



G3-1

Report

Planning, Design & Development Committee

Standing Committee of the Council
of the Corporation of the City of Brampton

Date: November 25, 2009

File: P26 S51

PLANNING, DESIGN & DEVELOPMENT COMMITTEE

Subject: RECOMMENDATION REPORT
Mount Pleasant Secondary Plan (Area 51)
Ward 6

DATE: December 7, 2009

Contact: Neal Grady, Development Planner (905 874-2064)

OVERVIEW:

- The Mount Pleasant Secondary Plan comprises an area of about 2,150 acres (870 hectares) and is bounded by Mayfield Road to the north, Mississauga Road to the west, Bovaird Drive to the south, with the Fletcher's Meadow Secondary Plan area to the east, and is the first phase of development within the North West Brampton Urban Development Area.
- The Mount Pleasant Secondary Plan represents a unique opportunity to develop a signature transit oriented community in North West Brampton that has been comprehensively designed around the principles of environmental sustainability.
- The City, the landowners, Credit Valley Conservation (CVC) and the Ministry of Natural Resources (MNR) have a strong commitment to a natural heritage system through continued collaboration and active participation in the ongoing Subwatershed Study.
- In June 2009, staff presented the City's draft Mount Pleasant Secondary Plan at a statutory public meeting and were directed to report back to Planning, Design and Development Committee with the results of the statutory public meeting and comments arising from the circulation of the draft official plan amendment.
- The purpose of this report is to recommend revisions to the draft Official Plan Amendment for the Mount Pleasant Secondary Plan official plan amendment based on public consultation, comments received from the circulation of the draft official plan amendment, the City's own internal review and ongoing consultation with various agencies and stakeholders.
- The proposed policy and mapping revisions discussed in this report involve residential and mixed use areas, schools, places of worship, retail sites, the natural heritage system, recreational open space, transportation, stormwater management, cultural heritage and growth management.
- Staff are recommending that the proposed revisions outlined herein be approved and that a revised Official Plan Amendment be presented for adoption at the January 27, 2010 City Council meeting.

RECOMMENDATIONS

1. THAT the staff report dated November 25, 2009 and entitled "Recommendation Report, Mount Pleasant Secondary Plan (Area 51)" and attachments (File:P26S 51), be received;
2. THAT Schedule SP 51(a) of the City's draft Official Plan Amendment for the Mount Pleasant Secondary Plan be revised in accordance with Figure 3 of this report;
3. THAT the City's draft Official Plan Amendment for the Mount Pleasant Secondary Plan be revised in accordance with the following policy changes:
 - i) Revise Section 5.1.2 Low and Medium Density Residential to permit a maximum density of 32 units per net residential hectare (12.3 units per net residential acre).
 - ii) Revise Section 5.1.2 Low and Medium Density Residential by adding policies that enable minimum lot widths, and the percentage of single detached structural units the Low and Medium Density Residential designation to be determined at the Block Plan approval stage.
 - iii) Revise Section 5.1.3 Medium Density Residential by adding a policy that enables minimum lot widths to be determined at the Block Plan approval stage.
 - iv) Revise Section 5.1.3 Medium Density Residential, to add a policy that permits a maximum density of 60 units per net residential hectare (24 units per net residential acre).
 - v) Revise Section 5.1.3.2 Special Policy Area (Peel Regional Police Association), to add place of worship to the list of potential re-development uses.
 - vi) Revise Section 5.2. Mixed Use, to allow the following permitted uses, semi-detached, apartments, duplexes, maisonettes, triplexes, townhouses and apartment structural types, live-work units, seniors' residences, retail/office/restaurant uses, stormwater management facilities and other infrastructure, places of worship, schools and parks.
 - vii) Revise Section 5.2. Mixed Use, to enable building heights of 3 to 6 storeys with the ultimate height of all buildings and the provision of buildings taller than 6 storeys be subject to suitable justification being provided in the required Community Design Guidelines at the Block Plan approval stage.
 - viii) Revise Section 5.2 Mixed Use, to add a policy that permits a maximum density of 100 units per net residential hectare (40 units per net residential

acre) while enabling a density higher than 100 units per net residential acre provided that this is justified at the Block Plan stage through approved Community Design Guidelines.

- ix) **Revise Section 5.2. Mixed Use, to add a policy whereby the physical integration of the mixed-use designation with the medium density residential designation shall be further refined at the Block Plan stage, including, but not limited to, determining the type, range and mix of uses and built form as well as the provision of on-street parking where feasible.**
- x) **Add a policy to Section 5.2.Mixed Use, indicating that the Mixed-Use areas are to be developed in general accordance with concept site plans included as appendices to the Official Plan Amendment.**
- xi) **Revise Section 5.3.2 District Retail, to add a policy so that the mix of retail/commercial uses with medium density and high density residential uses, confirmation of the final retail/commercial floor space in relation to planned commercial function, building heights, urban design, architecture and site layout be determined at the Block Plan approval stage.**
- xii) **Revise Section 5.3.3 Neighbourhood Retail, to add a policy to accommodate a Neighbourhood Retail site at the south-east intersection of Chinguacousy Road and Mayfield Road with a maximum site area of 9 hectares (22 acres), a maximum floor area of 23,225 square metres (250,000 square feet), permissions for only one supermarket/food store and to ensure that development is in accordance with high standards of design, landscaping and/or setbacks.**
- xiii) **Revise Section 5.3.4 Convenience Retail, to add a policy whereby Convenience Retail sites in mixed use areas with floor areas greater than 3,700 square metres (40,000 square feet) may be permitted at the Block Plan approval stage subject to, confirmation of permitted uses and a maximum retail/commercial floor space in relation to planned commercial function, urban design, architecture and site layout.**
- xiv) **Delete Section 5.4 and replace with Section 5.4 Natural Heritage System-Basis of System and Section 5.5 Natural Heritage System- General Provisions which reflect the results to date of the North West Brampton Landscape Scale Analysis and Subwatershed Study and the "Natural Heritage System Implementation Guidelines and Principles, 2009" between the City of Brampton, Mount Pleasant Landowners Group, Credit Valley Conservation and the Ministry of Natural Resources attached as Appendix A.**
- xv) **Delete Section 5.6 Recreational Open Space, and replace with the Section 5.6. provisions included in Appendix B which implement a park hierarchy**

based on a City Park and Neighbourhood Parks that include the sub-categories 'Local' (3 to 5 acres); 'Town Square' (2.5 to 3.7 acres) or (0.6 to 1.85 acres) in an urban setting; 'Parkette' (1.5 to 2.5 acres) and 'Vest Pocket' (1 to 1.5 acres)

xvi) Delete Section 5.4.7.2. and replace with the provisions included in Appendix C which reflect the ability of the City to reserve place of worship sites, zone them with a holding zone in accordance with the City of Brampton Places of Worship Study, 2010 with criteria for removal of the holding zone after a period of five years from the date of assumption of a subdivision plan.

xvii) Revise Section 6.1.8 Road, as follows:

6.1.8 The road network for the Mount Pleasant Secondary Plan shall be developed in the general location and right-of-way widths indicated on Schedule SP51 (a), Schedules 'D' and 'E' of this Chapter and in accordance with the applicable policies of this Chapter and other relevant policies of the Official Plan. Provided that the general intent of this Chapter is not compromised, adjustments may be made to the location, alignment and right-of-way widths of the road network including the provision of additional road crossings of the Natural Heritage System as may be appropriate and supportable through the Block Planning and subdivision approval processes. Road crossings pertaining to Station Road and potential collector road crossings between Sandalwood Parkway and Wanless Drive are shown as "Potential Connection" on Schedule SP 51 (a) and are conceptual road crossings subject to further analysis at the Block Planning stages and in the context of the Mount Pleasant Secondary Plan Landscape Scale Analysis and Subwatershed Study.

xviii) Revise Section 6.2.7 Public Transit, as follows:

6.2.7 The City shall encourage a range of options for the development of the Mount Pleasant Secondary Plan as a transit oriented community through the Block Plan and Subdivision approvals stages, including, but not limited to the encouragement of transit supportive land uses, densities and the implementation of unique transit oriented development and community features in accordance with the policies included in Section 12.4.

xix) Revise Section 7.2.2 Stormwater Management, as follows:

7.2.2 Stormwater management facilities shall be provided in accordance with Section 4.5.3 and other relevant policies of the Official Plan and this Chapter. Stormwater management facilities shown on

Schedule SP51 (a) are conceptual and are permitted in all land use designations on Schedule SP51 (a), provided that such facilities are integrated with adjacent uses and subject to the preparation of an Environmental Implementation Report, Stormwater Management Report and/or Functional Servicing Report to the satisfaction of the City of Brampton in consultation with the Conservation Authority.

xx) **Revise Section 7.2.5 Stormwater Management, as follows:**

7.2.5 A comprehensive Stormwater Management Monitoring Program shall be developed which is generally in accordance with, and implements the recommendations of the approved Subwatershed Study, the Natural Heritage System Memorandum of Understanding, 2009 and which is consistent with approved City policy in force at the time of the approval of the Mount Pleasant Secondary Plan. If there is a conflict between the approved Subwatershed Study and City policy, the Natural Heritage System Memorandum of Understanding, 2009 shall prevail.

xxi) **Revise Section 8.0 Cultural Heritage as set out in Appendix D**

xxii) **Add the following policy to Section 12.2 Growth Management:**

To ensure conformity with the Provincial Growth Plan and the City's Growth Management objectives, Secondary Plan Area 51 shall be planned to achieve a population in the order of 35,500 persons and employment in the order of 4,600 jobs, resulting in a development design density of approximately 51-55 persons and jobs per hectare. The Block Plans will set out appropriate implementation measures to finalize the persons and jobs per hectare design density target.

xxiii) **Revise Section 5.7.3 Secondary Schools, to add a policy that enables the final location of the Public Secondary School shown on Figure 3 at the north-west intersection of the Transit Spine Road and James Potter Road to be relocated at the Block Plan stage.**

xxiv) **Revise Section 5.7.2 Elementary Schools, to add a policy that Elementary Schools will not be located adjacent to incompatible land uses to ensure the safety of the students.**

4. THAT staff be directed to revise the Official Plan Amendment for the Mount Pleasant Secondary Plan in accordance with Figure 3 of this report and the preceding policy revisions, including the use of appropriate discretion to craft adjustments/corrections to policies and schedules before submitting the final Official Plan Amendment for adoption at the January 27, 2010 City Council meeting.

