached as Appendix 1 to this report.

## Site Plan Control

Should the Zoning By-law Amendment application be approved, the applicant will be required to receive Site Plan Approval prior to the issuance of a building permit and commencement of any development. Detailed site plan drawings addressing such matters as access, site design (including parking, pedestrian circulation, accessibility, fire truck access and waste disposal), lot grading and drainage, lighting and landscaping will be required to be submitted for review and approval. The applicant will also be required to enter into a site plan agreement with the Town and provide securities to guarantee the completion of works in accordance with the approved drawings.

## Discussion

### Public Consultation and Review Process

Notice of a complete application was provided on June 14, 2021. A virtual Public Information Centre (PIC) was held by the applicant on September 21, 2021 and was attended by members of Council, interested area residents and staff. The applicants presented the proposal and offered a short question and answer period. Members of the public sought information about the proposed development and the planning process and raised questions relating to the proposed use, traffic impacts, parking, land use compatibility, and the impact that the development could have on surrounding property values.

Notice for the statutory public meeting was provided pursuant to the requirements of the Planning Act and the Town's Official Plan via written notice to all properties within 200 metres of the subject lands, as well as an ad in the Milton Canadian Champion Newspaper on October 21, 2021. The statutory public meeting was held on November 15, 2021 and no members of the public spoke at the meeting.

## Discussion

Following the virtual PIC and the statutory public meeting, staff did receive several written submissions from members of the public, including a petition signed by several residents who reside on Holbrook Court and Etheridge Avenue (located directly across from the subject lands on the east side of Bronte Street South) and Shadybrook Development Inc. (an arm of Great Gulf), the residential developer to the south. In addition to the aforementioned issues, concerns were also raised in regards to the proposed reduction in the interior side yard setback (to the southern lot line), potential noise impacts, and the overall functional servicing and engineering design. Written submissions are attached as Appendix 2 to this report.

Concerns referenced above are discussed in the Summary of Issues section below.

### Agency Consultation

The proposed Zoning By-law Amendment and all supporting documents were circulated to both internal and external commenting agencies. Although Halton Region, Conservation Halton, the Town Departments, the School Boards and other agencies including Canada Post and Milton Hydro offered no objection to the application, the following comments should be noted.

#### Fire Department

While specific details relating to fire safety requirements (e.g. exterior building connections, on-site hydrants and a clear path of travel to these connections) are typically addressed at the site plan stage, the Fire Department noted it was appropriate to examine these requirements during the zoning review as the location and design of these features had the potential to affect the proposed parking spaces on the site. The applicant provided the details as requested and only had to make a minor alteration to the plan to ensure that the proposed number of parking spaces remained unchanged.

#### Milton Hydro

Milton Hydro requires that their utility poles be located a minimum of 1.5 metres from the edge of a driveway. Where this cannot be achieved in relation to a development proposal, the Owner is responsible for the relocation of the pole at their cost.

#### Halton District School Board

The Halton District School Board (HDSB) noted that the abutting property to the north and the west of the subject lands, contains a 1,191 pupil place building (i.e. Elsie MacGill Secondary School) and has the potential to accommodate up to twelve (12) portables, which at capacity could increase the number of pupil places to 1,476, plus staff. Total site capacity is projected to be surpassed by 2025.



## Discussion

While the HDSB supports the approval of the zoning amendment application to permit the development of a place of worship, community hall, library, and other ancillary uses, the Board advised staff of the following:

1. The Board does not want to preclude the future capacity increases to the facility for future additions and/or portable needs to accommodate growth.
2. As a result of the above, there will be no opportunity for formalized shared use of parking facilities on the school site for the proposed place of worship.
3. Due to the proximity of the building to the school property, the site plan submission should be reviewed in relation to the Elsie MacGill Secondary School site plan to ensure no conflicts are anticipated between both uses.

Agencies will continue to work with the applicants through the Site Plan Approval process prior to the development of the site.

## Summary of Issues

### Proposed Use and Compatibility With Surrounding Neighbourhood

Residents living in the immediate area raised concerns with respect to the proposed place of worship being located next to Elsie MacGill High School and within an already dense residential area (with further development on the way), as they have already experienced a noticeable increase in traffic and on-street parking demand from the existing uses on weekdays. Some residents requested that the applicant consider alternative locations that would provide some distance between residential areas and the proposed use to minimize the potential negative impacts such as parking, noise and traffic.

As outlined in the planning policy section of this report, the subject lands are located within the Residential/Office Area designation, which allows for a range of uses including Local Institutional Uses which by their activity, scale and design are compatible with residential uses and which serve adjacent residential areas, including elementary schools, libraries, churches, day care facilities and community centres, or institutional uses which are related to adjacent major institutional uses, in accordance with specific policies of the Official Plan. Further to the use being permitted in the proposed location, the proposed primary use of the new building as a place of worship and accessory community space will be smaller in nature as the development has been scaled to reflect the smaller lot. The height of the building (not including the ornamental domes and minarets) is also lower in height than a typical two-storey grade related residential unit. The proposed lot coverage is 20% which is two thirds of the maximum lot coverage for the Minor Institutional Zone. Furthermore, the place of worship is located amongst other existing institutional uses which is appropriate and encouraged from a land use perspective.

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In addition, Provincial and Regional policies and plans direct growth to settlement areas and supports the accommodation of an appropriate range and mix of uses to create complete communities where people live, work and play. Community institutions such as schools, community centres and places of worship are an important part of the character and vitality of neighborhoods and rely on surrounding residents in the community to utilize them. In order for an urban area to function effectively, all the needs of its citizens must be met, however, the mix of uses must be evaluated and considerations for potential impacts must be acceptable to the approval authority. It is staff's opinion that the proposal contributes to the sites location in an evolving urban environment and represents the efficient use of land in a part of the Town of Milton that is intended to be a compact, complete community.

See sections below relating to traffic, parking and noise impacts evaluated as part of the application.

### Traffic Impacts

A Traffic Impact Study (TIS), prepared by C.F. Crozier & Associates Inc., dated May 2021 and revised January 2024 that documents the expected site related impacts from the proposal on the road network during the five-year horizon from the base year of 2021 to 2026 with and without the proposed development, was submitted and reviewed by Town Engineering and Transportation staff. The TIS reviewed peak travel times, taking into consideration existing and proposed conditions, including future development within the area and provided an analysis of intersection operations, trips anticipated to be generated to and from the site, site access operations/design and internal circulation (i.e. AutoTURN assessment, parking layout, safety and operations), and parking. In addition, the TIS recognized that the peak hour for a Mosque is mid-afternoon on Friday, and given the concerns raised by Town staff and area residents, they estimated site-generated traffic using previous traffic impact studies for similar developments in the surrounding municipalities. The TIS was also peer reviewed at the request of the Town.

The TIS concluded that the study area intersections are operating below capacity currently and movements are expected to continue to be below capacity once the place of worship is constructed; the proposed right-in/right-out site access at Bronte Street South will function at a good level of service and below capacity; the proposed parking provided meets the Town's Zoning requirements and is expected to be sufficient; no on-site maneuvering conflicts were found using the AutoTURN software and the expected design vehicles (e.g. automobiles, fire trucks and waste management vehicles); the site meets the TAC Geometric Design Guidelines for Canadian Roads sight distance requirements; and overall, the proposed

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development can be supported from a traffic operations perspective as the site-generated traffic will have a negligible effect on the operations of the public roadway system.

Town Development Engineering and Transportation sections have reviewed the study and are supportive of the study conclusions.

It should be noted that as a result of the change in building location from the front to the rear of the property, due to staff and adjacent landowner concerns with a reduced interior side yard setback next to the proposed residential plan of subdivision to the south in the initial application submission, the access driveway to the site was slightly relocated further south along Bronte Street South to provide for a new parking plan. Through the technical review of the relocated access, Transportation staff requested that the throat of the new access at the property line be widened to meet the Town's standard to ensure better vehicular movement into and out of the property. As a result of this, an existing hydro pole was no longer situated outside of Milton Hydro's required 1.5 metre clearance area and the applicant will be required to move the pole to satisfy Milton Hydro's requirements at time of construction. This matter will be addressed through the Site Plan Approval stage.

### Parking

In addition to the parking concerns raised by residents, Shadybrook Development Inc. requested clarification as to how the required parking for the site was calculated as the proposed 72 parking spaces did not seem sufficient for the anticipated occupant load of the proposed place of worship. Their review suggested that there were a number of uses that didn't seem to be accounted for (e.g. offices, library, youth hall, classroom, children's room a kitchen, and storage rooms) and observed that only 34.7% of the total gross floor area (GFA) appeared to be used in the overall calculation.

As per Section 5.8.2, Table 5G, Non-Residential Parking Requirements in the Town's Zoning By-law 016-2014, as amended, the off-street parking requirements for a place of worship is one (1) parking space per 5.5 square metres of gross floor area in the nave, plus one (1) parking space per 11 square metres of gross floor area for a public hall, banquet hall or community/multi-use hall if permitted and associated with or on the same site as the place of worship. Based on the aforementioned, Zoning staff confirmed that 70 parking spaces are required for the proposed development and the applicant has demonstrated that the requirement plus two additional parking spaces can be accommodated on the site for a total of 72 off-street parking spaces in total.

Although the parking requirements of the Zoning By-law have been met and the TIS has been accepted by Town staff, Planning and Transportation staff still encourage the applicant

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to consider overflow parking strategies during large events as recommended by the Peer Reviewer of the TIS and discussed previously.

### Reductions in Interior Side Yard Setbacks Adjacent to Residential Uses

The initial proposal sited the place of worship building at the front of the property with parking being located to the rear. While the initial proposal met urban design goals and objectives by bringing the building towards the street, Town staff and Shadybrook Development Inc. raised concerns with respect to the proposed minimum interior side yard setback of 1.5 metres from the southern property line as the abutting land use to the south is planned to be residential in nature. Although the applicant argued that the majority of the built form to be located along the southern property line would be one to two storeys in height, and only have a direct impact on a few of the residential lots in the future residential plan of subdivision to the south, staff was still of the opinion that some additional separation should be provided.

As per Section 9.2, Table 9B, Institutional Zone Standards of the Town's Zoning By-law 016-2014, as amended, the required minimum interior side yard setback to abutting properties is 6.0 metres, and where abutting a residential zone an additional 3.0 metres is to be added. The intent of the increased setback is to ensure that both uses provide adequate setbacks to allow for natural light, views, privacy, greenspace, and to ensure that services can be accessed, the buildings can be properly maintained, grading can be accommodated appropriately, and neither use infringes upon one another. In addition, where residential rear yards are the only amenity areas for the residents' enjoyment, there is more potential of an impact to the resident with the building infringing that closely to the residential property line. Further, it is staff's opinion that a place of worship is a more intense use than the proposed adjacent residential uses with the potential for increased noise, privacy concerns, visual impacts, etc.

To address the concerns, the applicant adjusted their proposed site layout by moving the building to the rear of the property, relocating the parking to the front of the site, and increasing the landscaping along the street line. To accommodate the greatest setback to the future residential lots, staff accepted the proposed reduction in the interior side yard (north lot line) and the rear yard (west lot line) as each of those yards abut driveways and parking areas associated with the adjacent high school. Shadybrook Development Inc. agreed that the new proposal resolved some of their initial concerns, including the 1.5 metre setback to the residential lots, however they continued to have some concerns with the proposed siting and sizing of the place of worship. Shadybrook Development Inc. did note that the location of the proposed stairs, wheelchair ramp and the elevated landing, along with the waste collection area, specifically the loading and pick up of waste, proposed on the

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southern side of the building could have a negative impact on the neighbouring residential properties from a privacy, visual, odour and noise perspective.

From the outset, staff has recognized that the subject site is smaller than typical sites used for similar uses, and as a result, some concessions would have to be considered to accommodate the use. Planning staff is satisfied that the relocation of the building and the setbacks proposed to the aforementioned elements will be adequate with appropriate fencing placed between the uses. In addition, the applicant has provided a side walk along the southern property line to provide additional space between vehicles and rear yards, and to ensure that those visiting the place of worship have a safe place to walk. Overlook issues will be further prevented by the positioning of glazing on the southeast side of the building: only clerestory (upper part of the nave) windows and basement windows at grade will be present. The waste storage area will be fully enclosed and is not accessible by vehicle, and therefore, waste containers will be rolled out to a different location on the site or be part of the Region's curbside pick-up program. These matters will be further reviewed through the Site Plan Approval process.

### Functional Servicing and Drainage

One of the issues identified by Shadybrook Development Inc. was post-development drainage and its potential impact on the residential properties in the Shadybrook Plan of Subdivision abutting the southern lot line of the subject site. Shadybrook Development Inc. noted in their correspondence that the applicant's proposal would have to provide either front-draining or split-draining with rear lot catch basins along the rear of each lot. Given the potential impacts on the development feasibility of a dwelling unit on specific lots, the residential developer requested that detailed design drawings be provided to them for further review. In addition, the residential developer requested copies of the latest technical studies to assist with other engineering matters including the determination of the ultimate water and wastewater servicing option that could be implemented to benefit both landowners.

The applicant has been working with Shadybrook Development Inc. on these matters and are hopeful that an agreement will be reached between the two landowners to assist in achieving and coordinating the best drainage and servicing options. Details will also be confirmed through the Site Plan Approval process.

### Noise

A Noise Feasibility Study (TIS), prepared by HGC Engineering, dated June 20, 2023 that evaluated the impact of road and railway traffic noise on the proposed place of worship as well as the impact of the proposed building on nearby existing and future residences, was submitted and reviewed by Town staff. The results of the study indicated that with suitable

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noise control measures incorporated into the design of the place of worship (e.g. specific window and wall construction), it is feasible to achieve the indoor Ministry of Environment, Conservation and Parks (MECP) guideline sound levels from road and rail traffic noise sources. The study also concluded that that sound emissions originating from the building will be within applicable noise guideline limits of the MECP in relation to the existing and future residential units with an acoustic screen extending 0.3 metres above the two rooftop mechanical units. The applicant has included the appropriate screening within the proposal.