5. THAT the "Implementation Principles for the Subwatershed Study dated November 24, 2009" attached hereto as Appendix L be approved, and that staff be directed to use this document as the basis for the Mount Pleasant Secondary Plan Natural Heritage System in the context of the North West Brampton Landscape Scale Analysis and Huttonville and Fletchers Subwatershed Study.

THE MOUNT PLEASANT SECONDARY PLAN: AN OPPORTUNITY FOR SUSTAINABLE COMMUNITY PLANNING.

In June 2007, City Council endorsed a framework plan, community vision, and planning principles guiding the development of the Mount Pleasant Secondary Plan as a transit-oriented community that promotes environmental sustainability and a high standard of community design. Since 2007, this secondary planning context has evolved into a sustainable community planning strategy involving:

- Support for the Mount Pleasant community vision at the Federal and Provincial levels through Infrastructure Stimulus Funding of over \$23 million;
- Confirming the various requirements for the development of a successful transit oriented urban community through the approved Secondary Plan Transportation Master Plan;
- Delivery of the Mount Pleasant Secondary Plan as a corner stone of the City's strategy to implement the Provincial Growth Plan;
- A sustainable development fabric involving mixed use nodes along the transit spine collector road that combine increased densities, a mix of land uses and superior urban design to represent unique activity areas and focal points for an entire community;
- Continued long term commitment to community building by the Mount Pleasant Secondary Plan landowners, including, cost sharing essential community infrastructure as part of the stimulus funding package and a Growth Plan density target that exceeds the requirement of 50 persons per hectare (population and employment); and,
- Extensive effort by all of the key stakeholders to ensure the delivery of a sustainable natural heritage system.

In collaboration with the City's environmental consultant preparing the North West Brampton Landscape Scale Analysis and Subwatershed Study, City staff is working to ensure that the Mount Pleasant community will include a robust natural heritage system significantly enhanced over the current condition.

The City is committed to a natural heritage system for the Mount Pleasant Secondary Plan that identifies, protects, restores and enhances the diversity and connectivity of

natural features and areas, and their ecological functions, while balancing this with the requirements for a complete and compact urban community. This balancing is essential in order to achieve a significant gain from both a natural heritage system perspective and from the perspective of sustainable community planning. Sustainability refers to the integration of environmental, economic and social goals in order to meet current and future need. This concept is imbedded in the City's Official Plan. The timely approval of the Mount Pleasant Secondary Plan enables the City to be a leader in sustainable community planning. This leadership role has been recognized on an international level through nomination for a 2007 World Leadership Award, and more recently, at a national and provincial level, through infrastructure stimulus funding.

SECONDARY PLAN AND DEVELOPMENT CONTEXT

The Mount Pleasant Secondary Plan represents a unique opportunity to develop a signature transit oriented community in North West Brampton that has been comprehensively designed around principles of environmental sustainability. The Secondary Plan and development context for the Mount Pleasant community involves:

- a transit supportive spine road as a defining feature of the community through direct linkages to the Mount Pleasant Train Station and the integration of safe, effective and efficient modes of transportation including pedestrians, transit, cyclists and vehicles;
- a natural heritage system that protects, preserves and enhances environmental features and functions while balancing the requirement to develop a complete and compact community in an urbanized context;
- mixed use areas that support transit, provide a unique built form and community character and contain public uses such as schools, parks, and local amenities such as retail/commercial uses within walking and cycling distance of the surrounding neighbourhoods;
- a development design density range of approximately 51-55 persons and jobs per hectare that exceeds the Provincial Growth Plan target of 50 persons and jobs per hectare and assists in the development of a sustainable, transit oriented community;
- superior community design to be fully implemented at the Block Plan approval stage to achieve a mixed-use pedestrian friendly community with a variety of housing types and densities, including live work units in strategic locations;
- community uses and features to serve a population of approximately 35,500 persons including elementary and secondary schools, a retail hierarchy consisting of district, neighbourhood, convenience and motor vehicle retail/commercial sites, park sites, mixed use nodes, stormwater management ponds, heritage structures and place of worship sites;

- a road network and transit strategy including Sandalwood Parkway, Creditview Road, the northerly continuation of James Potter and internal collector roads that reflect the approved Mount Pleasant Secondary Plan Transportation Master Plan and will be implemented through the Block Plan approval stages; and,
- initiation of block plan planning in early 2010 including staging and sequencing of development in conjunction with the provision of infrastructure and services required to support growth and cost sharing essential community infrastructure as part of the stimulus funding package.

BACKGROUND AND CURRENT SITUATION

The Mount Pleasant Secondary Plan (Area 51) consists of about 2,150 acres (870 hectares) of land designated as part of the North West Brampton Urban Development Area and represents its first phase of development. The Mount Pleasant Secondary Plan is bounded by Mayfield Road to the north, Mississauga Road to the west, Bovaird Drive to the south, with the Fletcher's Meadow Secondary Plan area to the east (see Figure 1).

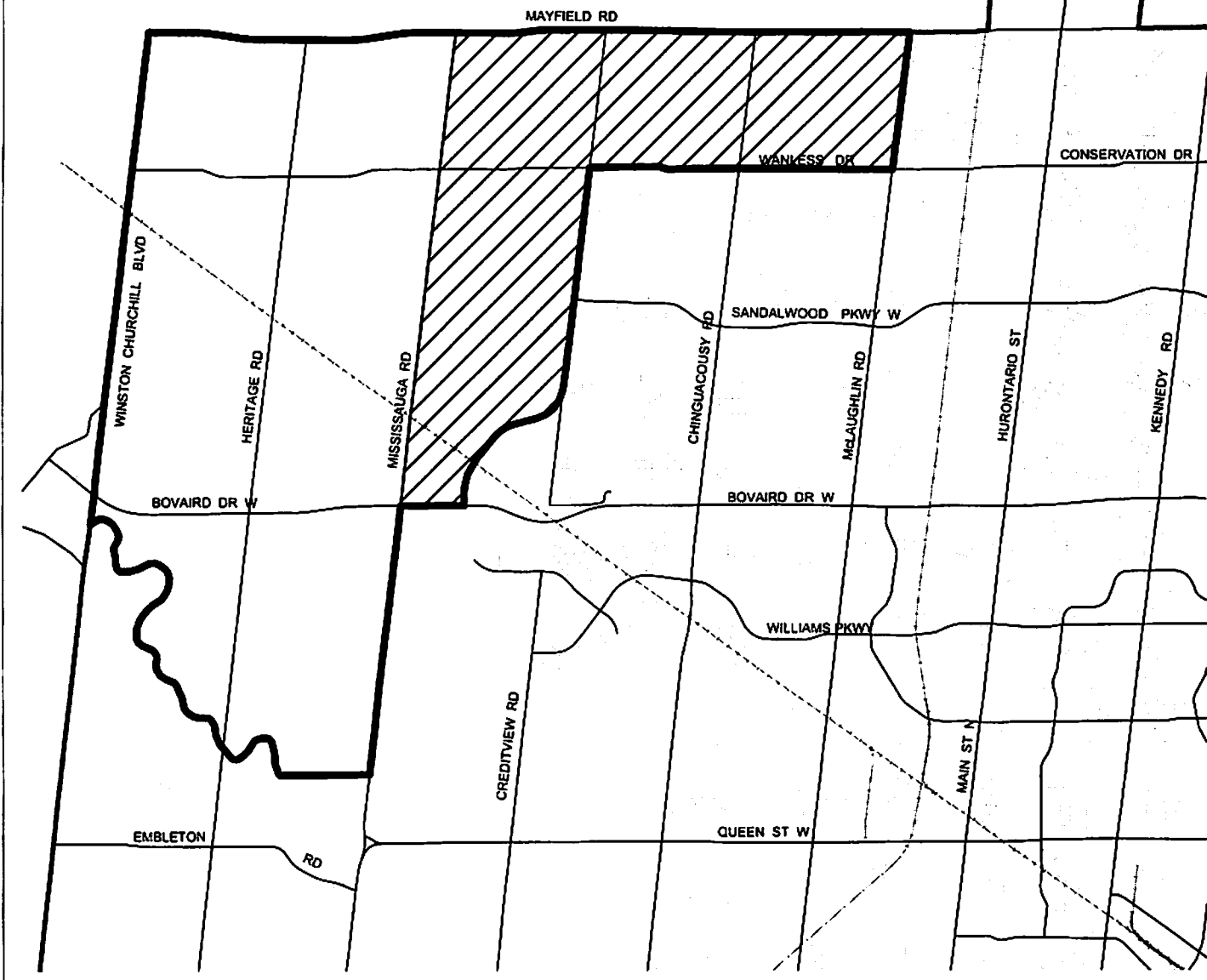
The Mount Pleasant secondary planning process began in 2007. Informal open house meetings were held in March 2008 and April 2009 to advise local area residents, landowners and stakeholders of the status of secondary plan, present the City's proposed land use plan and the major steps of a streamlined block planning process.

As outlined in detail in a May 2009 staff report, the preparation and findings of draft Secondary Plan component studies resulted in the preparation of a land use concept and draft Official Plan Amendment for the Mount Pleasant Secondary Plan for public consultation purposes and this resulted in a Statutory Public Meeting being held in June 2009.



The City's draft Official Plan Amendment land use schedule SP 51 (a) presented at the June 2009 statutory public meeting is attached hereto as Appendix E of this report and a copy of the draft Mount Pleasant Secondary Plan Official Plan Amendment available at the statutory public meeting and circulated for comment is attached at Appendix F of this report.


As part of the Statutory Public Meeting held in June 2009, and the circulation of the draft Official Plan Amendment, agency, stakeholder and public comments have been submitted to the City. Notes of the June 2009 Statutory Public Meeting are attached at Appendix G, and Figure 4 identifies the location specific submissions within the Mount Pleasant Secondary Plan provided on the draft Official Plan amendment. All the public submissions on the draft Official Plan Amendment are summarized and attached hereto as Appendix H and Appendix I.