While the results of the Noise Study may address some matters, Shadybrook Development Inc. did request some clarification from the applicant on two matters:

1. There appeared to be a discrepancy between the proposed architectural plans and the figures in the noise report whereby the architectural plans showed a masonry wall at the shared property line, but the noise report showed a wooden privacy fence. Shadybrook Development Inc. noted that it was their preference that a 2.6 metre masonry wall along the shared property line be implemented, as it would mitigate best against noise and other effects from the parking area and proposed use; and,
2. The addition of a second set of minarets were shown on the revised architectural drawings but the addition of these features were not recognized or assessed in the noise report figures.

The applicant responded to the above concerns by clarifying that the Noise Study had been completed prior to the contemplation of a masonry wall and that further discussion regarding the appropriate fence parameters would continue during the Site Plan Approval stage. With respect to the second matter noted above, the applicant noted that at this time there are no noise/speakers being contemplated with the minarets. Staff would like to confirm that proposed minarets are permitted through the height exemptions in the Zoning By-law and any noise generated from them will be subject to the Town's Noise Bylaw that is applicable to all properties within the Municipality.

It should be noted that Shadybrook Development Inc. will be required to construct a noise attenuation wall as a result of road traffic noise impacts from Bronte Street South on the future residential Plan of Subdivision. In order to avoid duplication in the construction of necessary fencing between the two properties, the applicant and Shadybrook Development Inc. have been coordinating the details regarding fence heights and materials to be placed along the mutual lot line and agreements associated with maintenance easements for the noise wall. Both parties are working towards mitigating noise and other areas of concern (e.g. vehicle lighting and raised entrance features) to minimize impacts on the future residential properties abutting the subject property.

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### Property Values

There are many factors that impact the value of a property. Changes to the local context can both increase and decrease the value of a property. Provincial planning policies and the Planning Act do not identify impact on property values as a consideration for planning decisions. Rather, all development applications must be evaluated to ensure consistency with Provincial, Regional, and Local planning policies.

### **Amending Zoning By-law**

In order to permit the proposed development, a zoning by-law amendment containing a Minor Institutional (I-A) Zone classification with site-specific provisions is required. A draft amending by-law is attached as Appendix 1 to this report.

### Minor Institutional (I-A) Site Specific Zone

The amending by-law proposes variations in zone standards relating to lot frontage, lot area, rear yard and interior side yard setbacks and landscaped open space and buffers, and includes slight revisions to general provisions relating to setbacks applicable to parking areas and access routes to the main building, loading spaces, encroachments for ornamental projections, stairs, landings and accessible ramps, and the implementation of a minimum fence height along the southern lot line abutting future residential uses.

Variations in zone standards have been proposed to recognize existing lot characteristics and implement the proposed building as shown on the concept site plan, attached as Figure 2 to this report. Two of the more notable variations include:

- 1.5 metre rear yard and interior side yard (north) setbacks, whereas the Zoning By-law requires 7.5 metres and 6.0 metres, respectively; and,
- A minimum privacy fence height of 2.2 metres (7.2 feet) along the southern lot line to minimize impacts of the development on future abutting residential properties.

Although the setbacks have been reduced along the north and west sides of the proposed building, staff agrees with the applicants assessment that the proposed building is primarily one-storey in height, is located similarly to the existing oversized accessory building on the site, the built form makes up two thirds of the allowable 30% lot coverage, and given that both the proposed use and the school to the north are institutional uses, their relationship is more complimentary. In addition, the school site has a large setback from the mutual property lines, and a driveway on the school site adds an additional buffer to the subject site.

As per discussions with Shadybrook Development Inc., a minimum 2.2 metre high privacy fence has been proposed along the shared property line, where required (i.e. beyond the



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noise attenuation wall required to be implemented in relation to the adjacent residential subdivision). The remainder of the property line will contain a 1.8 metre high fence. It should be noted that there is no minimum required height for a fence in the Zoning By-law, only maximum heights. Further discussion regarding fencing will continue through the Site Plan Approval process.

### Conclusion

Planning staff is of the opinion that the proposed place of worship containing a prayer hall, multi-purpose community hall, library and other ancillary uses, along with associated parking and landscaping, subject to site-specific provisions, is consistent with the Provincial Policy Statement, conforms to provincial, regional and local planning policy, and achieves acceptable engineering and design standards. On the basis of the foregoing, staff recommends that the Zoning By-law Amendment attached as Appendix 1, be brought forward for Council adoption.

### Financial Impact

None arising from this report.

Respectfully submitted,

Jill Hogan  
Commissioner, Development Services

For questions, please contact: Angela Janzen, Sr. Planner Phone: Ext. 2310

### Attachments

- Figure 1 - Location Map
- Figure 2 - Concept Site Plan
- Figure 3 - Floor Plans and Elevations
- Appendix 1 - Draft Zoning By-law Amendment
- Appendix 2 - Public Comments





Approved by CAO  
Andrew M. Siltala  
Chief Administrative Officer

### Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.

# FIGURE 1 LOCATION MAP



Council Meeting Date: March 4th, 2024	Scale: 1: 2,000	Files: Z-12/21	Development Services Department
--	-----------------	----------------	---------------------------------


 Subject Property  
 Page 87 of 181

**OBC STATISTICS** DATE REVIEWED:  
REVIEWED BY:

**MAJOR OCCUPANCY CLASSIFICATION** (TABLE 3.1.2.1)  
ASSEMBLY OCCUPANCY - GROUP A, DIVISION 3

**BUILDING CLASSIFICATION** (3.2.2.29)  
GROUP A, DIVISION 3, ANY HEIGHT, ANY AREA

**BUILDING AREA** (1.4.1.2)  
EXISTING 0.00m<sup>2</sup> + NEW 757.0m<sup>2</sup> = 757.0m<sup>2</sup>

**NUMBER OF STOREYS** (1.4.1.2A)  
ABOVE GRADE= 1 STOREY  
BELOW GRADE= 1 STOREY

**NUMBER OF STREETS / FIRE FIGHTER ACCESS** (3.2.2.10 & 3.2.5)  
FACING 1 STREETS

**SPRINKLER SYSTEM REQUIRED** (3.2.2.29)  
YES, FULLY SPRINKLERED

**STANDPIPE REQUIRED** (3.2.9)  
NO

**FIRE ALARM SYSTEM REQUIRED** (3.2.4)  
YES

**ADEQUATE WATER SERVICE SUPPLY** (3.2.5.7)  
YES

**HIGH BUILDING** (3.2.6)  
NO

**PERMITTED CONSTRUCTION** (3.2.2.20-3.2.2.83)  
NON-COMBUSTIBLE  
**ACTUAL CONSTRUCTION**  
NON-COMBUSTIBLE

**MEZZANINE AREAS** (3.2.1.1(3)-3.2.1.1(8))  
TOTAL = 0.0m<sup>2</sup>

**OCCUPANT LOAD** (3.1.16)  
BASEMENT (A3): 648.0m<sup>2</sup>/0.75= 864 PERSONS  
GROUND FLOOR (A3): 634.0m<sup>2</sup>/0.75= 846 PERSONS  
TOTAL = 1,710 PERSONS

**BARRIER FREE DESIGN** (3.8)  
YES

**HAZARDOUS SUBSTANCES** (3.3.1.2 & 3.3.1.19)  
NO

**ZONING STATISTICS**  
1458 BRONTE ST S, MILTON, ON L9T 7K4  
ZONING DISTRICT: PART OF LOT 6, CONCESSION 1 (TRAFALGAR), TOWN OF MILTON IN THE REGIONAL MUNICIPALITY OF HALTON  
RANTHON CAVANAGH (TOWN FILE 2-104)  
WARD 4  
TOTAL LOT AREA: 3810.050 m<sup>2</sup> (0.88 ha)

	EXISTINGS	MINOR INSTITUTIONAL (E-A) ZONE REQUIRED	PROPOSED
GFA			1,530.373 SM
BUILDING	252.43 m <sup>2</sup>		
<b>TOTAL</b>			<b>1,530.373 SM</b>
<b>AREA BREAKDOWN</b>			
PRAYER HALL			242 m <sup>2</sup>
MULTI-PURPOSE HALL			285 m <sup>2</sup>
<b>SETBACKS</b>			
FRONT SETBACK (EAST)	3.00 m	3.00 m	53.58 m
SETBACK INTERIOR SIDE YARD ADJUTING A RESIDENTIAL ZONE SOUTH SETBACK	9.0 m	9.0 m	9.00 m
SETBACK INTERIOR SIDE YARD, NORTH SETBACK	6.0 m	1.5 m	
WEST SETBACK	10.5 m	1.50 m	
INTERIOR SIDE YARD NORTH SETBACK	6.0 m	1.50 m	
<b>BUILDING HEIGHT (MAX)</b>	<b>12.5 M</b>	<b>9.9 M</b>	<b>9.9 M</b>
<b>FLOOR SPACE INDEX</b>			
REQUIRED/PERMITTED = 1.0 (MAX)	252.43 m <sup>2</sup> /3810.05 m <sup>2</sup> = 0.07	1.0 MAX	1,530.373 m <sup>2</sup> /3810.05 m <sup>2</sup> = 0.402 or 40.2%
<b>LOT COVERAGE</b>			
LOT FRONTAGE	45.72 M	50.0 M	45.72 M
LOT AREA MIN.	1.0 Ha	0.38 Ha	
LOT AREA MAX.	3.0 Ha	0.38 Ha	
LOT COVERAGE (MAX)	143.005 m <sup>2</sup>		775.604 m <sup>2</sup>
LOT COVERAGE (MAX)		30.0%	20.4%
<b>LANDSCAPE</b>			
MIN LANDSCAPE OPEN SPACE %	20.0%	21.2% (806.490/3810.05)*100	
MIN LANDSCAPE BUFFER ADJUTING A STREET LINE	3.00 M	3.00 m (STREET)	
MIN LANDSCAPE BUFFER ADJUTING RES ZONE	4.00 M	3.195 M	
<b>PARKING / LOADING SPACES</b>			
PRAYER HALL	0	44 SPACES	
MULTI-PURPOSE ROOM	0	28 SPACES	
<b>TOTAL PARKING SPACES</b>	<b>0</b>	<b>70 SPACES</b>	<b>72 SPACES</b>

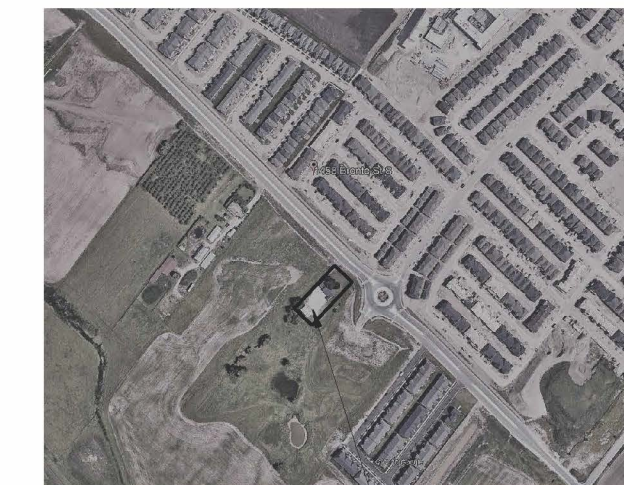
**FIGURE 2**  
**DS-013-24**

**MILTON AMJ COMMUNITY CENTRE**  
1458 BRONTE STREET SOUTH, MILTON, ON L9T 7K4

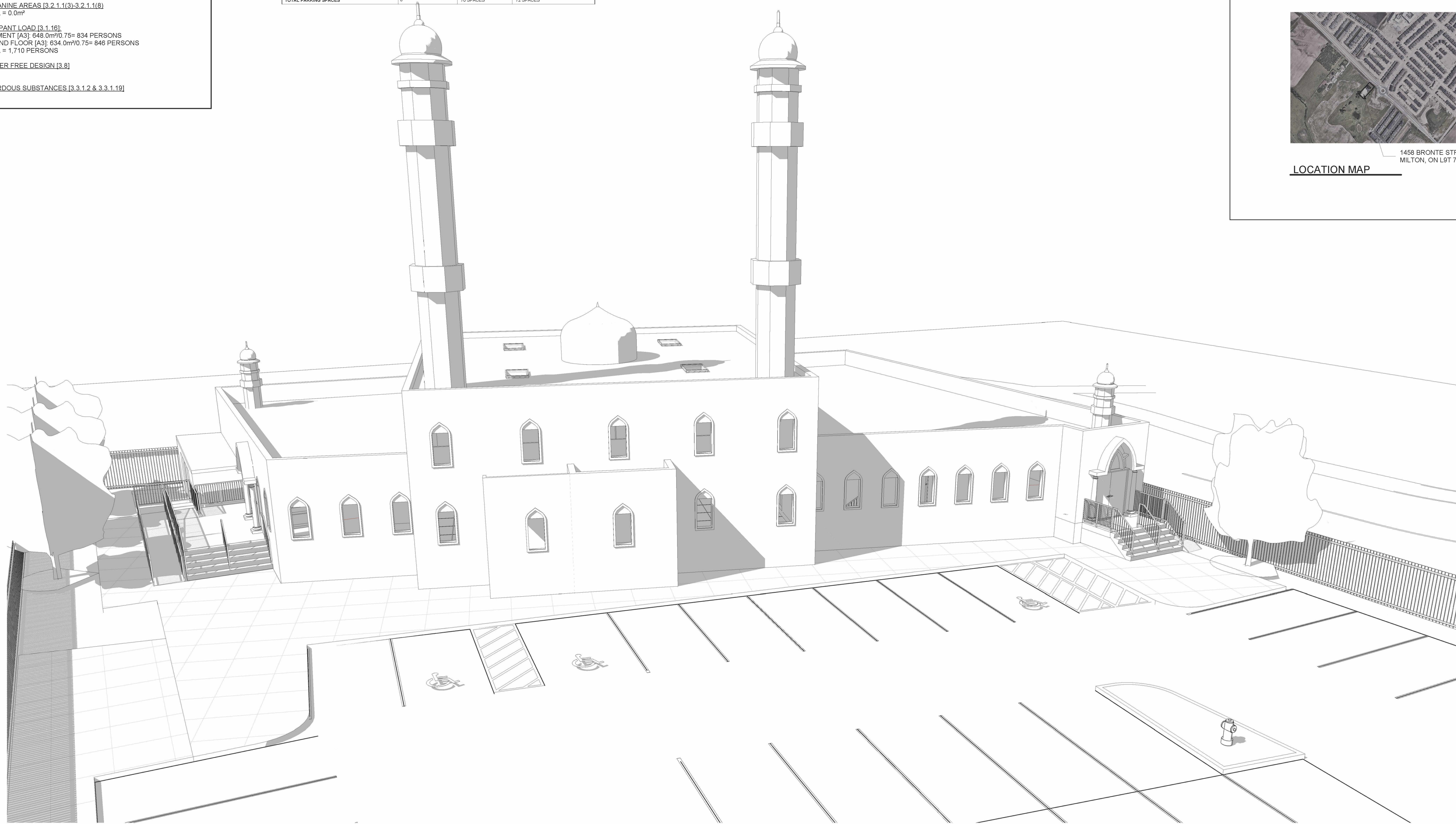
**ISSUED FOR REVIEW**  
**JUNE 06, 2023**