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LEGEND

-  Mount Pleasant Secondary Plan Area
-  North West Brampton Urban Development Area



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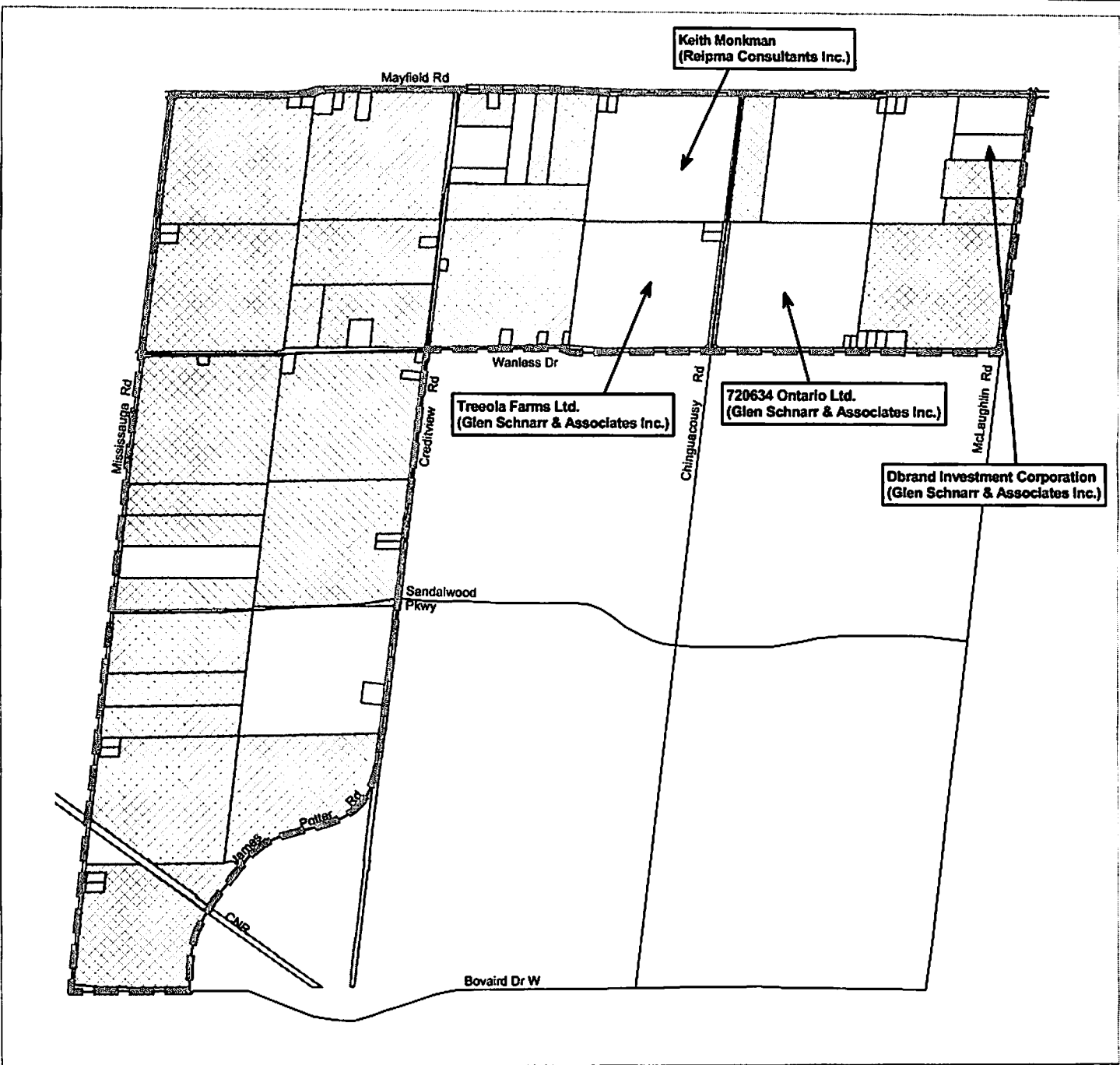


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


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**FIGURE 1 -
LOCATION MAP
MOUNT PLEASANT SECONDARY PLAN**

File: SPA51_Figure1_3_5-7



LEGEND

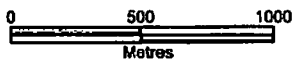
-  Arterial Road
-  Property Line
-  Members of Mount Pleasant Secondary Plan Landowners Group (GLB Urban Planners Ltd.)
-  Mount Pleasant Secondary Plan Area



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**FIGURE 4 -
LOCATION OF LANDOWNER SUBMISSIONS
MOUNT PLEASANT SECONDARY PLAN**



PURPOSE AND CONTENTS

The purpose of this report is to evaluate and recommend revisions to draft Mount Pleasant Secondary Plan Land Use Schedule SP 51 (a) (see Figure 3) and various policy changes to the draft Official Plan Amendment based on public consultation to date, comments from the circulation of the draft official plan amendment, the City's own internal review, and consultation with various agencies and stakeholders. These recommended revisions are presented under the following topic headings in the DISCUSSION section that follows:

- Residential.
- Mixed Use Areas.
- Schools.
- Places of Worship.
- Retail Sites.
- Natural Heritage System.
- Recreational Open Space.
- Transportation.
- Stormwater Management.
- Cultural Heritage; and
- Growth Management.

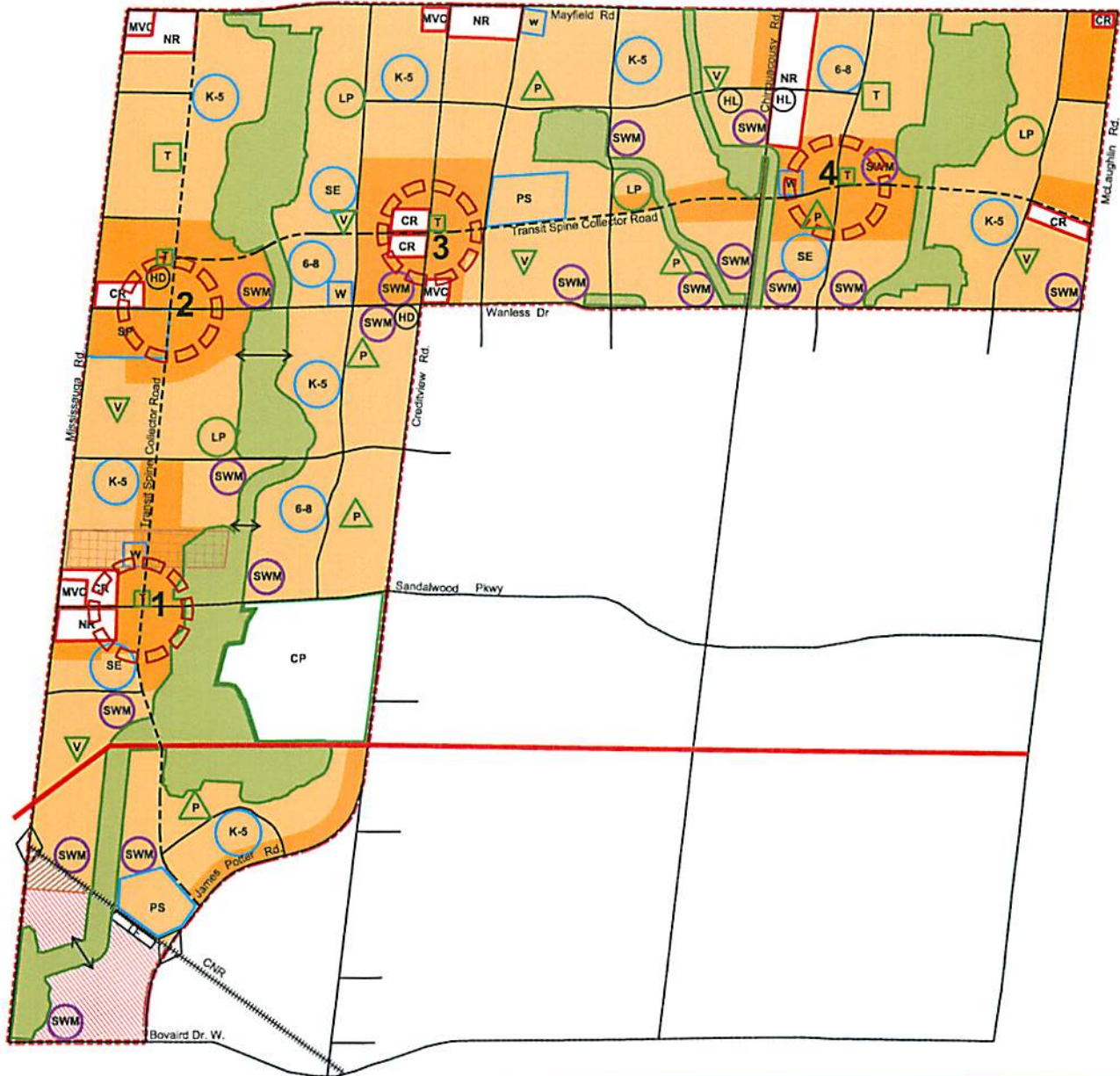
After the DISCUSSION section, the report will provide a status update on the various Mount Pleasant Secondary Plan studies that have been underway since 2007 and discuss two relatively recent studies, a Compendium Analysis and a Financial Impact Study. The concluding section of this report will outline the next steps in the approvals process.

DISCUSSION

Proposed revisions to the Mount Pleasant Secondary Plan are discussed below under the relevant headings.

Residential

In order to better achieve transit supportive and growth plan objectives, minor increases in density are proposed. The density for the "Low and Medium Density Residential" designation would increase from a maximum 30 units per net residential hectare (12 units per net residential acre) to 32 units per net residential hectare (12.3 units per net residential acre). Density for the "Medium Density Residential" designation would increase from 50 units per net residential hectare (20 units per net residential acre) to 60 units per net residential hectare (24 units per net residential acre) Staff supports this request (See Recommendation 3. i) and 3.iv). The density increases are considered minor in nature by staff and assist in planning for a complete and compact urban community that is transit supportive.



ROAD NETWORK

- Transit Spine Collector Road
- Arterial Road
- Collector Road
- ↔ Potential Connection

NATURAL HERITAGE SYSTEM

- Natural Heritage System Area
- ⊙ Stormwater Management Facility

RESIDENTIAL

- Low/Medium Density
- Medium Density

INFRASTRUCTURE

- TransCanada Gas Pipeline
- ||||| CNR Rail Line
- ◇ Grade Separation
- ⬇ GO Layover Facility

INSTITUTIONAL

- ⊙ Public Junior Elementary School Site
- ⊙ Public Senior Elementary School Site
- ⊙ Separate Elementary School Site
- ⊙ Public Secondary School Site
- ⊙ Separate Secondary School Site
- ⊙ Place of Worship

RECREATIONAL OPEN SPACE

- ⊙ City Park
- ⊙ Neighbourhood Parks
- ⊙ Local Park
- ⊙ Parkette
- ⊙ Town Square
- ⊙ Vest Pocket

RETAIL

- District Retail
- Convenience Retail
- Neighbourhood Retail
- Motor Vehicle Commercial

OTHER

- ⊙ Heritage Resource Designation under the Ontario Heritage Act
- ⊙ Heritage Resource Listed on the City of Brampton Register of Heritage Properties
- ⊙ Mixed Use Area
- 1 Mixed Use Area Label
- Norval Farm Supply Special Policy Area
- Peel Regional Police Association Special Policy Area
- ⋯ Area Subject to this Amendment

NOTES:

1. The land use designations are conceptual only and will be further refined through the completion of the block plan approval process.
2. The detailed design/alignment of the collector roads and the Transit Spine Collector Road are to be determined through the integrated EA process as part of the block plan amendment and subdivision approval process.
3. The Heritage Resource Designations on this schedule may be relocated or removed without the need for an amendment.
4. The Neighbourhood Park designations represent approximate locations which will be finalized through the Block Plan approval process. The final type of Neighbourhood Park (Local, Town Square, Parkette or Vest Pocket) as reflected in the policies of this plan, shall also be determined through the block plan process.