**DRAWING LIST**

SHEET NO.	SHEET NAME
A0.0	PROJECT INFORMATION
A1.0	SITE PLAN
A1.1	FLOOR PLANS
A2.0	ELEVATIONS
A2.1	ELEVATIONS
A3.1	BUILDING SECTION
A4.1	3D VIEWS



1458 BRONTE STREET SOUTH,  
MILTON, ON L9T 7K4  
**LOCATION MAP**



**1 FRONT VIEW**  
SCALE

**ISSUE**

NO.	DATE	DESCRIPTION
1	2023/03/02	ISSUED FOR COORDINATION
2	2023/11/15	ISSUED FOR ZBA SUBMISSION #2
3	2024/01/18	ISSUED FOR ZBA SUBMISSION #3

NO.	DATE	REVISION PER SPA COMMENTS
2	2023/11/15	REVISION TO BLDG LOCATION
1	2023/03/02	REVISION TO BLDG LOCATION

**REVISION**

**NO.** **DATE** **DESCRIPTION**

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STAMP

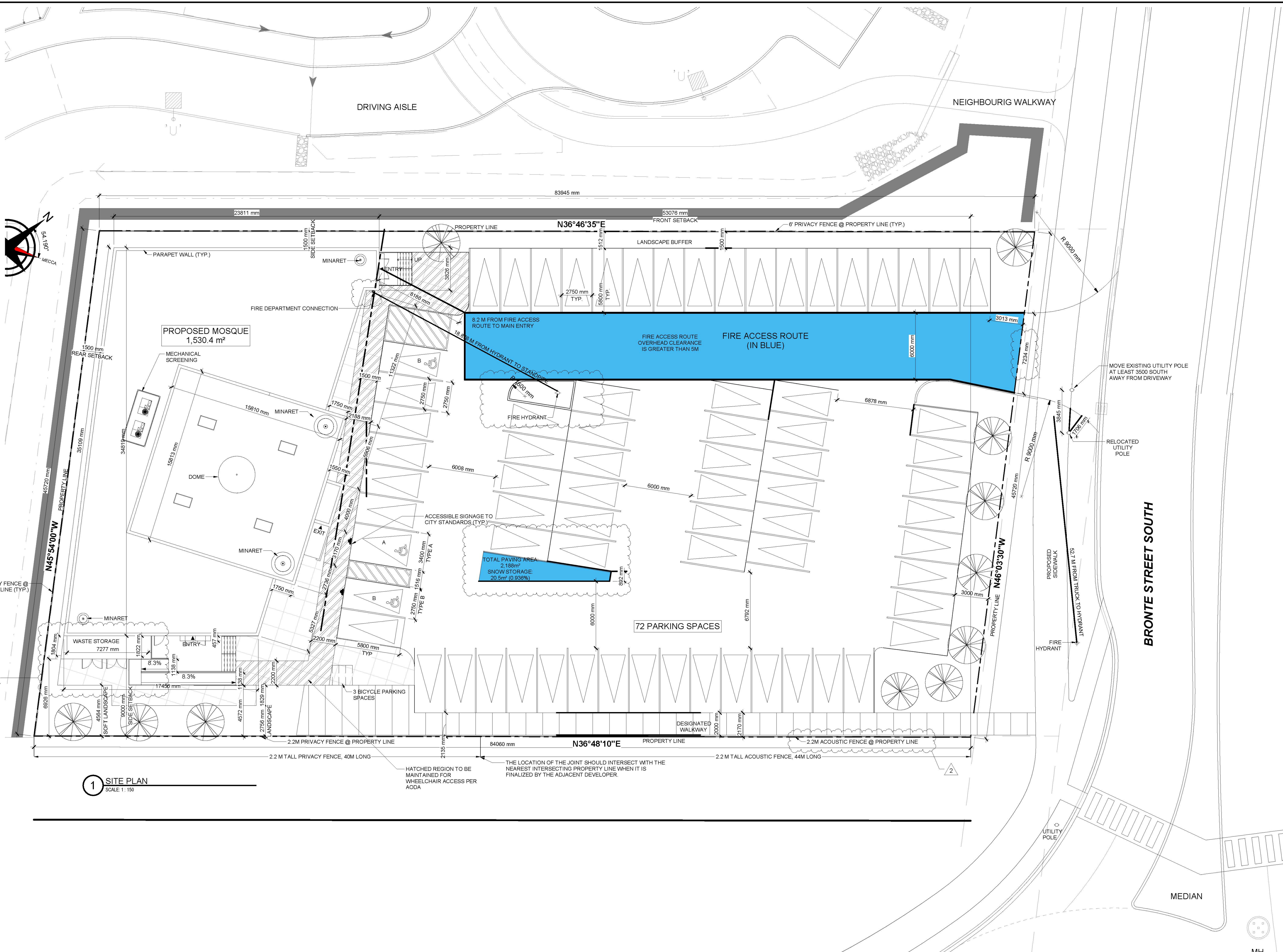
PROJECT NAME/LOCATION  
**MILTON AMJ COMMUNITY CENTRE**

1458 BRONTE STREET SOUTH, MILTON

DRAWING TITLE  
**PROJECT INFORMATION**

DRAWN BY: **MM/MC** PROJECT NO: **856**  
CHECKED BY: **MC** SCALE: **As indicated**  
DATE: **2023-06-02**  
DRAWING NO:

**A0.0**



**1 SITE PLAN**  
SCALE: 1:150

NO.	DATE	DESCRIPTION
1	2023/03/02	ISSUED FOR COORDINATION
2	2023/11/15	ISSUED FOR 78L SUBMISSION #2
3	2024/01/18	ISSUED FOR 78A SUBMISSION #3

NO.	DATE	DESCRIPTION
2	2023/11/15	REVISION PER SPA COMMENTS
1	2023/03/02	REVISION TO BLDG LOCATION

**REVISION**

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PROJECT NAME/LOCATION  
**MILTON AMJ COMMUNITY CENTRE**

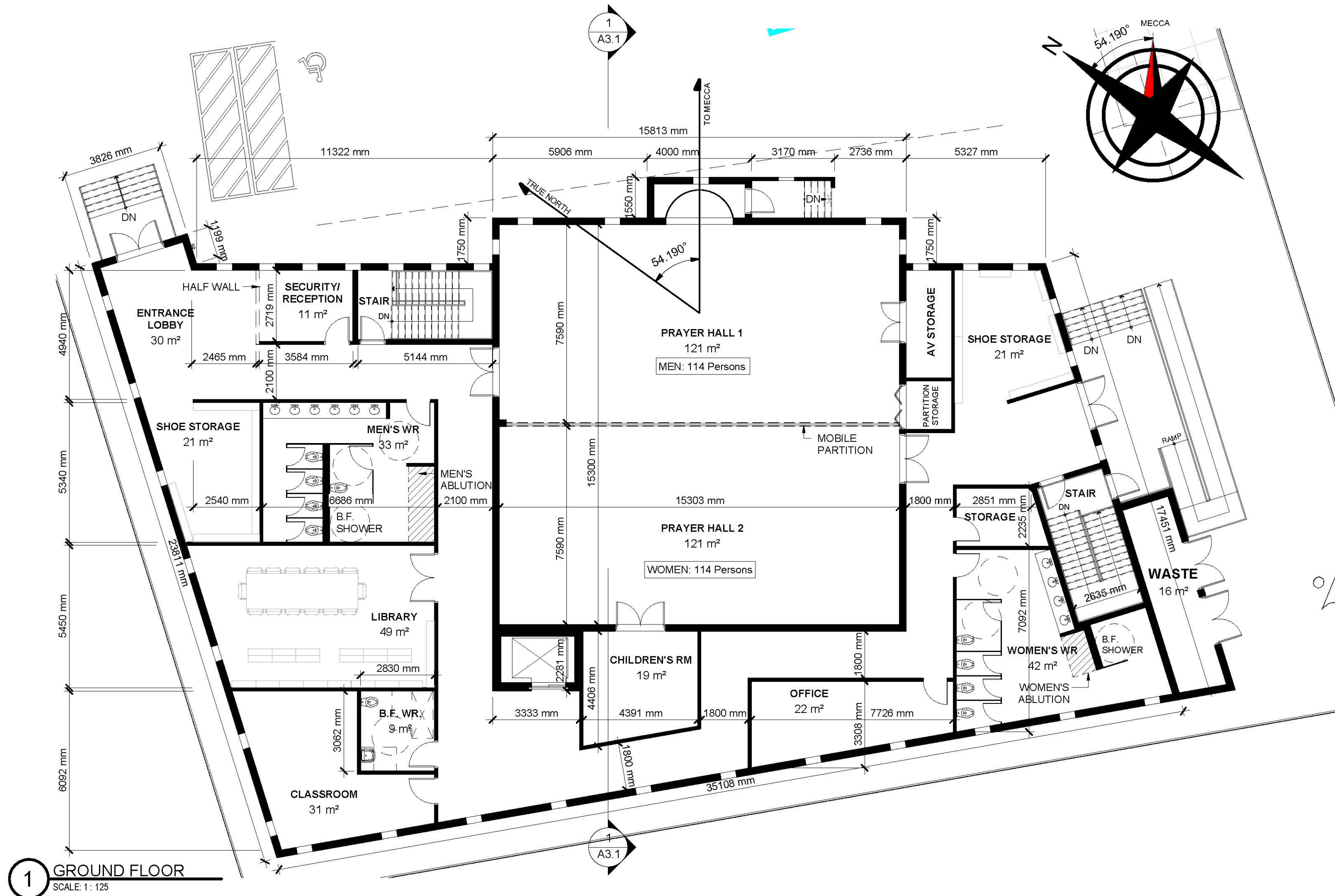
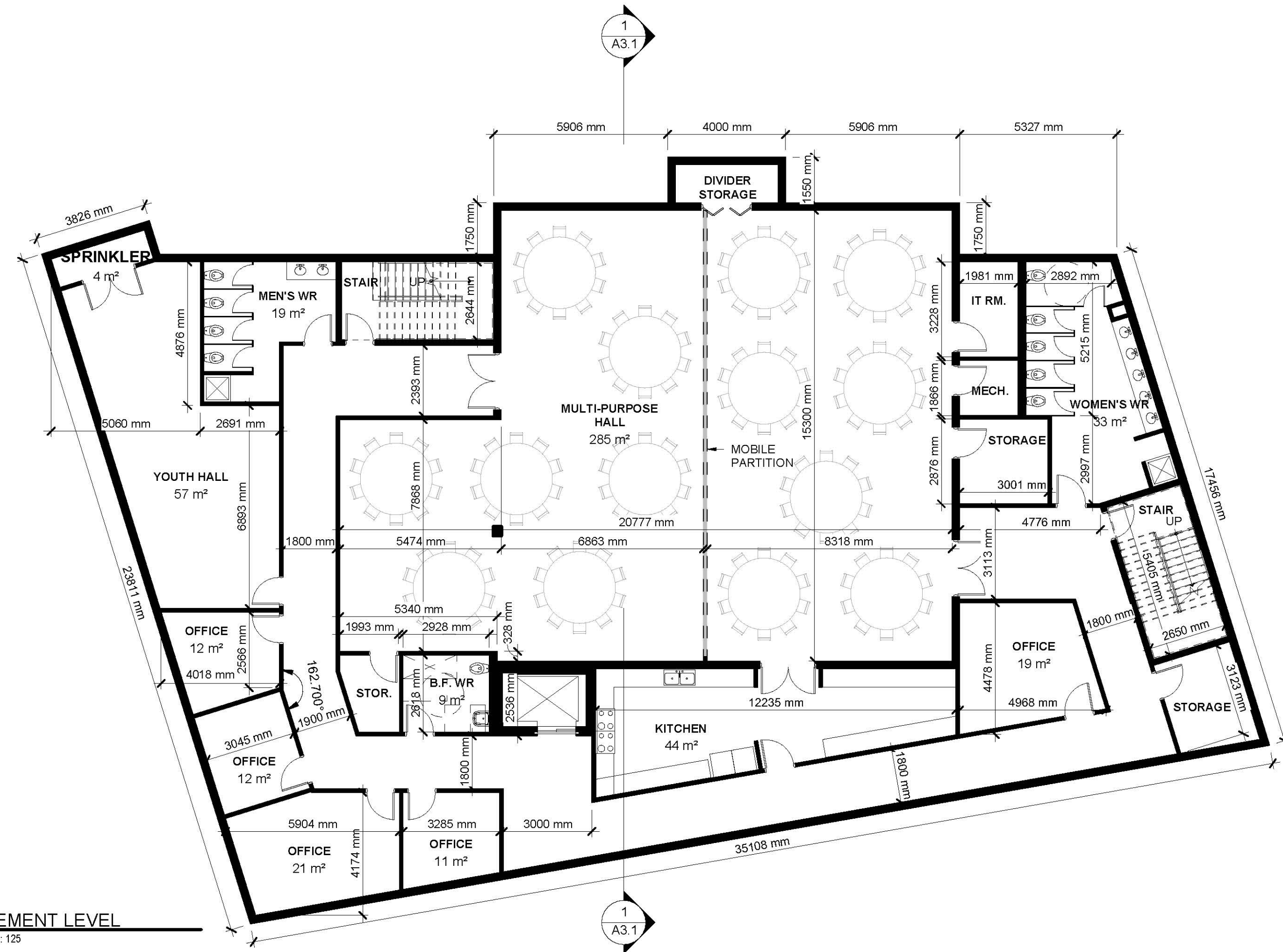
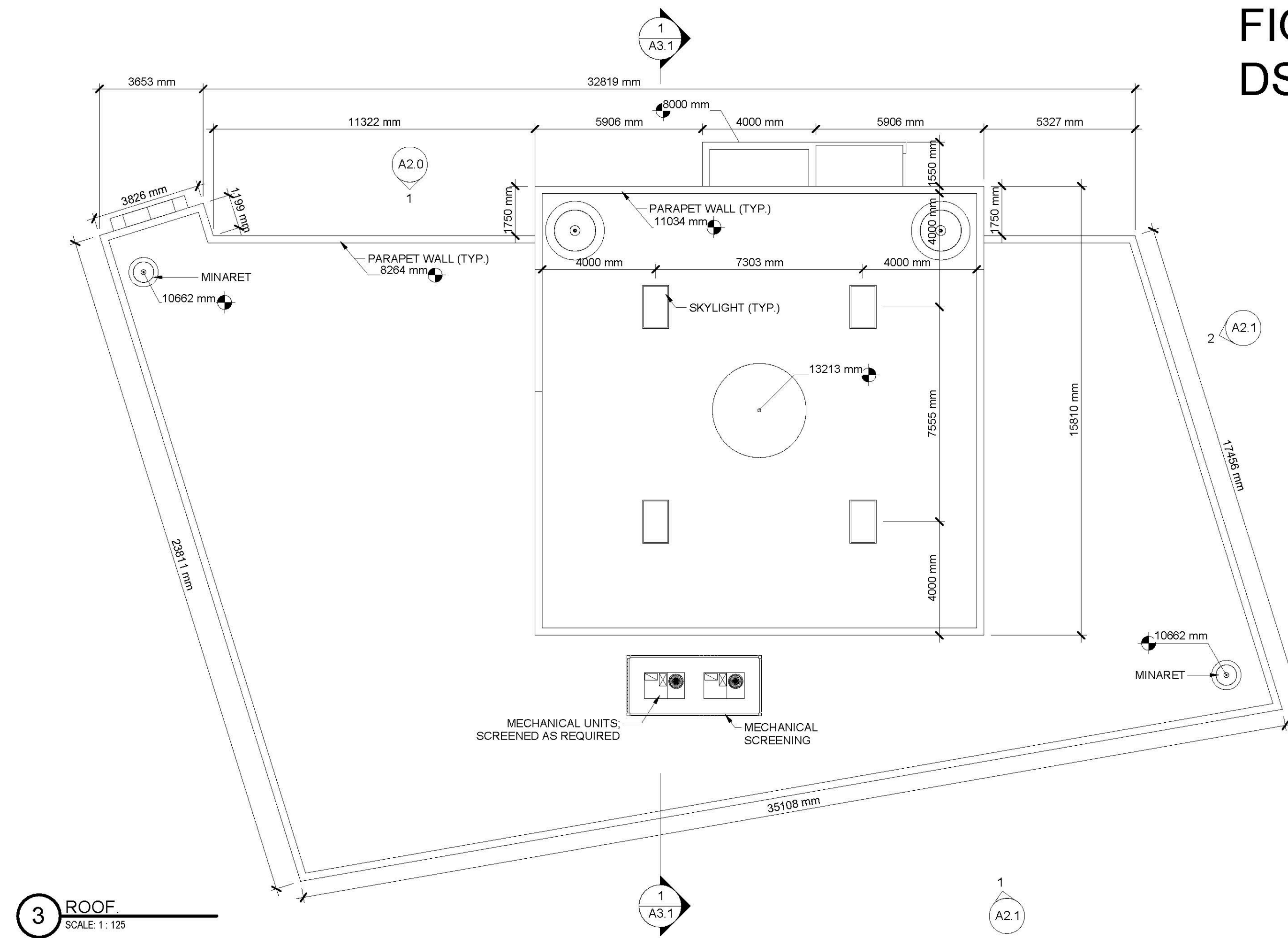
1458 BRONTE STREET SOUTH, MILTON

DRAWING TITLE  
**SITE PLAN**

DRAWN BY: MM/MC PROJECT NO: 856  
CHECKED BY: MC SCALE: 1:150  
DATE: 2023-06-02  
DRAWING NO: A1.0

MH

**FIGURE 3  
DS-013-24**



NO.	DATE	DESCRIPTION
1	2023/03/02	ISSUED FOR COORDINATION
2	2023/11/15	ISSUED FOR ZBL SUBMISSION #2
3	2024/01/18	ISSUED FOR ZBA SUBMISSION #3

NO.	DATE	DESCRIPTION
2	2023/11/15	REVISION PER SPA COMMENTS
1	2023/03/02	REVISION TO BLDG LOCATION

NO.	DATE	DESCRIPTION
		REVISION

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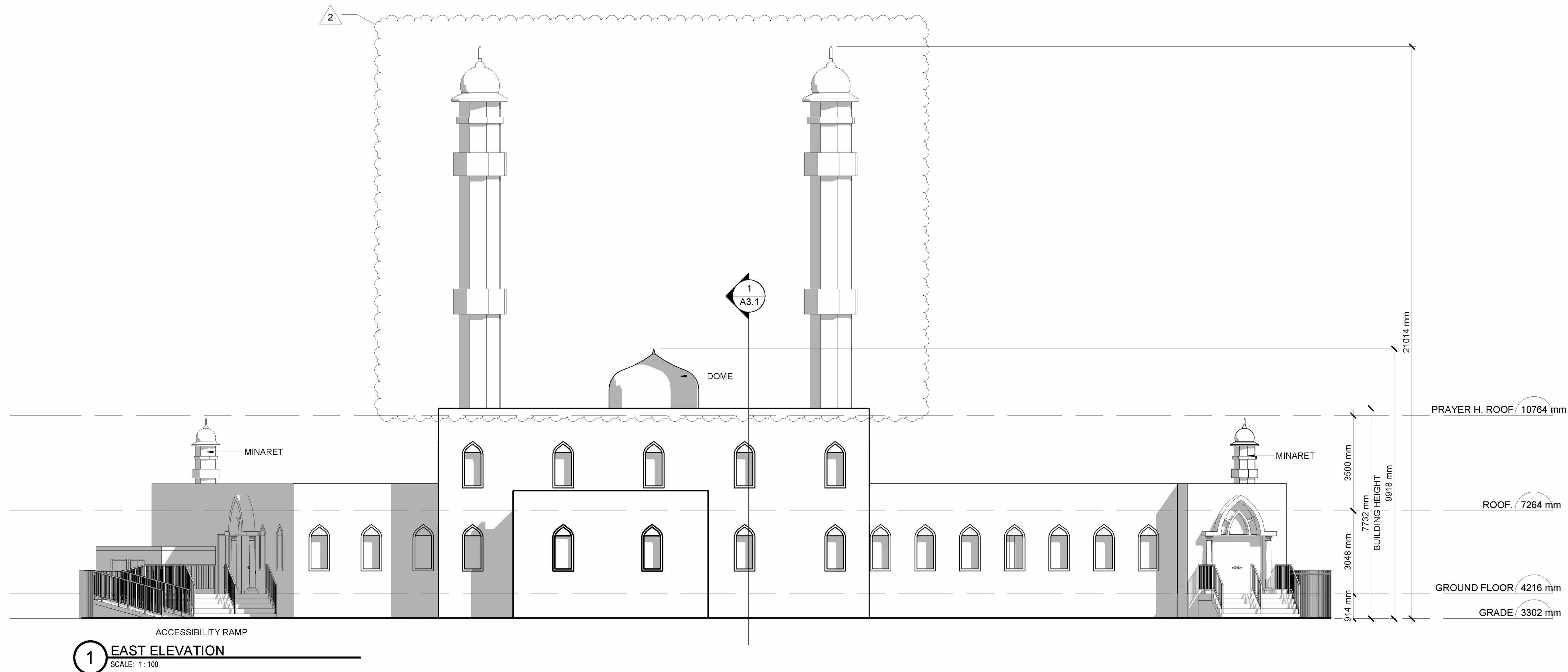
PROJECT NAME/LOCATION  
**MILTON AMJ  
COMMUNITY CENTRE**

1458 BRONTE STREET  
SOUTH MILTON

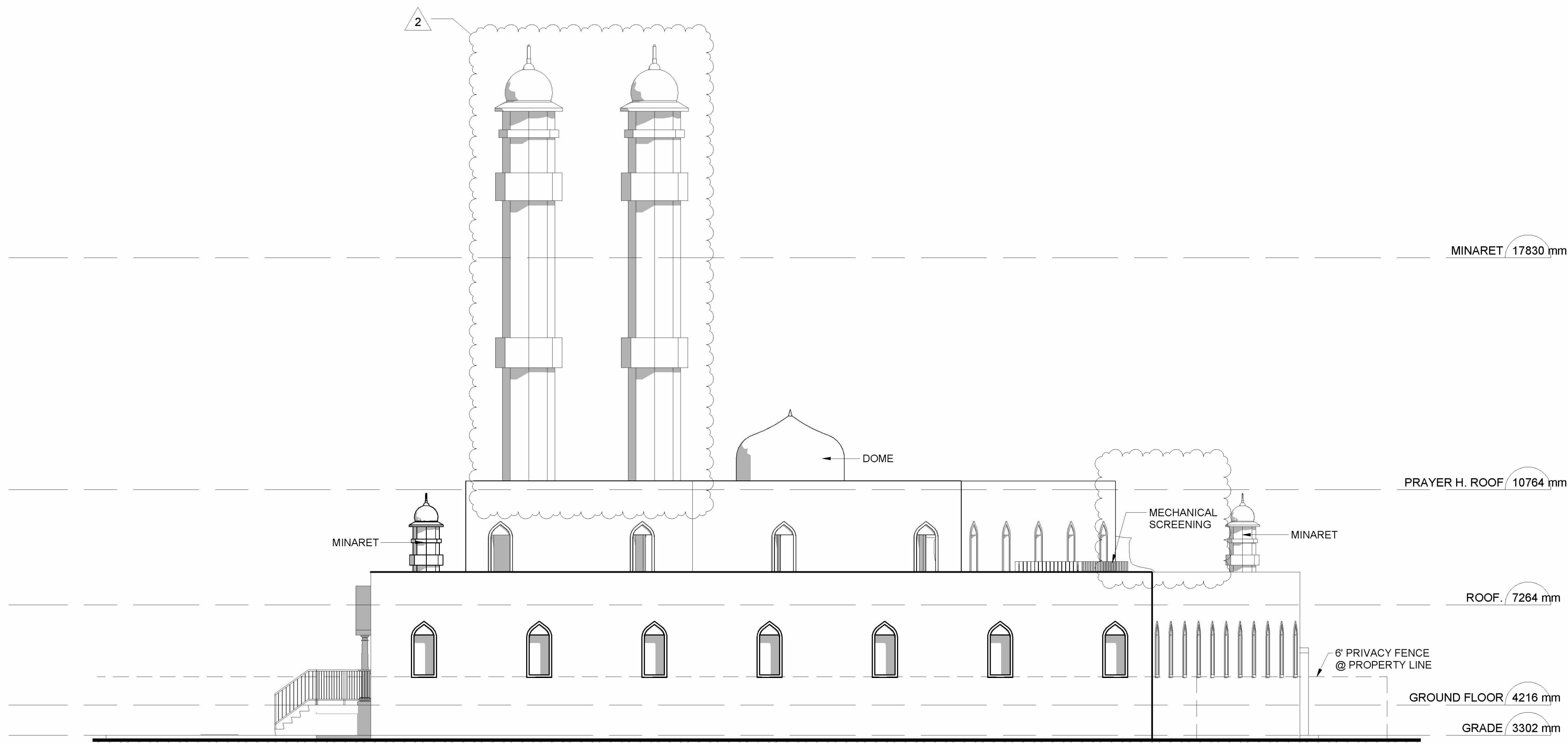
DRAWING TITLE  
**FLOOR PLANS**

DRAWN BY:	PROJECT NO:
CHECKED BY:	SCALE:
	DATE:
	DRAWING NO:

**A1.1**



**1 EAST ELEVATION**  
SCALE: 1 : 100



**3 NORTH ELEVATION**  
SCALE: 1 : 100

NO.	DATE	DESCRIPTION
1	2023/03/02	ISSUED FOR COORDINATION
2	2023/11/15	ISSUED FOR ZBL SUBMISSION #2
3	2024/01/18	ISSUED FOR ZBA SUBMISSION #3