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**FIGURE 3 -
STAFF RECOMMENDED DRAFT LAND USE SCHEDULE
SP 51(a) MOUNT PLEASANT SECONDARY PLAN**

The Landowners Group has also suggested that policies be added to the “Low and Medium Density Residential” and “Medium Density Residential” sections of the draft Official Plan amendment to establish minimum lot widths and the percentage of single detached structural dwelling units at the Block Plan approval stage instead of in the Secondary Plan. Staff agrees with the request (See Recommendation 3. ii) and 3.iii) since it provides flexibility in overall community design and more specifically, with the incorporation of medium density housing forms such as lane way based townhouses.

Mixed Use Areas

The Mount Pleasant Secondary Plan mixed use designations support transit, provide a unique built form and community character and contain public uses such as schools, parks, and local amenities such as retail/commercial uses within walking and cycling distance of the surrounding neighbourhoods. The mixed use areas shown on Figure 3 have been assigned the preliminary names:

- Sandalwood Village- (Mixed Use Area 1) centred on the intersection of Sandalwood Parkway and the Transit Spine Collector Road;
- Clark Crossing- (Mixed Use Area 2) centred on the intersection of Wanless Drive and the Transit Spine Collector Road;
- Alloa Main- (Mixed Use Area 3) centred on the intersection of Creditview Road and the Transit Spine Collector Road; and,
- The Hamlet of Chinguacousy- (Mixed Use Area 4) east of Chinguacousy Road and centred on the intersection of the Transit Spine Collector Road and the north-south collector road.

Details of how these mixed use areas will be implemented will occur at the Block Plan stage through the preparation of Community Design Guidelines. In accordance with recommendation 3.x, concept site plans will be attached as appendices to the final Official Plan Amendment (See Recommendation 3 x).

Recommended policies enable the development of a variety of land uses in each of the four mixed use areas, including semi-detached housing, apartments, duplexes, maisonettes, triplexes, townhouses and apartments, live-work units, seniors residences, retail/office/commercial uses, stormwater management facilities, places of worship, schools and urban parks (See Recommendation 3. vi).

Building heights of 3 to 6 storeys, along with a maximum density of 100 units per net residential hectare (40 units per net residential acre) provide an appropriate urban built form and density. The objective is to direct higher density housing to locate in these areas in order to contribute to an appropriate overall growth plan target for the entire Secondary Plan area. Density in excess of 100 units per net residential hectare and building heights above 6 storeys will be subject to approved Community Design

Guidelines required at the Block Plan approval stage (See Recommendation 3. vii) and 3. viii). The physical integration of the mixed-use designation with the medium density residential designation shall also be refined at the Block Plan stage, including, determining the type, range and mix of uses, built form, as well as the provision of on-street parking where feasible (See Recommendation 3. ix).

To demonstrate the work done to date around the development of these mixed use areas as a defining feature within the Secondary Plan, preliminary concept site plans for each of the four mixed use area are attached hereto as Appendix K.

Schools

The Peel District and Dufferin-Peel Catholic District School Boards have confirmed the elementary and secondary school sites shown on Figure 3 of this report. The current draft Mount Pleasant Secondary Plan Official Plan Amendment contains recommended policies that are consistent with policies for schools in other approved Secondary Plans and both School Boards have confirmed that these policies are appropriate. The Peel District School Board has requested that Section 5.7.3 Secondary Schools, be amended to add a policy that enables the final location of the Public Secondary School shown on Figure 3 at the north-west intersection of the Transit Spine Road and James Potter Road to be determined at the Block Plan stage. The Dufferin-Peel Catholic District School Board has requested that Section 5.7.2 Elementary Schools, be amended to add a policy that Elementary Schools will not be located adjacent to incompatible land uses to ensure the safety of the students. Staff supports these requested policy revisions (See Recommendations 3 xxiii) and 3 xxiv).

Mr. Colin Chung (Glen Schnarr & Associates Inc), on behalf of Dbrand Investment Corporation, has requested confirmation that the Public Junior Elementary School Site on the south side of the Transit Spine Collector Road west of McLaughlin Road remain in it's current location and not be moved onto his client's lands (see Figure 3). The Peel District School Board has confirmed that this Public Junior Elementary School Site will remain in it's current proposed location and will not be moved to the Dbrand Investment Corporation lands. (see Figure 3).

Mr. Clare Reipma, on behalf of Keith Monkman, has asked that the Public Secondary School located at the south-east intersection of the collector road and Mayfield Road shown on the draft land use schedule presented at the statutory public meeting (see Appendix A) be relocated from his client's lands. The Peel District School Board has confirmed that this Secondary School can be relocated to the north side of the Transit Spine Collector Road abutting the easterly section of Mixed Use Area 3 ("Alloa Main") and indicated that the new location takes advantage of increased residential density in mixed use area 3 and enhanced transit service via the Transit Spine Collector Road. This revision has enabled the public junior elementary school site that was previously confirmed for Mr. Monkman's lands to be relocated in the area previously occupied by the Secondary School.

Places of Worship

Four (4) place of worship sites are required to serve the Mount Pleasant Secondary Plan area. The Place of Worship sites in the recommended locations shown on Figure 3 of this are consistent with the vision for mixed use areas, are transit accessible and provide a balanced distribution of place of worship sites between Block Plan Sub-Area 51-1 and Block Plan Sub-Area 51-2.

The existing special policy area designation for the Peel Regional Police Association lands is proposed to be amended to add a place of worship to the list of permitted uses. This proposed change is required if, through the Block Plan approval stage, staff finds that it is not feasible to locate the place of worship site within Mixed Use Area 1 ("Sandalwood Village") (See Recommendation 3. v).

Mr. Michael Gagnon (GLB Urban Planners Ltd.), on behalf of the Members of the Mount Pleasant Secondary Plan Landowners Group, is proposing revisions to the Place of Worship policies in the City's draft Mount Pleasant Secondary Plan Official Plan Amendment. The proposed revisions are as follows:

"The places of worship reserve sites may be zoned to also permit alternative use(s) by way of a Holding Zone which shall only be permitted to be removed in accordance with the recommendations of the City of Brampton Places of Worship Study, 2010 and subject to satisfying the following criteria:

- i) The owner provides evidence to the satisfaction of the City that the site is not a viable place of worship site; and,
- ii) The owner provides details to demonstrate how the alternative development can be accommodated on the site, including but not limited to the provision for any public roads required to accommodate the alternative use, in conformity with all City standards and guidelines."

Staff does not accept Mr. Gagnon's proposed policy modifications, and instead recommends the following place of worship policies (see recommendation 3.xvi) since the language and intent better reflects the ongoing work associated with City's Places of Worship Study.

5.7.4.2 The places of worship reserve sites may be zoned to also permit alternative use(s) by way of a Holding Zone which shall only be permitted to be removed through the lifting of a holding zone after the expiry of the retention period (i.e., five years from the date of assumption of the plan of subdivision). The holding designation shall be removed by an amendment to the Zoning By-Law subject to satisfying the following criteria:

- i) Availability of an alternative site or facility in the immediate vicinity, which maintains the minimum number of sites required for the secondary plan area;
- ii) The owner provides evidence to the satisfaction of the City that the site is not a viable place of worship site; and,
- iii) The owner provides details to demonstrate how the alternative development can be accommodated on the site, including but not limited to the provision for any public roads required to accommodate the alternative use, in conformity with all City standards and guidelines.

Retail Sites

The District Commercial, Neighbourhood Retail, Convenience Retail and Motor Vehicle Commercial sites shown on Figure 3 have been confirmed by the consultant preparing the latest draft of the Mount Pleasant Secondary Plan Retail/Commercial Component Study. The Study recommends a total retail/commercial floor space for Mount Pleasant ranging from 117, 058 square meters (1.26 million square feet) to 167,225 square metres (1.8 million square feet). Changes between the current recommended draft land use schedule shown on Figure 3 and the previous draft land use schedule found at Appendix E involve:

1. Relocation of the Motor Vehicle Commercial sites to better mitigate potential impacts on residential areas;
2. Four Convenience Retail sites being relocated within, or in close proximity to, Mixed Use Areas 1, 2 and 3 to assist in their implementation.
3. At the request of the Mount Pleasant Landowners Group, the deletion of a Convenience Retail site previously located in the southerly section of the Secondary Plan area between the TransCanada Pipeline and James Potter Road.
4. At the request of the Mount Pleasant Landowners Group, the addition of a Neighbourhood Retail site at the south-east intersection of Mississauga Road and Mayfield Road. The Convenience Retail site associated with this new Neighbourhood Retail site will be evaluated for potential relocation at the Block Plan approval stage in order to provide for a gateway at the intersection.

It is staff's opinion that these revisions result in an appropriate distribution of neighbourhood, convenience and motor vehicle commercial sites throughout the Secondary Plan area.