NO.	DATE	DESCRIPTION
2	2023/11/15	REVISION PER SPA COMMENTS
1	2023/03/02	REVISION TO BLDG LOCATION

**REVISION**

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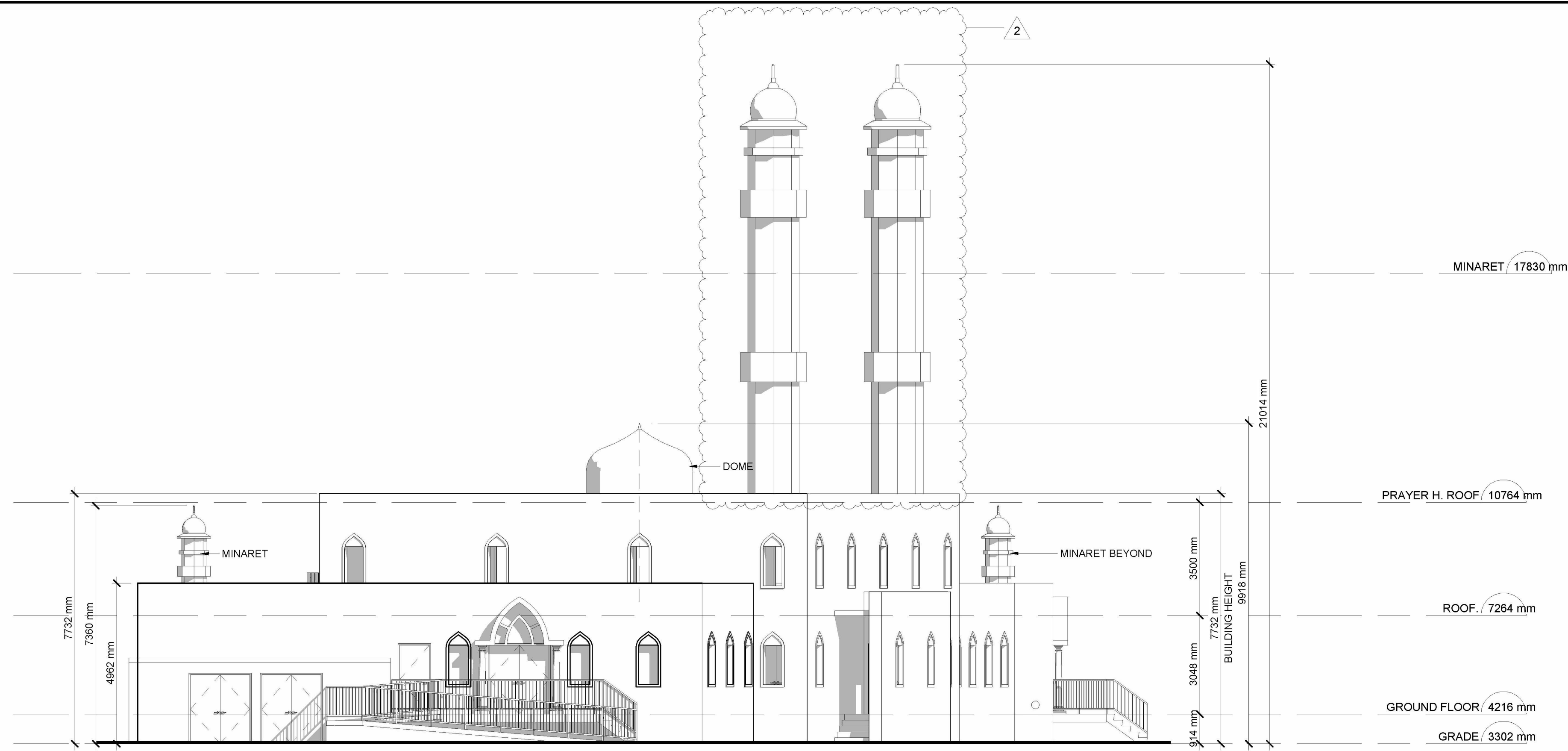
PROJECT NAME/LOCATION  
**MILTON AMJ COMMUNITY CENTRE**

1458 BRONTE STREET SOUTH, MILTON

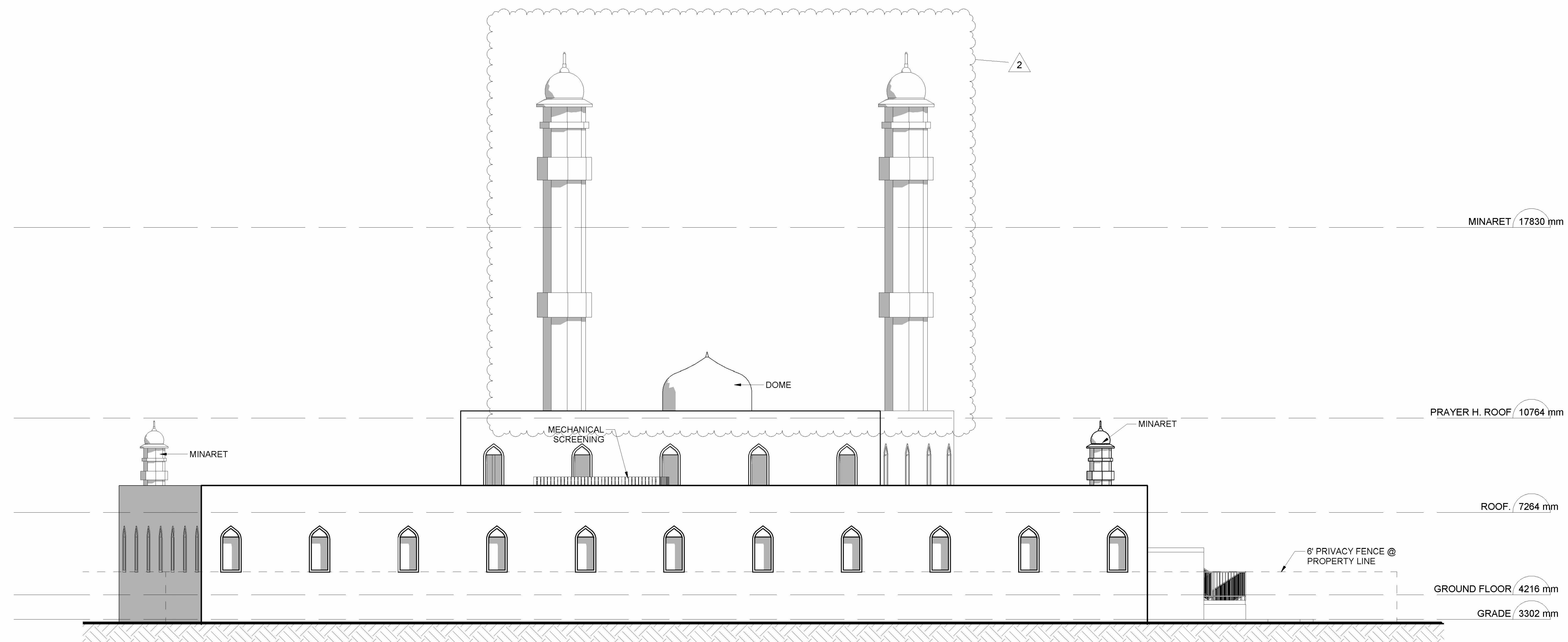
DRAWING TITLE  
**ELEVATIONS**

DRAWN BY: <b>MM/MC</b>	PROJECT NO.: <b>856</b>
CHECKED BY: <b>MC</b>	SCALE: <b>1 : 100</b>
	DATE: <b>2023-06-02</b>
	DRAWING NO.:

**A2.0**



**2 SOUTH ELEVATION**  
SCALE: 1:100



**1 WEST ELEVATION**  
SCALE: 1:100

NO.	DATE	DESCRIPTION
1	2023/03/02	ISSUED FOR COORDINATION
2	2023/11/15	ISSUED FOR ZBL SUBMISSION #2
3	2024/01/18	ISSUED FOR ZBA SUBMISSION #3

NO.	DATE	DESCRIPTION
2	2023/11/15	REVISION PER SPA COMMENTS
1	2023/03/02	REVISION TO BLOG LOCATION

**REVISION**

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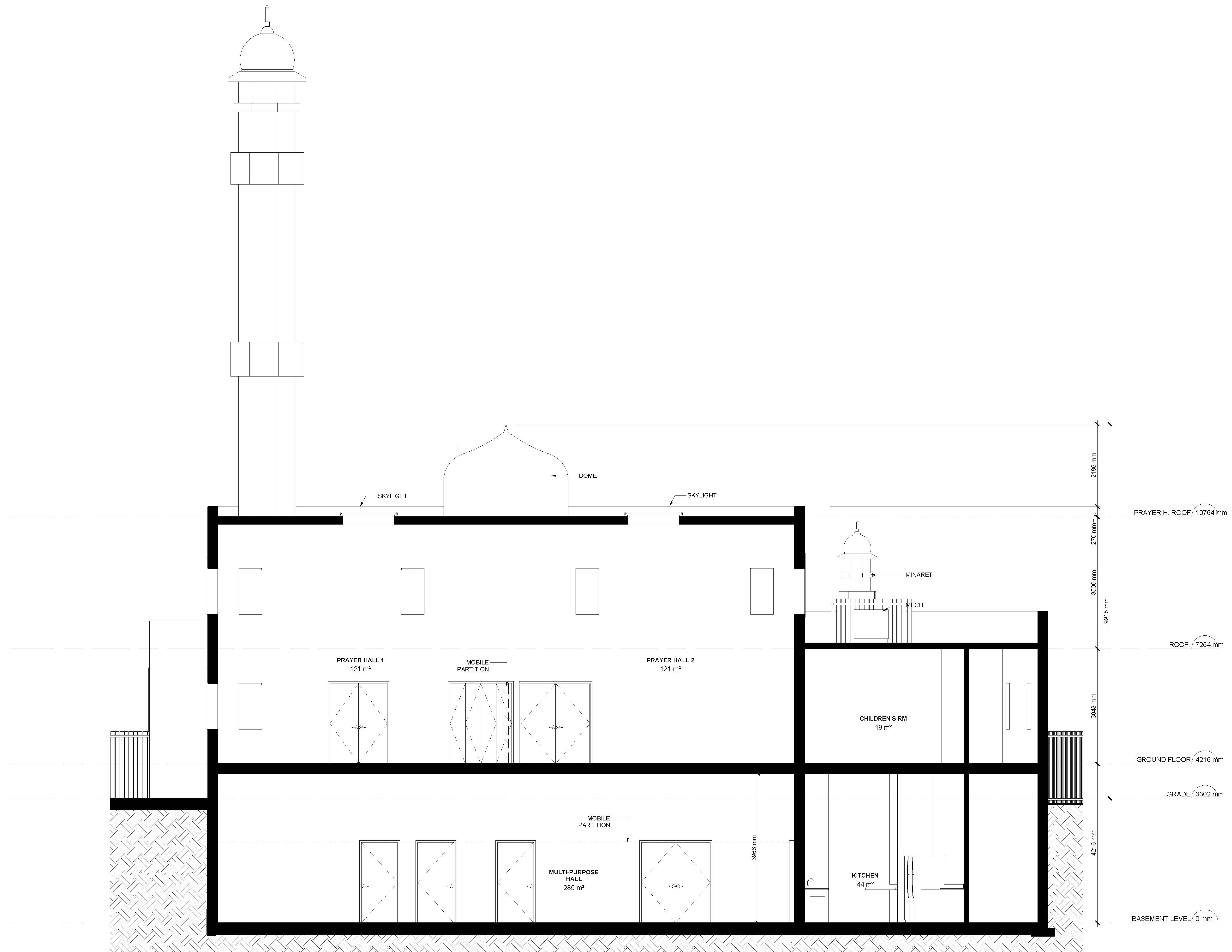
PROJECT NAME/LOCATION  
**MILTON AMJ COMMUNITY CENTRE**

1458 BRONTE STREET SOUTH, MILTON

DRAWING TITLE  
**ELEVATIONS**

DRAWN BY: MM	PROJECT NO: 856
CHECKED BY: MC	SCALE: 1:100
	DATE: 08/11/23
	DRAWING NO:

**A2.1**



1 SECTION THROUGH PRAYER HALL  
SCALE: 1:50

NO.	DATE	DESCRIPTION
1	2023/03/02	ISSUED FOR COORDINATION
2	2023/11/15	ISSUED FOR ZBL SUBMISSION #2
3	2024/01/18	ISSUED FOR ZBA SUBMISSION #3

NO.	DATE	REVISION PER SPA COMMENTS
1	2023/03/02	REVISION TO BLDG LOCATION

**REVISION**

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PROJECT NAME/LOCATION  
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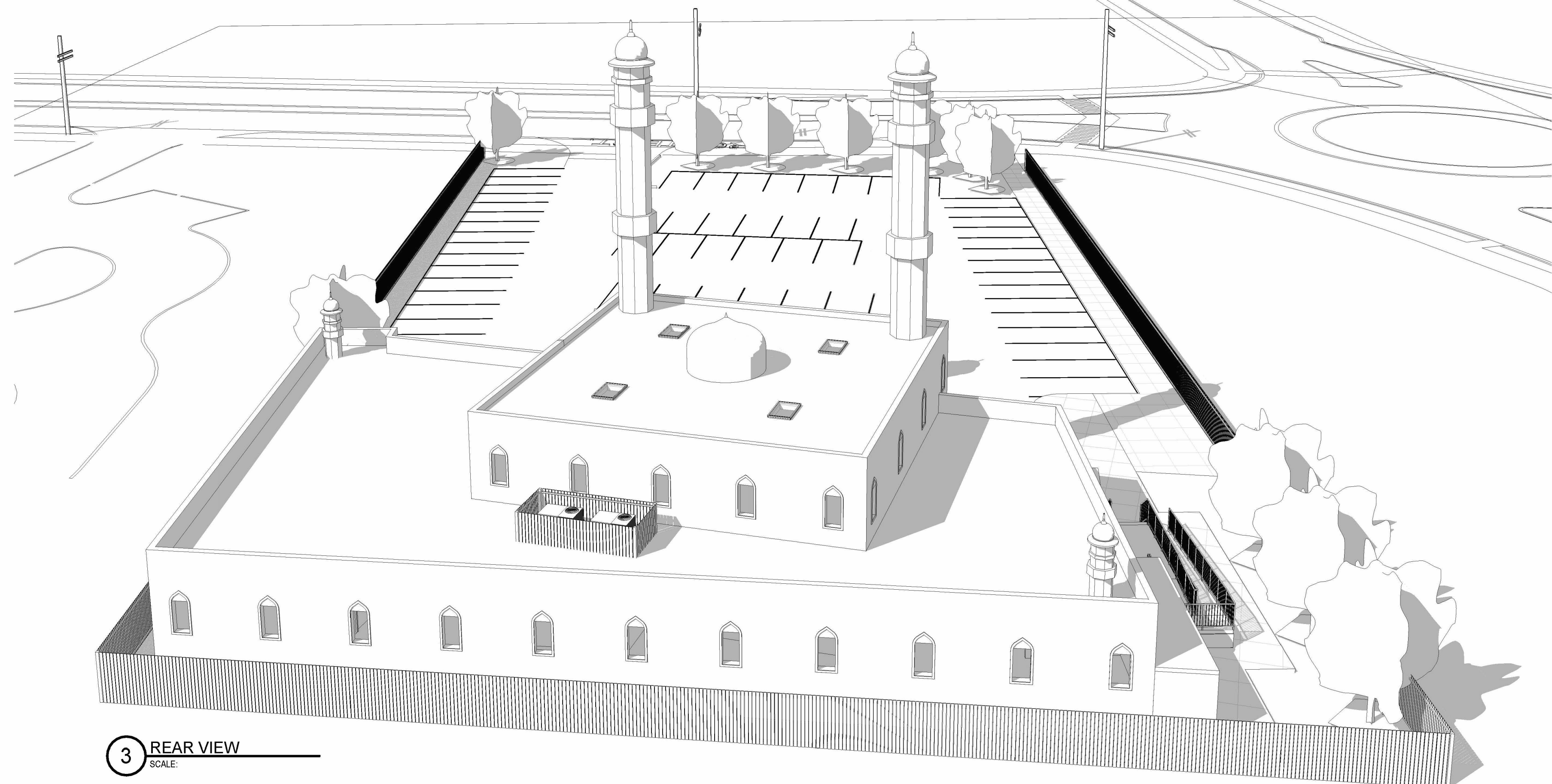
1458 BRONTE STREET SOUTH, MILTON