Mr. Michael Gagnon, on behalf of the Mount Pleasant Landowners Group has also requested that the Neighbourhood Retail site at the south-east intersection of Chinguacousy Road and Mayfield Road as depicted on the City's previous land use

schedule be increased in area to approximately 9 hectares (22 acres). The consultant preparing the Mount Pleasant Secondary Plan Retail/Commercial Component Study has confirmed that 10,639 square metres (115,000 square feet) of additional retail/commercial floor space is available to support the expanded "Neighbourhood Retail" resulting from a reduced District Retail site area to accommodate a segment of the Natural Heritage System and the deletion of a previous Convenience Retail Site. The consultant is recommending a maximum gross floor area of 23,225 square metres (250,000 square feet) for this site with permission for only one supermarket/grocery store in order to maintain a Neighbourhood Retail role and function. With a narrow depth and prominent frontage along Chinguacousy Road, high standards of design, landscaping and/or setbacks will also be incorporated into Secondary Plan policies for implementation through future development approvals (See Recommendation 3. xii). Mr. Michael Gagnon, on behalf of the Mount Pleasant Secondary Plan Landowners Group, has requested that the District Retail site also include high density and medium density residential uses. Official Plan policies enable District Retail centres to be integrated with multiple density housing. The latest draft of the Mount Pleasant Secondary Plan Retail/Commercial Component Study recommends that 500,000 to 600,000 square feet of floor space be developed on this site. Accordingly, staff is recommending that a policy be added to Section 5.3.2 of the draft Official Plan Amendment so that the mix of retail/commercial uses with medium density and high density residential uses in addition to confirming the final retail/commercial floor space in relation to planned commercial function, building heights, urban design, architecture and site layout be determined through block planning (See Recommendation 3. xi).

Mr. Michael Gagnon (GLB Urban Planners Ltd.), on behalf of the Members of the Mount Pleasant Secondary Plan Landowners Group, has requested that the Convenience Commercial sites in the mixed use areas develop with floor areas that exceed the 3,700 square metres (40,000 square feet) maximum floor space provision of the Official Plan provided that the planned commercial function is maintained to the satisfaction of the City. The Mount Pleasant Secondary Plan Retail/Commercial Component Study identifies opportunities for retail/commercial floor space in addition to the Convenience Retail through live/work units, or mixed use buildings such as apartments with ground floor retail/commercial space. The mixed use areas are to be developed in detail at the Block Plan approval stage. Therefore, the number of live/work units or mixed retail/commercial buildings that will be implemented is unknown at this time and a definitive conclusion cannot be reached as to how much retail/commercial floor space will be generated by these uses.

In light of the foregoing, staff are recommending that notwithstanding the maximum permitted floor area set out in the Official Plan, Convenience Retail sites in mixed use areas with floor areas greater than 3,700 square metres (40,000 square feet) may be permitted at the Block Plan approval stage subject to, confirmation of permitted uses and a maximum retail/commercial floor space in relation to planned commercial function, urban design, architecture and site layout. (See Recommendation 3. xiii).

Natural Heritage System

Introduction

This section of the report will start with a description of the existing natural conditions and the proposed natural heritage system as depicted on Figure 3 of this report. This will be followed by:

- recommended natural heritage system policies;
- a description of the document entitled "Implementation Principles for the Subwatershed Study dated November 24, 2009";
- a status update on the Subwatershed Study;
- financial impact; and.
- landowner submissions.

Existing Natural Conditions

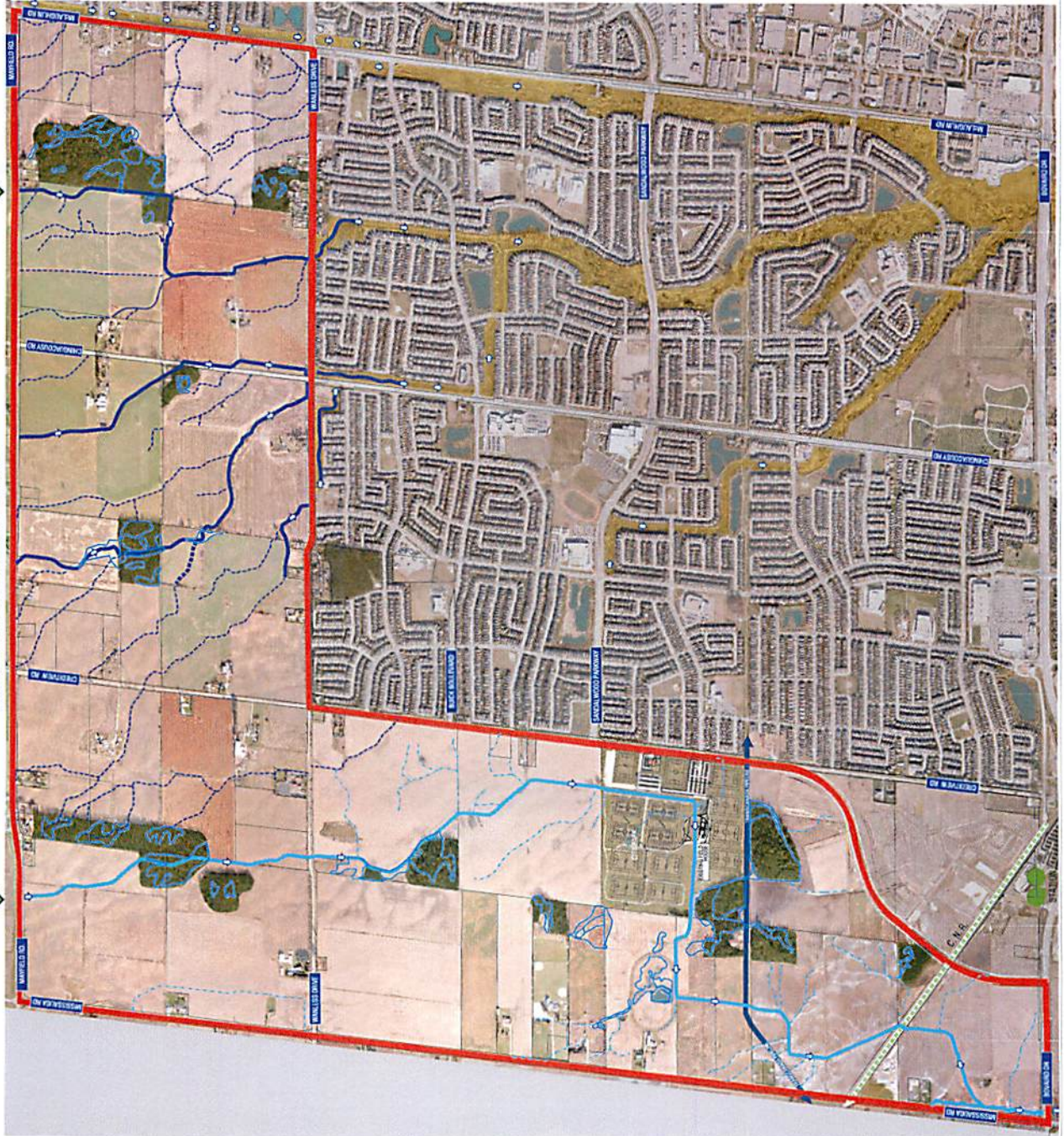
The *Draft Phase 1: Subwatershed Characterization and Integration, North West Brampton Urban Development Area, Huttonville and Fletcher's Creeks, Mount Pleasant Secondary Plan Area* characterizes subwatershed resources by discipline including hydrology/hydraulics, hydrogeology, water quality, stream morphology, aquatic and terrestrial ecology. Phase 1 of the Subwatershed Study gathered and assessed background studies and field data to establish the form, function and linkages of the existing environmental resources.

The existing landscape in the Mount Pleasant Secondary Plan Area is shown on the attached Figure 5. It illustrates the limited, fragmented environmental features in the existing rural and agricultural landscape. Natural cover (forest and wetland) is currently approximately 6 % of the secondary plan area with the most abundant natural cover type being upland and swamp forest communities. The riparian cover along the East Huttonville Creek and Fletcher's Creek tributaries has been limited due to intensive agriculture. Wetlands including swamps and marshes constitute approximately 2% of the secondary plan area and virtually all natural vegetation features are associated with the creek channels and/or headwater drainage features/swales.

The existing fragmentation and disturbances within natural features are considered factors which have limited native species diversity within the secondary plan area. The low amount of forest, wetland and riparian cover favours common wildlife species and significantly limits the opportunities for more sensitive habitat specialists such as amphibians, species which require forest interior, or other area sensitive songbirds. The low number and diversity of amphibians appear to reflect the general scarcity and fragmentation of suitable wetland and upland habitats.

The East Huttonville Creek and Fletcher's Creek tributaries through the Secondary Plan Area are largely intermittent in nature. Generally, the headwater drainage features are dry for most of the year and cannot directly support fish or other aquatic organisms.

EXISTING CONDITIONS



CITY OF BRAMPTON
PLANNING, DESIGN & DEVELOPMENT
DIVISION



LEGEND



LINKAGE TO NORTH AS PER
LANDSCAPE SCALE ANALYSIS



EXISTING FLETCHERS
DRAINAGE FEATURES
TO BE RETAINED



EXISTING FLETCHERS
DRAINAGE FEATURES



EXISTING DRAINAGE FEATURES
FLOW DIRECTION



EXISTING HUTTONVILLE CREEK



EXISTING HUTTONVILLE DRAINAGE
FEATURES



MOUNT PLEASANT BOUNDARY



EXISTING WOODLANDS WETLANDS



FLETCHERS CREEK
EXISTING CHANNEL

G3-19

<p>CITY OF BRAMPTON PLANNING, DESIGN & DEVELOPMENT DIVISION</p>	PROJECT No.	DATE	SCALE
	UD-114	NOV-10-2009	N.T.S.
<p>Mount Pleasant EXISTING NATURAL FEATURES</p>			
<p>Figure 5</p>			

Flow duration increases in a downstream direction, eventually becoming permanent in Fletcher's Creek in the vicinity of Bovaird Drive West and in East Huttonville Creek in the vicinity of the CNR where groundwater inputs occur. Various types of direct and indirect fish habitat have been identified in East Huttonville Creek and the Fletcher's Creek tributaries in the secondary plan area.

MNR has identified Redside dace habitat in the southern portion of the East Huttonville Creek, downstream of the CNR. Redside dace was recently upgraded from a threatened to an endangered species under Ontario's Endangered Species Act. Both the species and its habitat are protected under the Act.

Proposed Natural Heritage System

The proposed Natural Heritage System (NHS) is illustrated on Figure 6. It depicts a NHS design that creates a larger, linked, restored and enhanced system. The NHS design was driven by a comprehensive systems approach with the desire to achieve net gains in ecosystem processes, functions, features and linkages over the existing degraded landscape. Elements of the NHS include:

- a. Protection of woodlands and wetlands – The NHS incorporates eight woodlands and all wetlands within these woodlands.
- b. The establishment of the continuous north-south NHS linked between and around woodland/wetland areas with naturalized channel design. As illustrated on Figure 6, within the Fletcher's Creek subcatchment, the NHS varies in width from a minimum of 45 metres to approximately 390 metres. Within the East Huttonville Creek subcatchment, the minimum NHS width is 70 metres with a large majority of the NHS varying in width from 100 metres to approximately 325 metres.
- c. The largest concentration of environmental features, located west and south of Creditview/Sandalwood City Park will be linked through a realignment of East Huttonville Creek and increased in size through restoration of wetlands in areas currently farmed. Restoration of wetland hydrology and other enhancement efforts will contribute to an increased amount of woodland and wetland habitat and watercourse functions. NHS widths greatly exceed 325 metres in this location.
- d. Woodland restoration areas are proposed with planting nodes in locations that will increase the size of existing forest patches thus adding to the amount of potential forest interior habitat and improving linkages.
- e. Wetland re-creation is proposed to establish open water and shallow marsh wetlands to restore and enhance displaced wetland functions. This is recommended in close proximity to the existing man-made "racetrack ponds", that are proposed to be displaced by development of an urban node. The size, depth and vegetative character of these restored features will optimize wildlife functions, and in particular, waterfowl functions.

G3-21



- LEGEND:**
- LINKAGE TO NORTH AS PER LANDSCAPE SCALE ANALYSIS
 - BUFFERS TO BE GREATER OF 10m FROM EXISTING WETLANDS OR 20m FROM STAKED WETLAND BOUNDARY
 - 5m FROM WOODLANDS / WETLANDS TO CHANNEL BLOCK
 - MOUNT PLEASANT BOUNDARY
 - SWM PONDS
 - NONFOREST NATURAL AND CULTURAL VEGETATION COMMUNITIES. THESE COMMUNITIES CAN INCLUDE WETLAND AND UPLAND SYSTEMS
 - OPEN WATER WETLAND
 - WOODLAND RESTORATION
 - EXISTING WOODLAND
 - GRASSLAND RESTORATION
 - ROAD CROSSING
 - FLETCHERS CREEK EXISTING CHANNEL
 - NHS RESTORATION BY OTHERS
 - SURVIVED WETLAND BOUNDARIES
 - MHW/OC WETLAND BOUNDARIES

NOTE:
BLOCK 63-1 NHS DEPICTS VIGNETTES DATED MARCH 2009

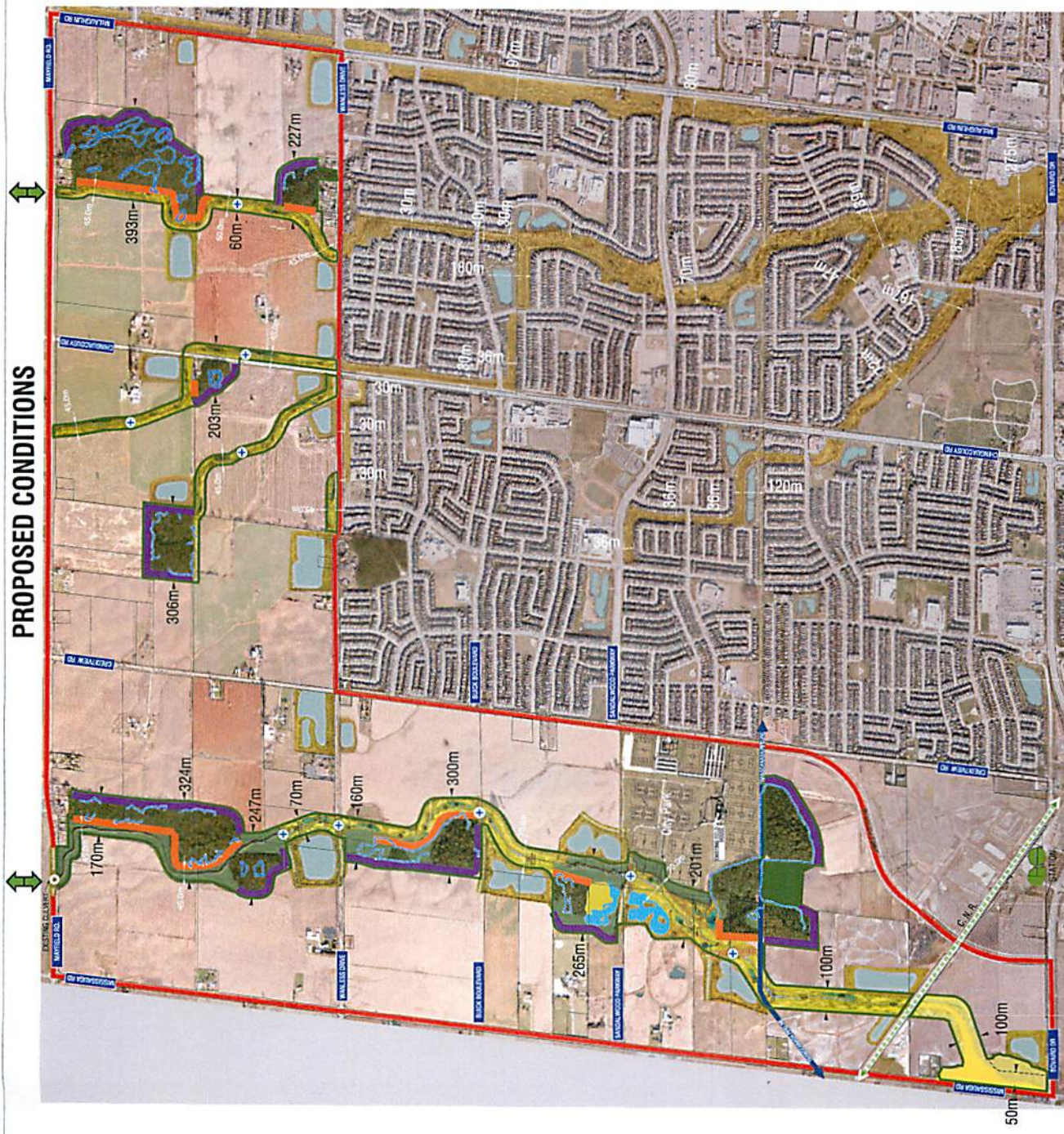
CITY OF BRAMPTON
PLANNING, DESIGN & DEVELOPMENT SERVICES

PROJECT NO: UO-114 DATE: NOV. 24, 2009 SCALE: N.T.S.

**Mount Pleasant
PROPOSED NATURAL
HERITAGE SYSTEM**

Figure 6

PROPOSED CONDITIONS



- f. *The relocated and/or lowered creek channels and swales will be designed to incorporate a range of terrestrial and aquatic habitat functions including amphibian breeding pools, reptile basking and hibernation areas, fish spawning, nursery and refuge habitat. The creek corridors will have large areas proposed for woodland, grassland and wetland restoration. Within the East Huttonville Creek subcatchment, channel widths will vary from 45 metres to 100 metres in width. Portions of East Huttonville Creek (through existing park and just south of Mayfield Road) will be relocated to areas adjacent to existing woodlands. Within the Fletcher's Creek subcatchment, creek corridor widths are generally 45 metres in width. Most channels, with the exception of the Redside dace habitat, require lowering to accommodate practical municipal servicing solutions for the Mount Pleasant lands.*
- g. The East Huttonville Creek channel that has been identified by the Ministry of Natural Resources to be Redside dace habitat will be conserved in its current location through a minimum 100 metre channel width from Bovaird Drive upstream to the CNR. This reach will not be subject to any alteration (e.g., no lowering or realignment); however, restoration planting is proposed to conserve and to optimize the ecology of this reach for Redside dace. Proposed habitat enhancements from CNR upstream to the TransCanada pipeline, along the 100 metre wide channel, could extend the range of direct habitat for this species further upstream.
- h. Buffers to woodland and wetlands – The NHS includes buffers of 10 metres in width from woodlands and 20 metres in width from wetland boundaries.

Natural cover in the Mount Pleasant NHS will increase from approximately 8% under existing conditions to approximately 17% in the recommended natural heritage system. The resulting proposed NHS size and configuration, restored to a variety of habitat types, will provide an enhanced, viable NHS in the Mount Pleasant urban setting.

Three NHS Vignettes were prepared to graphically present design, restoration and enhancement concepts for the proposed East Huttonville Creek elements of the NHS extending from the existing City Park northerly to Mayfield Road (see attached Figures 7-9). These vignettes illustrate the location/protection of existing woodlands/wetlands, the relocation of East Huttonville Creek to a central location adjacent to existing features, woodland and wetland restoration areas, NHS widths and natural channel design to create fish spawning, nursery and refuge habitat and extend fish habitat upstream in the new channel areas. Trails shown conceptually will be located in appropriate locations in the NHS.

These vignettes form part of the "Implementation Principles for the Subwatershed Study dated November 24, 2009" document that is discussed in a subsequent section of this report and attached hereto as Appendix L.

LEGEND:

Number	Name	Description
1a	New woodlot/thicket restoration	Restoring wetlands that have been obliterated from existing woodlots. The Northern and Southern Woodlot areas that include Silver Maple Swamp/Lowland Forest along at wetland ecotone.
1b	Existing woodlot	Northern woodlot: Grass forbs forest. Deciduous Swamp Southern woodlot: adjacent to proposed wetlands. Once fringing habitat - Silver Maple Swamp. Deciduous Swamp
1c	Woodland channel	Swamp and/or Freshwater/Lowland Forest in function and lower slope and the Fresh Forest on lowland
2	Stormwater management pond	Grassland/meadow marsh and cultural meadow from thicket to lowland
3	Wetland pond/forest	Characteristics: - 300m x 80m - irregular shape - 1-1.5 m of open water and water to maintain species diversity and waterfowl use - permanent pond, dry in drought conditions - two patches of 7-10m deep ponds - canopy - to be from succession for waterfowl nesting and breeding - Wetland Pond 1 will receive water from the NHS channel on highway during any storm event above 2 year storm. There is a positive drainage from the Wetland Pond 1 to channel via the "natural" water will enter the channel via outfall after the gate event. - Wetland Pond 2 will receive water from the NHS channel during any storm event above 2 year storm. The channel bank back channel between the NHS channel and Wetland Pond 2 is designed as a one-way flow path by extending the bank channel on low level 1:4 slope across the wetland. After the gate event the excess water from the Wetland Pond 2 will drain back to the channel. - Wetland 2 is designed as a one-way flow path by extending the bank channel on low level 1:4 slope across the wetland. After the gate event the excess water from the Wetland Pond 2 will drain back to the channel.
4a	Grassland meadow	80% grassland 10% shrub
4b	Existing grassland	Cultural meadow, meadow marsh, and cultural thicket
4c	Grassland channel	80% grassland 10% shrub
4d	Public use fringing habitat	Existing channel from the sand beds near pond, a high water pasture near pond and NHS channel flow over into meadow marsh - meadow and 10 up two shallow pond areas.
5a	Public use	Two deep shaped ponds, with forest over at 100' ground areas, meadow water wetland throughout pond. Connected by spillways to NHS channel.
6	Area of Development	Outline of NHS and water area of development