DRAWING TITLE  
**BUILDING SECTION**

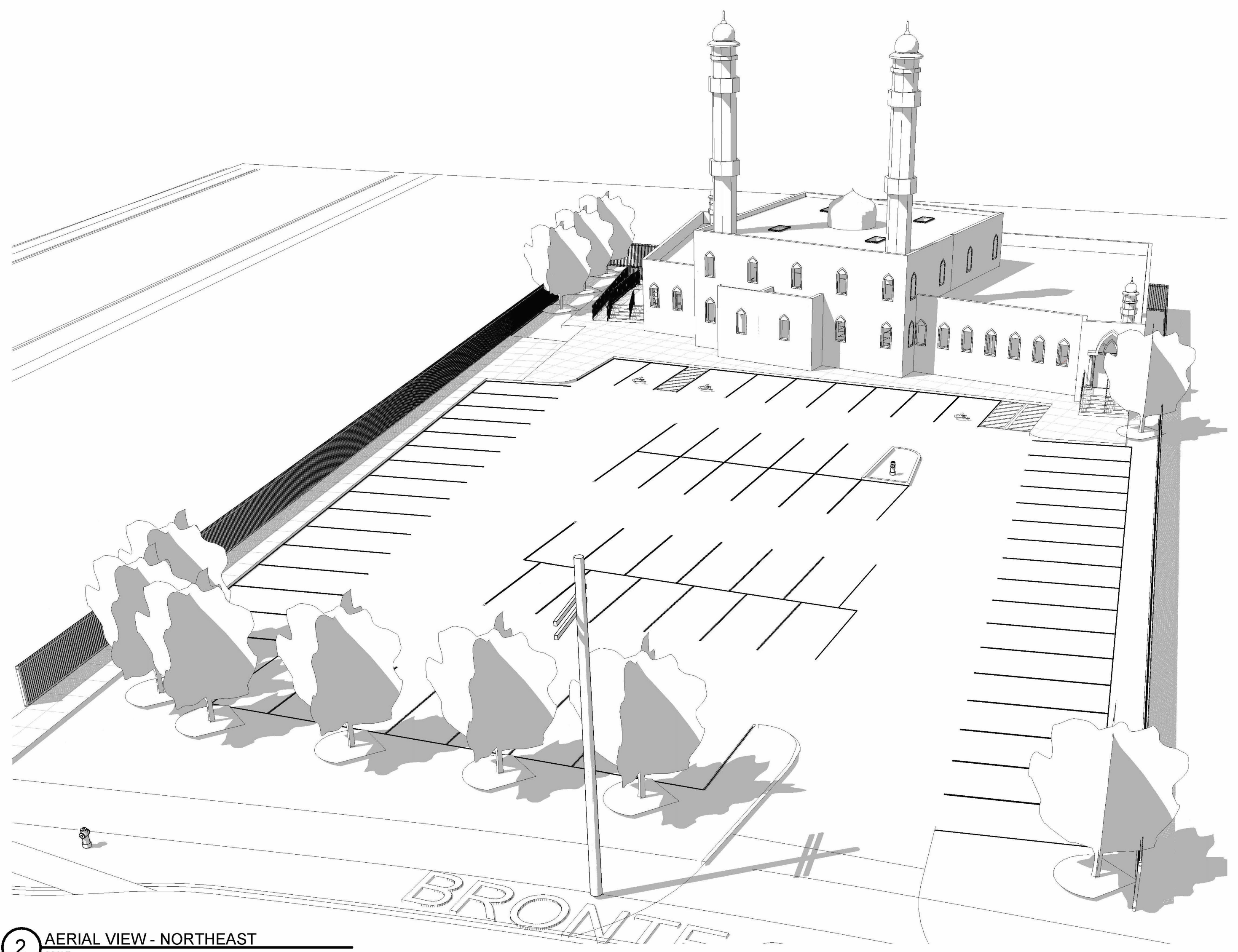
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CHECKED BY: <b>MC</b>	SCALE: <b>AS NOTED</b>
	DATE: <b>2023-06-02</b>
	DRAWING NO:

**A3.1**

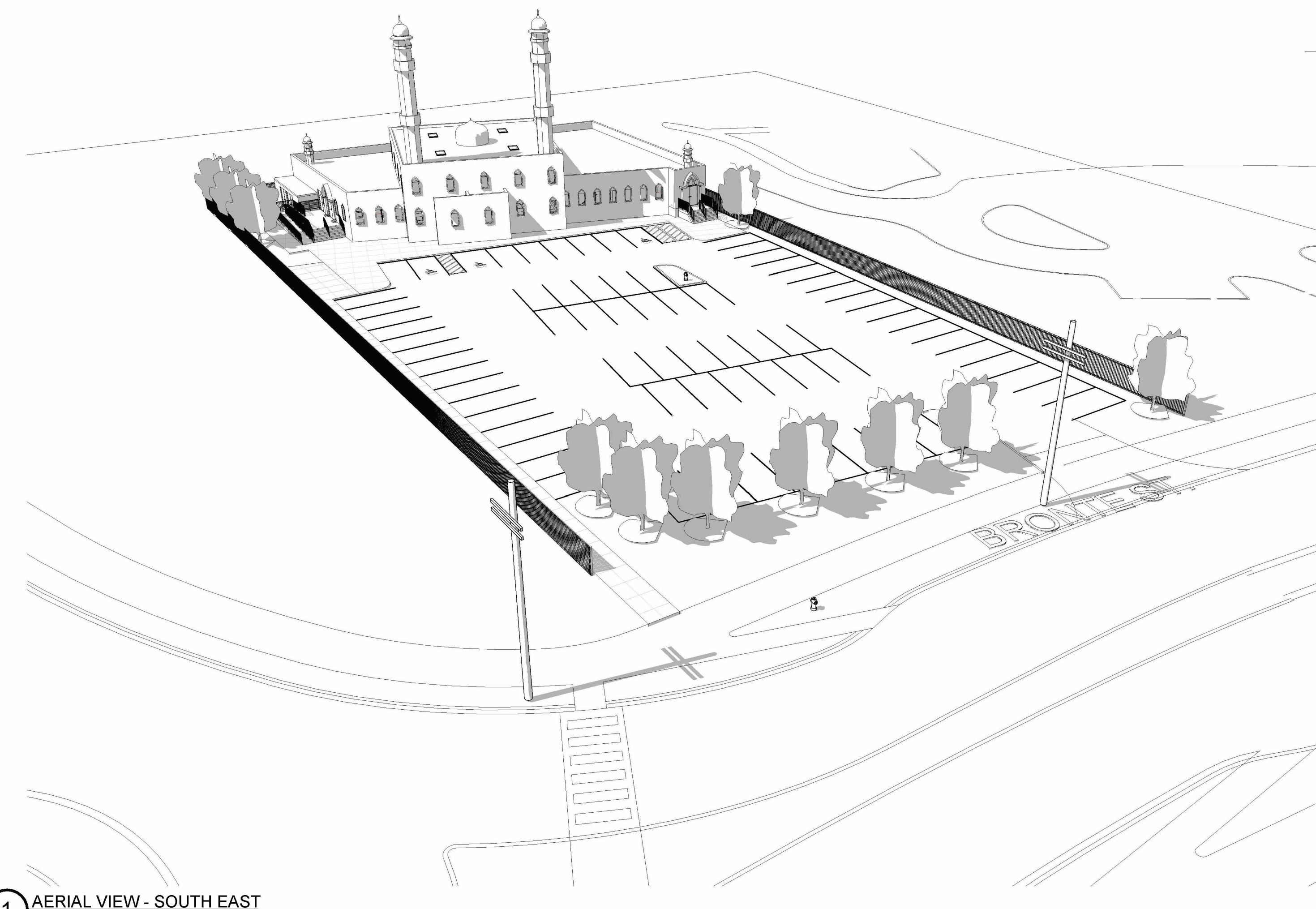




**3 REAR VIEW**  
SCALE:



**2 AERIAL VIEW - NORTHEAST**  
SCALE:



**1 AERIAL VIEW - SOUTH EAST**  
SCALE:

NO.	DATE	DESCRIPTION
1	2023/03/02	ISSUED FOR COORDINATION
2	2023/11/15	ISSUED FOR ZBL SUBMISSION #2
3	2024/01/18	ISSUED FOR ZBA SUBMISSION #3

NO.	DATE	DESCRIPTION
2	2023/11/15	REVISION PER SPA COMMENTS
1	2023/03/02	REVISION TO BLDG LOCATION

**REVISION**

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PROJECT NAME / LOCATION  
**MILTON AMJ COMMUNITY CENTRE**

1458 BRONTE STREET SOUTH, MILTON

DRAWING TITLE  
**3D VIEWS**

DRAWN BY: <b>MM/MC</b>	PROJECT NO: <b>856</b>
CHECKED BY: <b>MC</b>	SCALE:
	DATE: <b>2023-06-02</b>
	DRAWING NO.:

**A4.1**

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-2024

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW 016-2014, AS AMENDED, PURSUANT TO SECTION 34 OF THE *PLANNING ACT* IN RESPECT OF THE LANDS DESCRIBED AS PART OF LOT 6, CONCESSION 1, FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (AHMADIYYA MUSLIM JAMA'AT CANADA INC.) - FILE: Z-12/21

**WHEREAS** the Council of the Corporation of the Town of Milton deems it appropriate to amend Comprehensive Zoning By-law 016-2014, as amended;

**AND WHEREAS** the Town of Milton Official Plan provides for the lands affected by this by-law to be zoned as set forth in this by-law;

**NOW THEREFORE** the Council of the Corporation of the Town of Milton hereby enacts as follows:

1. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing Future Development (FD) Zone symbol to a Minor Institutional Special Provision 342 (I-A\*342) Zone symbol on the land shown on Schedule A attached hereto.
2. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.342 to read as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned site-specific Minor Institutional (I-A\*342) the following standards and provisions shall apply:

- i. **Zone Standards:**
  - a) Minimum Lot Frontage: 45 metres
  - b) Minimum Lot Area: 0.38 hectares
  - c) Minimum Rear Yard Setback: 1.5 metres
  - d) Minimum Interior Side Yard Setback (north): 1.5 metres
  - e) Minimum Interior Side Yard Setback (south): 6.5 metres for an attached waste storage area.
  - f) Minimum Landscaped Open Space: 15% of the lot area
  - g) Minimum Landscaped Buffer Abutting a Residential Zone: 1.5 metres and shall allow for a sidewalk.
- ii. **Special Site Provisions:**
  - a) Accessible parking spaces shall be located in proximity to the primary entrance(s) to a building and shall have direct access to the entrance(s) by a minimum 1.5 m wide unobstructed sidewalk or access route.
  - b) Minimum setback of the parking area from a building: 1.5 metres.

- c) No off-street loading area shall be provided for a non-residential use with a Gross Floor Area of 931 m<sup>2</sup> to 2325 m<sup>2</sup>.
  - d) Stairs, landings, wheelchair and accessible ramps providing above grade access to a principal building shall be permitted to have a maximum encroachment of up to 4.5 metres within the interior side yard.
  - e) Ornamental Projections shall be permitted to have a maximum encroachment of up to 0.50 metres within the interior side yard.
  - f) Minimum Height for Privacy Fence Abutting Residential Uses (south property line): 2.2 metres
- iii. If no appeal is filed pursuant to Section 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, or if an appeal is filed and the Ontario Land Tribunal dismisses the appeal, this by-law shall come into force on the day of its passing. If the Ontario Land Tribunal amends the by-law pursuant to Section 34 (26) of the *Planning Act*, as amended, the part or parts so amended come into force upon the day the Tribunal's Order is issued directing the amendment or amendments.

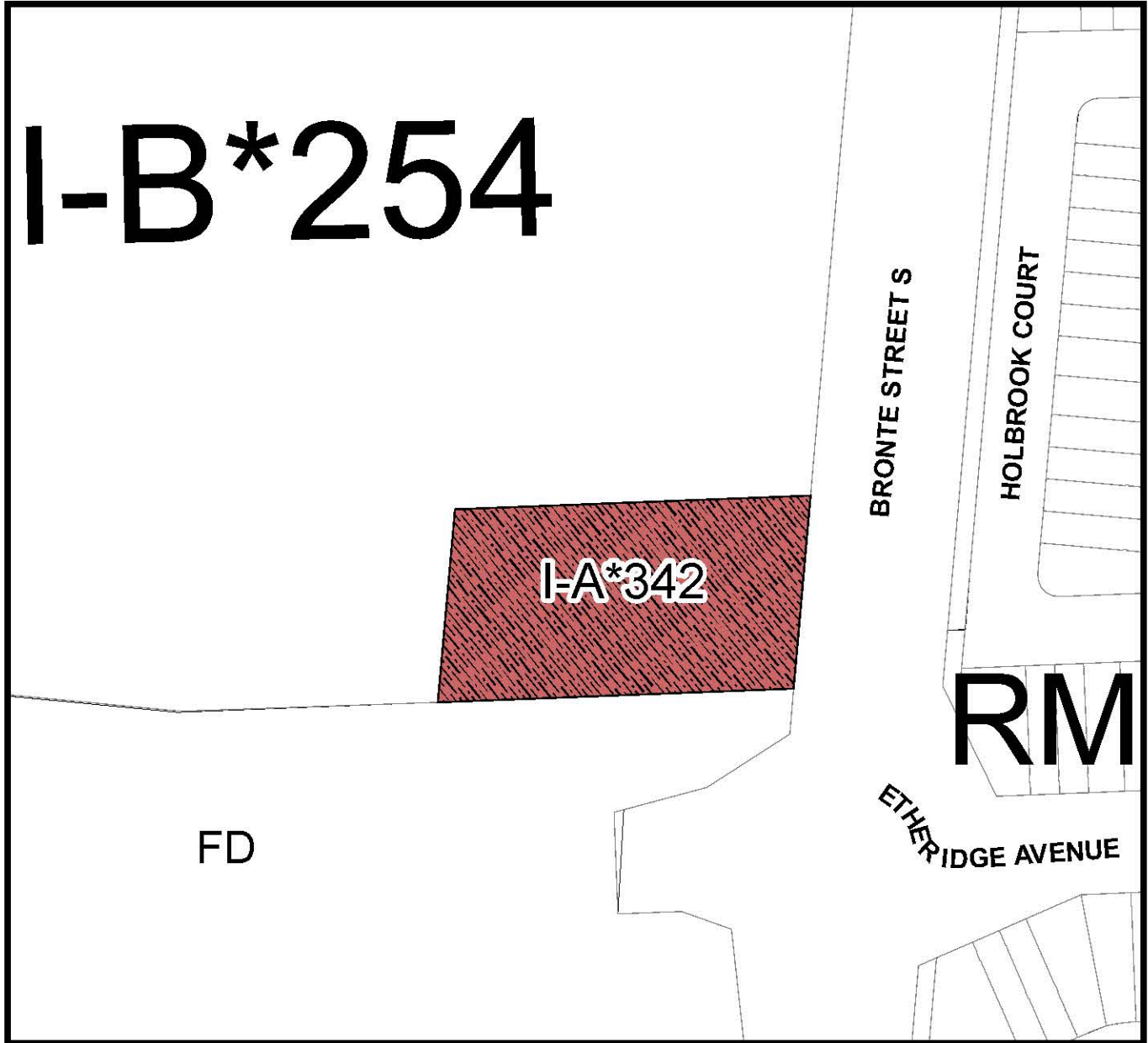
**PASSED IN OPEN COUNCIL ON MARCH 4, 2024**

\_\_\_\_\_  
Gordon A. Krantz Mayor

\_\_\_\_\_  
Meaghen Reid Town Clerk

SCHEDULE A  
TO BY-LAW No. -2024  
TOWN OF MILTON

PART OF LOT 6 CONCESSION 1 TRAFALGAR NEW SURVEY, PART OF PART 1 20R3875  
*Town of Milton*



THIS IS SCHEDULE A  
TO BY-LAW NO. \_\_\_\_\_ PASSED  
THIS 4TH DAY OF MARCH, 2024.