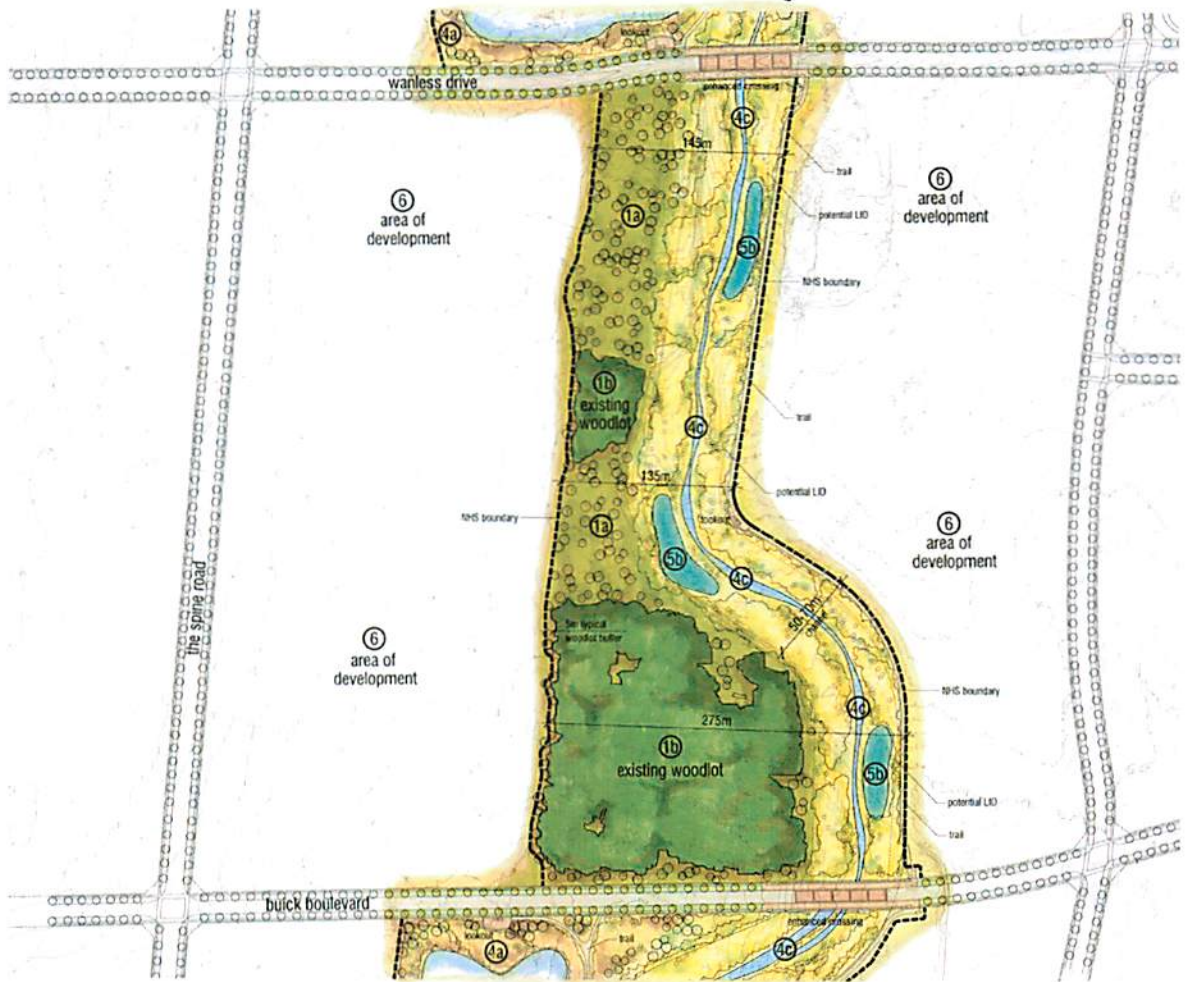


FIGURE 7

Channel Alignment with NHS Restoration
 Preliminary Conceptual Plan - Vignette Area 1
 Mount Pleasant Landowners Group - Northwest Brampton

Mar 19, 2009
 1:1500
 1-08198

G3-24



LEGEND:

Number	Name	Description
1a	New woodlot/forest restoration	Reconnect woodlots to increase total woodlot length and area by restoring areas that were historically logged and converted to agricultural uses. Conduct pre and post-development drainage studies to determine whether Freshwater Forest or Dry Fresh Forest supported. Use pit and mound technique to create complex microtopography with robust species or mounds and natural species in situ. Tree planting and natural seed dispersal from adjacent woodlots and areas of high quality riparianity (bluefield woodlots).
1b	Existing woodlot	Wanless woodlot (small) - Located just south of Wanless Drive is a Freshwater Fish Lotic Deciduous Forest. Wanless woodlot (large) - Disconnected from woodlot above and to the south is a Dry Fresh Oak-Hardwood Deciduous Forest with a Green Ash Mixed Deciduous Swamp in the northeast corner.
4c	Grassland channel	80% grassland 10% shrub
5b	Fish habitat	Four drop shaped ponds, with french drain at top, gravel areas, woody debris scattered throughout pond. Connected by culverts to NHS channel.
6	Area of Development	Outside of NHS and within area of development



FIGURE 8

Channel Alignment with NHS Restoration
 Preliminary Conceptual Plan - Vignette Area 2
 Mount Pleasant Landowners Group - Northwest Brampton

urbantech
 STONYBROOK
 SAVANTA
 sta

Date: Mar 19, 2009
 Scale: 1:1500
 Job No: 1-08106



FIGURE 9

Channel Alignment with NHS Restoration
 Preliminary Conceptual Plan - Vignette Area 3
 Mount Pleasant Landowners Group - Northwest Brampton

urbantech
 STONYBROOK
 SAVANTA

Recommended Natural Heritage System Policies

The Natural Heritage System policies recommended for approval (see Recommendation 3 xiv) meet a number of key planning objectives:

- emphasize that the Natural Heritage System will be based upon the findings and conclusions of the North West Brampton Landscape Scale Analysis and Subwatershed Study;
- define and protect the stream corridors, woodlands, wetlands and buffers that comprise the Natural Heritage designation shown on Figure 3;
- outline permitted uses and complementary purposes within the Natural Heritage System boundary while enabling minor modifications to the system boundary.
- describe the role of other environmental studies at subsequent stages of the approvals process, such as the Environmental Implementation Report at the Block Plan approval stage; and,
- specify that all lands located outside of the limits of the Natural Heritage System, shall be considered to be available for development.

In accordance with Recommendation 4 of this report, staff may undertake if necessary, further revisions to the current Natural Heritage System policies, and include this in the final Mount Pleasant Secondary Plan Official Plan Amendment recommended for adoption by City Council.

Implementation Principles

To support the City's ongoing efforts to develop a sustainable community context for the Mount Pleasant Secondary Plan, policy section 5.4.1 found at Appendix A of this report, proposes that the Natural Heritage System be based upon principles outlined in a document entitled "Implementation Principles for the Subwatershed Study dated November 24, 2009".

The "Implementation Principles for the Subwatershed Study dated November 24, 2009" document was developed by the City in collaboration with the Mount Pleasant Landowners Group, the consultant preparing the North West Brampton Landscape Scale Analysis and Subwatershed Study, Credit Valley Conservation and the Ministry of Natural Resources. It will be attached as an Appendix to the final Mount Pleasant Secondary Plan Official Plan Amendment recommended for adoption.

The "Implementation Principles for the Subwatershed Study dated November 24, 2009" document is attached hereto as Appendix L of this report. The document outlines in detail various technical aspects including the design, approval and implementation of the natural heritage system, stormwater management, preparation of a Fisheries

Compensation Plan, drainage density, the treatment of roads and road crossings, permitting requirements and other administrative matters. The following three schedules comprise attachments to the "Implementation Principles for the Subwatershed Study dated November 24, 2009" document, and include:

- Schedule A- A detailed drawing complete with twenty-four separate annotations that elaborate upon the Natural Heritage System shown on Figure 3 of this report;
- Schedule B- A draft work plan and schedule to facilitate the processing of Block Plan and subdivision applications concurrent with the projected September 2010 approval of the North West Brampton Landscape Scale Analysis and Subwatershed Study; and,
- Schedule C- design vignettes of the Huttonville Creek Stream Corridor prepared by the Mount Pleasant Landowners Group.

Given their significance for the success of Mount Pleasant as a sustainable community, staff is recommending that the "Implementation Principles for the Subwatershed Study dated November 24, 2009" document be approved, and that staff be directed to use this document as the basis for the Mount Pleasant Secondary Plan Natural Heritage System in the context of the North West Brampton Landscape Scale Analysis and Huttonville and Fletchers Subwatershed Study.

Current Status-Landscape Scale Analysis and Subwatershed Study

The impact testing of the various land uses shown on Figure 3 with respect to the recommended natural heritage system designation is anticipated for completion in early 2010. In accordance with the "Implementation Principles for the Subwatershed Study dated November 24, 2009" document, it is expected that the phase 2 impact testing results will support the recommended natural heritage system and that the study can then move into phase 3 (implementation), with a final approved Mount Pleasant Secondary Plan Landscape Scale Analysis and Subwatershed Study targeted for September 2010. Staff has the option to report back to the Planning, Design and Development Committee with the results of the ongoing Mount Pleasant Secondary Plan Landscape Scale Analysis and Subwatershed Study.

Financial Impact

Hemson Consulting is preparing an update to their financial analysis study to include the current Natural Heritage System and the recommended land uses shown on Figure 3 of this report. This financial study should be completed by the end of 2009, and the key findings will be outlined in the report transmitting the final Mount Pleasant Secondary Plan Official Plan Amendment to the January 27, 2010 meeting of City Council for recommended adoption. In this regard, City Council will have a detailed account of the financial implications of the Mount Pleasant Secondary Plan Natural Heritage System at that time.