I-A\*342 - Minor Institutional Zone Special Provision 342

\_\_\_\_\_  
MAYOR - Gordon A. Krantz

\_\_\_\_\_  
CLERK- Meaghen Reid



**Debbie Johnson**

---

**Subject:** FW: Objection to Ahmadiyya Muslim Centre Development (Town File: Z-12/21)

**From:** Firas Kneifati [REDACTED]

**Sent:** Wednesday, June 23, 2021 9:25 PM

**To:** Angela Janzen \_\_\_\_\_

**Subject:** Objection to Ahmadiyya Muslim Centre Development (Town File: Z-12/21)

Hello

This is on behalf of the five residents at [REDACTED] Etheridge Ave, Milton [REDACTED]

We object and are against the subject development at our community for the following reasons:

1. Security: This centre may bring strangers from all around Canada and the world to our community.
2. Unfair use of the land: Ahmadiyya is a very small sector of Muslims (less than 1% of Muslims worldwide). Most of the Muslims living in the Milton area do not belong to this sector. Therefore, it's not gonna be useful for the residents of Milton (even the Muslims of Milton).
3. Property value degradation: it may reduce our property value when potential buyers see the existence of this development and the influx of cars and strangers in the area.
4. Pollution: not sure how many cars and how many gatherings or events they may conduct at this building but we are very much concerned by their noise, littering, cars and trucks noise and exhaust.

Please use this piece of land for green park area for our kids and/or public library and community center which can be used by all members of our Milton community not strangers belonging to a very small sector or religious group.

Firas Kneifati, [REDACTED]  
[REDACTED]

## Angela Janzen

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**From:** Debbie Johnson  
**Sent:** Friday, June 25, 2021 9:02 AM  
**To:** [REDACTED]  
**Cc:** Angela Janzen  
**Subject:** RE: 1456 Bronte St South Z-12/21

Dear Adam,

I have added you to a ShareFile folder site where the documents are available for viewing. I have copied Angela Janzen, Planner on this file, to answer your questions below.

Also if you can provide your full name and mailing address I will add you to the interested parties list to notify you of any upcoming reports on this file.

Debbie Johnson  
Planning Administrator

Debbie Johnson  
Planning Administrator, Development Services  
150 Mary Street, ON, L9T 6Z5  
905-878-7252 x2215  
www.milton.ca

-----Original Message-----

**From:** Adam Delyea [REDACTED]  
**Sent:** Thursday, June 24, 2021 8:22 PM  
**To:** MB-Planning@milton.ca <Incoming-Planning-Email@milton.ca>  
**Subject:** 1456 Bronte St South Z-12/21

I would like to get a copy of the related information and background material for this bylaw amendment. I would like to know which section of the bylaw is requesting to be amended, what is being asked for, and what the bylaw currently states.

I would also like to be aware of any upcoming meetings about approvals for this amendment.

Thanks,  
Adam

## Angela Janzen

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**From:** Ali Mansoor [REDACTED]  
**Sent:** Friday, July 9, 2021 2:28 PM  
**To:** Angela Janzen  
**Cc:** [REDACTED]  
**Subject:** Proposed Development - 1456 Bronte St. S

Good Afternoon Angela,

I recently received a letter from the city advising of a proposed zoning by-law amendment for a place of worship.

Please note that I'm not in favor of this development (or anything similar in nature) in such close proximity to the high school and our house. I've had discussions with several of my neighbours and they share a similar sentiment.

As for all places of worship, there will be traffic coming from outside of Milton and the place of worship is expected to be crowded throughout the day. In almost all the cases I've seen, people park on the streets to avoid the busy parking area and there will be cars parked potentially on our street.

I'd prefer to have a public library or a park instead.

Thank you,

Ali Mansoor

[REDACTED]

---

**From:** Daniel Guyon [REDACTED]  
**Sent:** July 6, 2021 11:50 AM  
**To:** Sameera Ali  
**Subject:** Town file Z-12/21

Sameera,

I am writing to formally object to the Ahmadiyya Prayer Hall and Multi purpose facility on Bronte Road South. The grounds for the objection have more to do with the use of land right next to a public school and the lack of space for parking that will become an issue. This center is going to be used to serve a population that is not in Milton so it is not really for local residents meaning we will have outsiders to the community. Secondly, I have observed the parking at the Catholic high school St. Francis Xavier and the parking lot is filled with Portables (Currently 54 expanding to 59) which take up all the parking and thus have Students and Teachers currently parking in the Mall adjacent to the property. This same scenario is going to happen in this community and we will end up with car's parked out front of my house consistently. This brings me to my third point, If I have no visitor parking and have to constantly deal with strangers in the neighbourhood it will have an adverse effect on my property values and concerns for the greater local community. I understand there will be a meeting on this subject and will attend provided I am given notice.

Thanks and appreciate any feedback you have to offer.

Kind regards,

Daniel Guyon  
[REDACTED]



## Angela Janzen

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**From:** nafula tindi [REDACTED]  
**Sent:** Monday, July 12, 2021 3:23 PM  
**To:** Angela Janzen  
**Subject:** 1456 Bronte Street South - Town File : Z- 12/21

Hi Angela

Does the Town have any arrangement regarding how far worship area should be from a residential neighborhood and school ? A mosque is a very busy are with up to 200 people attending a service. The homes in the neighborhood are already so close together. Next to this area is a high school ? Is this the best location for this mosque? The homes in the neighborhood are not predominantly Muslim, they are diverse religions, including Christians . Where will all these 200 cars be parked during worship services and especially on Fridays evening during prayer or early n the mourning ? This is not convenient for people of other faiths, I think the mosque should be in a more isolated where they are not disturbing the neighbors with morning prayer calls or evening prayer calls .

There is a mosque on Bronte street less than 5 minutes away from this location .

I do not support having a mosque right in the middle of crowded high density residential area and a school - it can be located in a more isolated area , because there is already another mosque along Britannia, and another one on Bronte, and another one on Khalsa gate , another one on 8th line in Oakville , , all these in a square footage of 20 km squared ( less than 5 minutes drive from one to another all concentrated in this area.

g  
This area iis a high density neighbourhood, with condos coming up soon at the corner of bronte and Britania

regards

Nafula [REDACTED]

September 19, 2021

Dear Mikaela Sword,  
Project Planner  
WSP Canada Inc.

**Ref: Proposed Development of Community Centre and place of worship at 1456 Bronte St. South, Milton**

Dear Mikaela Sword,

With reference to your invitation to attend virtual public information session to learn about the above development, ask questions and provide an opportunity to comments on this development.

In view of this, please see our comments and concerns below.

1. Our neighborhood is purely residential, therefore, it is very peaceful, quiet, environment friendly and a safe place for our kids and families. We think that this development would cause a lot more traffic in the area that will disturb peace and affect environment of our neighborhood.
2. Secondly, a school (Elsie MacGill) is also under construction just beside this property and any such development may be unwelcoming to the students and the school environment.

We look forward that our concerns will be addressed and considered.

Best regards,

Holbrook and Etheridge Neighborhood.

Encl: Name & signed sheet

No.	Name	Address	Email Address	Signature
1.	Pooja Joshi			
2	Sonia Montiel			
3.	MITALI BLANKI			
4.	Salma Mahm			
5	Mahwish Adnan			
6.	ABDUL JABBAR			
7.	AMAR KANU			
8.	SHARAZAD SADIQ			
9.	Sancia Reid			
10	SYED M. TARIQ			
11	OMAR MAROUF			
12	Huzefa Rahman			
13	Alissa Francese			
14	Mehwish Usman.			
15	M Sultana			
16	SYED N. AHMAD			
17	Adnan Raza			
18	Tamkeen Hossain			
19	Tarek Khalil			
20	MIKE MEZBEC			

## Angela Janzen

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**From:** Sword, Mikaela [REDACTED]  
**Sent:** Monday, September 27, 2021 9:17 AM  
**To:** Angela Janzen  
**Cc:** [REDACTED] Debbie Johnson  
**Subject:** FW: Proposed Development of Community center and place of worship at 1456 bronte St. South, Milton  
**Attachments:** image002.png

Hi Angela,

Here is another email correspondence that I have received regarding the development proposal at 1456 Bronte Street.

Regards,



**Mikaela Sword, RPP, MCIP**

Project Planner

Planning, Landscape Architecture and Urban Design

*(She/Her)*

T+ 1 289-982-4377

**From:** Ritesh Panwar [REDACTED]  
**Sent:** September 26, 2021 11:27 PM  
**To:** [REDACTED]  
**Cc:** [REDACTED] sameera.ali@milton.ca; van Koeverden, Adam - M.P. <adam.vankoeverden@parl.gc.ca>  
**Subject:** Re: Proposed Development of Community center and place of worship at 1456 bronte St. South, Milton

Dear All,

<<Below is the content of my email I sent on July 17th to the city of Milton in disagreement of the proposed religious structure at 1456 Bronte Street South>>

I am the owner of [REDACTED]. Some weeks back I received a mail in my letter box which says that there is a proposed place of worship requested by some religious group on Bronte Street at 1456 Bronte Street South.

I am reaching out to let you know that I am in disagreement with the proposed development.

I am strong believer of humanity over religious propogenda. Since I am a resident of the site just in front of this development I don't want my future generation to be exposed and influenced by only a certain religious influence. And i want it to be for every kid in the community around to grow as an individual who is secular.

This is my personal opinion and as my rights as an owner I request you to not to allow this to happen especially not near to the place which is already a site for a secondary school under construction.

I would rather appreciate if the community can have more places where children could be educated about all the religions and have a freedom to make their own decisions.

Thanks & Regards

On Sun., Sep. 26, 2021, 7:29 p.m. Mahwish Mahwish, [REDACTED] wrote:

Good evening,

I am writing to disclose that I am not in favour of the proposed project of worship space in our residential community.

This residential community works closely and completed many successful projects. We openly discussed our needs and preferred direct communication for the best interest of the community. We had an open discussion in our neighbourhood as we are across the street, and the new development directly affects our neighbourhood. None of us favour this proposal because it does not serve the immediate needs of our community. We have no issues with any faith group, but we are looking for our safety and privacy. I have several concerns, which I am listing,

1- This is a residential community, and our family enjoyed the privacy and safe neighbourhood. Having a worship area close to our living space will invite a crowd, affecting our privacy and potentially threatening the peace of our neighbourhood.

2- This worship area is beside the school; in my opinion, it could invite many unknown risks of hate crimes to our children. With this development, I feel it will raise safety concerns, especially with the school nearby it.

Frankly, I agree with my other neighbours that we need restaurants, grocery stores, and children's activities in our neighbourhood.

We hope the wants and needs of our community are respected.

Thanks,

Mahwish Adnan [REDACTED]

On Sep 21, 2021, at 12:04 PM, Sword, Mikaela [REDACTED] wrote:

Hi Salma,

Thank you very much for your email and the questions submitted in the attached. I will provide a copy of your correspondence to the City Planner on the file.

We will address both questions during the virtual Public Information Centre that is taking place tonight at 7 PM to 8:30 PM. If you are interested in attending you can still register at the link below. A reminder email containing the Zoom Meeting Link will be issued to all registered participants at 2 hours and at 10 minutes prior to the start of the PIC tonight.

EventBrite Registration link: [https://www.eventbrite.com/e/public-information-centre-application-for-1456-bronte-street-s-milton-tickets-167483500659?keep\\_tld=1](https://www.eventbrite.com/e/public-information-centre-application-for-1456-bronte-street-s-milton-tickets-167483500659?keep_tld=1)

Regards,



## Angela Janzen

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**From:** Sword, Mikaela [REDACTED]  
**Sent:** Wednesday, September 29, 2021 3:21 PM  
**To:** Angela Janzen  
**Cc:** John-Baptiste, Chad  
**Subject:** FW: Regarding 1456 Bronte Street S, Milton

Hi Angela,

I'm forwarding a copy of correspondence that I received from the public on the day of the PIC event. I had responded to the resident with the proper Zoom link and they were able to join the call. Please retain a copy for your records.

Thank you,



**Mikaela Sword, RPP, MCIP**

Project Planner

Planning, Landscape Architecture and Urban Design

*(She/Her)*

T+ 1 289-982-4377

**From:** Muhammad Akmal [REDACTED]  
**Sent:** September 21, 2021 7:26 PM  
**To:** Sword, Mikaela <Mikaela.Sword@wsp.com>  
**Subject:** Regarding 1456 Bronte Street S, Milton

Hi,

I registered to participate in this event but the system is not allowing me to enter it.

This center will not benefit us as a community and in this vicinity there is a very minor population for this group and it seems to me it will increase the traffic, noise and safety for kids due to strangers all around us if this center is built.

Thank you,

Muhammad Akmal  
[REDACTED]

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## Angela Janzen

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**From:** Upendra Patel [REDACTED]  
**Sent:** Saturday, November 13, 2021 6:18 PM  
**To:** Angela Janzen  
**Subject:** Town File: Z-12/21

Dear Madam,

Re: 1456 Bronte Street South. File: Z-12/21.

I, Upen resident of Milton city at [REDACTED], very strongly oppose for particular religion prayer place, where they want community hall and library, and may be my children go their in library and I don't want my children get encouraged to follow their religion. I am pretty sure, In their library they will mainly keep their religious books. This is very dangerous for other religious believer.

Either you allow only for their religious prayer hall or only community hall and library where there is no particular religion purpose.

This is my main concern. I have no problem at all about their religion.

I hope to consider my this request on my concerns.

Thanks.





December 3, 2021

Refer To File: 710-001C

Town of Milton  
Development Services  
50 Mary Street,  
Milton, Ontario  
L9T 6Z5

Attention: Ms. Angela Janzen, MCIP, RPP  
Planner, Development Review

Dear Ms. Janzen

**Re: Proposed Place of Worship  
Zoning Bylaw Amendment Application  
1456 Bronte Street South, Town File Z-12/21**

We are the planning consultants representing Shadybrook Development Inc. (an arm of Great Gulf) in connection with Draft Plan of Subdivision 24T-14012/M which is proposed on 21.45 ha of lands located in the northwest quadrant of Britannia Road and Bronte Street South in the Town of Milton.

We attended the formal Public Meeting on November 15<sup>th</sup>, 2021 for this proposed Place of Worship to have an opportunity understand the proposal and to monitor discussion. We appreciate that you have also circulated the above noted Application to provide us an opportunity for comments. As you know, Shadybrook Development Inc. owns lands immediately south of the Application Lands. We submitted our original Draft Plan of Subdivision and related Zoning By-Law Amendment Applications in 2014. We made a resubmission to these applications in 2018 and we have since had a Pre-Consultation meeting with staff on October 19, 2021 in our preparations to make another comprehensive resubmission for our applications. We are currently preparing the final Draft Plan of Subdivision and supporting documents to address the comments we have received and are planning to make another submission in early 2022.



The proposed 2014 Draft Plan, 2018 Draft Plan and the latest Draft Plan have consistently been proposing residential lots backing onto the Application Lands. The proposed lot fabric in the Plan of Subdivision abutting the proposed mosque lands consists of 27.5 m deep semi-detached lots. If the proposed semi-detached lots provide for the minimum requisite rear yard setback of 7.0 m (per the Town's Comprehensive ZBL), then the future dwellings on these lots will be 7.0 m away from the southern property line of 1456 Bronte Street South.

We note that the Applicant is proposing a minimum interior side yard setback of 1.5 m, which is the setback that directly abuts the Shadybrook Plan of Subdivision. We also note that the parent I-A (Institutional Minor) zone requires a minimum 6.0 m interior side yard setback, plus an additional 3.0 m setback where an I-A zone abuts a residential zone. This would require a **minimum 9.0 m setback** to the proposed future lots on the Shadybrook Draft Plan of Subdivision.

We are concerned about the proposed reduced interior side yard setback proposed by the Applicant, which is the setback that directly abuts our proposed Plan of Subdivision. Specifically, if the interior side yard is permitted to be reduced from 9.0 m to 1.5 m, the distance between our future lots and dwellings and the proposed place of worship building will be significantly reduced.

In this regard, we wish to review any technical studies that may assist us in understanding the potential impacts of this significant proposed reduced interior side yard setback to the Shadybrook Plan of Subdivision. Specifically, we wish to be provided copies of the following studies to assist us in understanding potential impacts:

- Stormwater management
- Grading / drainage plans
- Erosion and sediment control plans
- shadow analysis
- landscaping plans
- lighting plans
- noise impact.



Please forward those reports to us to review and we wish to have the opportunity to review these studies in advance of staff presenting a recommendation to Council on this matter. Please keep us apprised of the status of this proposal and we look forward to receiving all technical studies noted above to allow us to properly assess the impacts of this proposal on our Plan of Subdivision.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Karen Bennett, MCIP, RPP  
Senior Associate

Cc: Shadybrook Development Inc.

## Angela Janzen

---

**From:** Natalie Stopar  
**Sent:** Friday, September 8, 2023 12:04 PM  
**To:** Angela Janzen  
**Cc:** Tammy Howe  
**Subject:** FW: Reservations about the location of proposed new development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good afternoon,

Thank you for your comments below. I've forwarded your comments to Angela Janzen who is the Planner reviewing the file.

Regards,

Natalie



### Natalie Stopar, MCIP, RPP

Acting Senior Planner, Development Review  
150 Mary Street, Milton ON, L9T 6Z5  
905-878-7252 ext. 2297  
[www.milton.ca](http://www.milton.ca)

**From:** Saad Rizwan [REDACTED]  
**Sent:** Friday, September 8, 2023 11:49 AM  
**To:** Natalie Stopar <Natalie.Stopar@milton.ca>  
**Subject:** Reservations about the location of proposed new development

Hi,

I am a resident of Bronte S south. I have serious reservations about the location proposed for the place of worship at 1456 Bronte S. South.

This location is right next to Elsie MacGill Secondary School and lots of new housing development. Parking and traffic during week days is already becoming an issue here.

I would request that another location be proposed/considered for this which is a little away from residences. Similar to the Milton Mosque on 4269 Regional Rd 25, Oakville, ON L6M 4E9.

Thank you



October 20, 2023

Refer To File: 710-001C

Town of Milton  
Development Services  
50 Mary Street,  
Milton, Ontario  
L9T 6Z5

Attention: Ms. Angela Janzen, MCIP, RPP  
Planner, Development Review

Dear Ms. Janzen

**Re: Comments to Proposed Place of Worship  
Zoning Bylaw Amendment Application  
1456 Bronte Street South, Town File Z-12/21**

We are the planning consultants representing Shadybrook Development Inc. (an arm of Great Gulf) in connection with Draft Plan of Subdivision 24T-14012/M which is proposed on 21.45 ha of lands located in the northwest quadrant of Britannia Road and Bronte Street South in the Town of Milton. Further to our attendance at the formal Public Meeting on November 15th, 2021 and our subsequent submission of comments on December 3, 2021 for the neighbouring proposed Place of Worship, we have now had the opportunity to review resubmission items related to the proposal.

As you know, Shadybrook Development Inc. owns lands immediately south of the Application Lands. We submitted our original Draft Plan of Subdivision and related Zoning By-Law Amendment Applications in 2014. We made resubmissions to these applications in 2018 and again in late 2022. The proposed 2014 Draft Plan, 2018 Draft Plan and the November 2022 (latest) Draft Plan have consistently been proposing residential lots backing onto the Application Lands. The proposed lot fabric in the Plan of Subdivision abutting the proposed mosque lands consists of 27.5 m deep semi-detached lots. If the proposed semi-detached lots provide for the minimum requisite rear yard setback of 7.0 m (per the Town's Comprehensive ZBL), then the future dwellings on these lots will be 7.0 m away from the southern property line of 1456 Bronte Street South.



We note that the Applicant has adjusted their proposed site layout in response to some of our December 2021 comments. However, we continue to have concerns with the proposal in terms of the proposed siting and sizing of the Place of Worship. Below is a summary of our comments and concerns:

**Site Plan / Planning Justification Report:**

- It is acknowledged that the proposed site layout has been reorganized in response to our comments to locate the building at rear of site, and shifts it closer to north lot line to meet the min 9.0 m setback to the southern lot line from the building itself
  - However, it is noted that there are stairs, a wheelchair ramp and an elevated landing at the southern side of the building which do encroach within that 9.0 m setback, but are not dimensioned and we are concerned with the potential impacts of the proximity of these building features from a privacy, overlook and noise perspective.
    - **Pls confirm the proposed setback from the raised stairs, wheelchair ramp and elevated landing.**
- Similarly, the landscape strip width is not dimensioned in this exact location but appears to be less than the Zoning By-Law requirement.
  - It is noted that the parent 'I-A' Zoning requires a min landscape strip of 4.0 m when abutting a residential zone and this is presumably to accommodate the growth of landscaping and trees, to act as buffers to adjacent residential uses.
  - We are concerned that the proposed width of the landscape strip adjacent to the Shadybrook residential uses is not sufficient to support the type of dense landscaping and trees that would provide privacy and, lighting and noise mitigation to the adjacent residential uses.
    - **Pls confirm the width of the landscape strip along the southern lot line at its narrowest point.**



- It appears on the site layout plan that the proposed waste collection is located at the southern side of the building, abutting the Shadybrook residential uses.
  - While this distance separation is not clearly dimensioned, it appears to be closer than the requisite 9.0 m building setback from a residential zone.
  - It also appears to be closer that the minimum 7.5 m setback for waste collection areas to be from a residential zone (per Table 4G in Zoning By-Law).
  - **We are concerned that the siting of this waste collection adjacent to the Shadybrook residential lots is inappropriate, as it is not sufficient distance from the residential lots** and has not been properly mitigated in terms of visual impact, odour and noise (associated with the loading and pick up of waste) to the adjacent residential lots.
  
- We note that the calculation of parking has been broken up and is based on 242 sq.m. worship area (1 per 5.5 sq.m. = 44 spaces required) and 285 sq.m. community / multi-use hall (1 per 11 sq.m. = 26 spaces required) (equates to total 527 sq.m. and total 70 parking spaces required).
  - We wish to clarify that the site statistics note a total 1,516 sq.m. GFA is being proposed, however the parking calculation is based on 527 sq.m. GFA, which represents only 34.7 % of the building floor area
  - **Please clarify what the remaining 989 sq.m. floor area relates to, and what parking rate should be applied to those areas, based on their use(s).**
  - Our review suggests there are a number of different uses including offices (6?), a library, a youth hall, a classroom, a children's room, a kitchen, a number storage rooms (4?) which should also be accounted for in parking.
  
- We note that the SP OBC statistics cite total occupant load of 1,710 persons
  - **Please clarify if that is indeed the intended / anticipated occupant load for this facility and if so, we believe 70 parking spaces will not suffice.**



- There is some rationale in Planning Justification Report citing the opportunities for positive landscape elements that would frame the parking area within the landscape buffer.
  - We wish to note that the landscape strip along both interior lot lines (north and south) and along the rear lot line are only 1.5 m wide.
  - We note that the Zoning By-Law requires min 4.0 m landscape buffer when an institutional use is abutting a residential zone.
  - **We are concerned that a 1.5 m landscape buffer strip adjacent to the Shadybrook lots is insufficient to provide any sort of substantial landscape element to assist in buffering the use and parking area from the future residential lots.**
  - We request details of the type of landscape elements that may be proposed within the 1.5 m landscape buffer along the southern lot line abutting Shadybrook, and we suggest that 1.5 m is not sufficient in this location.

**Functional Servicing / Engineering:**

- We note that based on the proposal by the Applicant to consolidate post-development drainage on the southeast corner of the subject property and discharging to Shadybrook, ultimately a storm servicing easement will be required on Lot 139 to Shadybrook's Draft Plan of Subdivision.
  - **This may have impacts on the layout and overall development feasibility of Lot 139 for a dwelling unit and we request detailed designed drawings in this regard to fully understand the potential impacts of this.**
- We also note that Shadybrook lots that are backing onto the Applicant's proposal will have to be either front-draining or split-draining with RLCB's along the rear of each lot.
  - This may require a retaining wall unless there is opportunity to have Shadybrook and the Applicant collaborate to do some re-grading on the subject lands. It is Shadybrook's preference to avoid a retaining wall in this location.
  - It is suggested that an agreement be reached between Shadybrook and the Applicant to consider grading encroachment to achieve equal grading at the shared property line.
  - **We request clarity on the drainage design solution that the Applicant is envisioning, to prevent impact to Shadybrook's lots in this location.**





- We note there is a Noise Feasibility Study that has been prepared in support of the proposal.
  - There appears to be a discrepancy between the architectural plans and the figures in the noise report whereby the architectural plans show a masonry wall at the shared property line, however the noise report shows a wooden privacy fence.
  - It is Shadybrook's preference that there be a 2.6 m masonry wall along the shared property line, as this will mitigate best against noise and other effects from the parking area and proposed use.
  - As well, there are Minarets shown on the architectural drawings which have not been reproduced/recognized on this noise report figures. **Clarity is requested on whether there are any anticipated noise impacts related to these features and what times do they typically operate in relation to the hours of operation.**
  - **We request additional clarity on noise mitigation from the proposed use on the adjacent lots, and additional details regarding the noise wall / easement issue are requested. Shadybrook is interested in coordinating with the applicant to discuss fencing parameters that are mutually beneficial to both parties.**

As well, in our December 2021 comments, we requested the opportunity to review all technical studies prepared in connection with this proposal, to assist us in understanding the potential impacts of this proposal on the Shadybrook Plan of Subdivision. Specifically, we requested to be provided copies of the following studies to assist us in understanding potential impacts:

- Stormwater management
- Grading / drainage plans
- Erosion and sediment control plans
- shadow analysis
- landscaping plans
- lighting plans
- noise impact.



In response to our request, the Town advised in December 2021 that there is no landscape plan, lighting plan or shadow analysis; however, given the scale and close proximity of this proposal to Shadybrook and the potential for impacts on the proposed residential lots, we respectfully request to understand these technical components of the proposal prior to the Town considering the Zoning By-Law Amendment application to establish this use in its current form.

Please provide additional clarity and these technical report details noted above as we wish to have the opportunity to review this information in advance of staff presenting a recommendation to Council on this matter. Please keep us apprised of the status of this proposal and we look forward to receiving all technical studies noted above to allow us to properly assess the impacts of this proposal on our Plan of Subdivision.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Karen Bennett, MCIP, RPP  
Partner

Cc: Shadybrook Development Inc.