However, given its scale and complexity, it is appropriate that the Planning, Design and Development Committee be provided an overview of the potential financial impact of the recommended natural heritage system. In this respect, the September 2009 Hemson Study indicates that the City's natural heritage system that went forward for the initial round of phase 2 impact testing as depicted on the Draft Official Plan Amendment Land Use Schedule (June 2009) attached as Appendix E hereto, would, during the 2013–2016 period, result in negative annual shortfalls of between \$333,000 and \$673,000, and from 2017, a surplus is estimated, increasing to about \$3.2 million at 2031, full build out of the community. By way of comparison, a more extensive natural heritage system (approximately 26% natural cover) would during the 2013-2019 period, result in negative annual shortfalls of between \$506,000 and \$2.2 million, with ongoing annual shortfalls of between \$19,000 and \$255,000

Landowner Submissions

Two landowners within the Secondary Plan area have provided comment with respect to the Natural Heritage System. Mr. Colin Chung of Glen Schnarr and Associates on behalf of Treeloa Farms Limited, and Mr. Carl Brawley on behalf of 720634 Ontario Limited, Their primary concern involves the Natural Heritage System features and stormwater management ponds shown on their client's lands. The City's consultant preparing the North West Brampton Landscape Scale Analysis and Subwatershed Study has provided Mr. Brawley and Mr. Chung with technical information to date. In this respect, they have the option of engaging environmental consultants that can review this work and liaise directly with the City's consultant to obtain a better understanding and exchange technical perspectives. Based upon the work to date and the advice provided by the City's consultant, the natural heritage system features and stormwater management ponds are likely to stay in the locations shown on Figure 3 and be reflected in the findings of the approved North West Brampton Landscape Scale Analysis and Subwatershed Study. However, the final size and location of the stormwater management ponds will be determined at the Block Plan approval stage.

Recreational Open Space

The recommended Recreational Open Space policies (See Recommendation 3 xv) support a distribution and hierarchy of new park sites throughout the Mount Pleasant Secondary Plan as shown on Figure 3 of this report. These recommended policies provide general provisions pertaining to recreational open space and specific policy directions regarding the existing Creditview/Sandalwood City Park and Neighbourhood Parks. In order to provide a variety of recreational opportunities, it is recommended that the "Neighbourhood Park" sites shown on Figure 3, be provided in accordance with the sub-categories, 'Local', 'Town Square', 'Parkette' and 'Vest Pocket' which shall be verified through the Block Plan approval stage.

The proposed Neighbourhood Park sub-categories are intended to provide recreational experiences for future residents through a variety of park sizes and flexible programming opportunities. The sub-categories are in accordance with the

Neighbourhood Park policies in the Official Plan and with respect to 'Local Parks' for instance, will generally be 1.2 to 2 hectares (3 to 5 acres) in size, provide a central common green space within both the immediate neighbourhood and the larger community and serve as key recreational and gathering spaces. The smallest sub-category, the 'Vest Pocket' park, would generally be 0.4 to 0.6 hectares (1 to 1.5 acres) in size, designed for passive uses and serve local neighbourhoods.

Finally, the preferred alignment for the extension of Sandalwood Parkway between Creditview Road and Mississauga Road may result in a small portion of the existing playing fields in the north-west section of the existing Creditview/Sandalwood City Park requiring removal in order to accommodate the crossing of the Huttonville Creek. Policy section 5.6.2.2 found at Appendix B requires that any impacts on the City park be subject to compensation to address any reduction in area, facilities or park functionality and that satisfactory arrangements for suitable compensation shall be made prior to Block Plan approval.

Transportation

The majority of recommended policy revisions to this section of the City's draft Official Plan Amendment involve minor changes in language and terminology to enhance clarity, as well inserting references to the approved Mount Pleasant Secondary Plan Transportation Master Plan and this will be contained in the final Official Plan Amendment recommended for adoption.

The majority of recommended policy revisions to this section of the City's draft Official Plan Amendment involve minor changes in language and terminology to enhance clarity, as well inserting references to the approved Mount Pleasant Secondary Plan Transportation Master Plan and this will be contained in the final Official Plan Amendment recommended for adoption.

However, Section 6.1.8 Roads, needs to be revised to provide a reference to future collector road crossings of Huttonville Creek as agreed to through the collaborative process between the City, agencies and landowners outlined in the previous section of this report. This negotiated process is reflected in the three double headed arrows on Figure 3 which show three key potential crossings of the Natural Heritage System.

The southerly arrow recognizes that the westerly extension of the "Station Road" collector west across James Potter Road, through the District Retail site and spanning Huttonville Creek. The northerly arrows depict (in addition to the extension of Buick Boulevard) two potential road crossings of Huttonville Creek in the area between Sandalwood Parkway and Wanless Drive. The ultimate number of collector road crossings of the natural heritage system will be subject to the submission of a Phase 3 and Phase 4 EA Transportation Study at the Block Plan approval stage and in the context of the ongoing evaluation of the Natural Heritage System through the Sub-watershed Study. Accordingly, the new recommended policy section 6.1.8 accommodates the need to balance the requirements of a functioning collector road

network and the extension of Sandalwood Parkway with the protection of the Natural Heritage System (see Recommendation 3. xvii).

The only other Transportation policy that staff are recommending be revised is Section 6.2.7. The reasons for these revisions is to correctly link options for the development of transit supportive land uses, densities and the implementation a transit oriented development to the more detailed cost sharing policies found in section 12.4 of the draft Official Plan Amendment (See Recommendation 3. xviii).

Stormwater Management

Staff is recommending revisions to policy section 7.2.2 and 7.2.5 to insert appropriate references to the "Implementation Principles for the Subwatershed Study dated November 24, 2009" document (See Recommendations 3. xix) and 3. xx). This is required because the guidelines and principles document contains information that is directly related to the storm water management ponds shown on Figure 3 of this report.

Cultural Heritage

Mr. Michael Gagnon, on behalf of the Mount Pleasant Secondary Plan Landowners Group, has requested revisions to the draft Cultural Heritage policies. In response, staff has developed new Cultural Heritage policies (see Recommendation 3.xxi). These policies strike a balance between the conservation of identified heritage resources and the requirement to develop the Mount Pleasant Secondary Plan area as an urban community. For example, the submission of a Heritage Resource Assessment Study enables an assessment of an identified cultural heritage resource in terms of it's stabilization, conservation, restoration, reuse or adaptive reuse prior to development approval to the satisfaction of the City. Furthermore, Section 8.11 specifies that prior to Block Plan approval, the City shall adopt a comprehensive cultural heritage resources strategy which will identify and prioritize cultural heritage resources for preservation in context of feasibility from a structural, land use, programming and financial perspective.

Growth Management

Staff have evaluated the residential densities generated by the Mount Pleasant Secondary Plan, other non-residential land uses and the area of the Natural Heritage System as defined by the Provincial Growth Plan. Accordingly, staff is recommending a development design density range of approximately 51-55 persons and jobs per hectare. This exceeds the Provincial Growth Plan target of 50 persons plus jobs per hectare, and assists in achieving the development of a sustainable, transit oriented community. The Mount Pleasant Secondary Plan Block Plans will set out appropriate implementation measures to finalize the persons and jobs per hectare design density. The recommended growth plan policy (see Recommendation 3 xxii) is as follows:

To ensure conformity with the Provincial Growth Plan and the City's Growth Management objectives, Secondary Plan Area 51 shall be planned to achieve a population in the order of 35,500 persons and employment in the order of 4,600 jobs,

resulting in a development design density of approximately 51-55 persons and jobs per hectare. The Block Plans will set out appropriate implementation measures to finalize the persons and jobs per hectare design density target.

MOUNT PLEASANT SECONDARY PLAN STUDIES

The Mount Pleasant Secondary Plan Studies are summarized at Appendix E of this report. Currently, the Community Design Study, the Alternative Design Standards Study and the Infrastructure Servicing Study have been approved. The Retail/Commercial Study, the Master Open Space Study and the Cultural Heritage and Archaeological Study are anticipated for approval by the end of 2009. The findings of the approved studies, and the preliminary results of the other studies, have been used to assist in the development of the current draft Mount Pleasant Secondary Plan Official Plan Amendment.

Malone Given Parsons Limited has been retained by the City to prepare a Compendium Study. The Study shall provide a consolidated overview of the legislative and policy framework, and the technical inputs to the ultimate land use plan and the secondary plan policies. This report will continue in parallel with the Secondary Plan and Subwatershed Study process to both inform and track the City's evaluation of the technical recommendations, and it will also articulate and communicate the rationale for the planning recommendations that have refined the land use plan presented to Council. At the end of the planning process, the report will have documented in a systematic and comprehensive manner, the technical inputs and planning decisions that have integrated and balanced the economic, planning and environmental issues to develop the Mount Pleasant community. The Compendium Study will be considered complete once staff has undertaken any revisions to the draft Official Plan Amendment between the December 7, 2009 Planning Design and Development Committee meeting and the January 27, 2010 City Council meeting. Copies of the final Compendium Study will be available from the Planning, Design and Development Department.

NEXT STEPS

Following the December 7, 2009 Planning, Design and Development Committee meeting, Staff will proceed to undertake the revisions to the draft official plan amendment recommended herein, including the use of appropriate discretion to craft adjustments/corrections to policies and schedules before submitting the final Official Plan Amendment for adoption at the January 27, 2010 Council meeting. It is anticipated that the phase 2 impact testing of the recommended natural heritage system and land uses depicted on Figure 3 of this report will be completed around the time of the January 27th Council meeting. In accordance with the "Implementation Principles for the Subwatershed Study dated November 24, 2009" document, it is expected that the phase 2 impact testing results will support the recommended natural heritage system and phase 3 of the study (implementation) can proceed. However, if the phase 2 impact testing recommends major changes to the natural heritage system, then additional

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rounds of testing will be completed as part of the overall North West Brampton Landscape Scale Analysis and Subwatershed Study.

Respectfully submitted,

Original Signed By

Original Signed By

Adrian Smith, MCIP, RPP
Director, Planning & Land
Development Services

John Corbett, MCIP, RPP
Commissioner, Planning
Design & Development

Attachments:

- Appendix A - Section 5.4 Natural Heritage System- Basis of System and Section 5.5 Natural Heritage System
- Appendix B- Section 5.6 Recreational Open Space
- Appendix C- Section 5.7.4.2 Place of Worship
- Appendix D- Section 8.0 Cultural Heritage
- Appendix E – Draft Official Plan Amendment Land Use Schedule (June 2009)
- Appendix F – Draft Official Plan Amendment (June 2009)
- Appendix G – Notes from the June 15, 2009 Public Meeting
- Appendix H – Summary Table of Public/Landowner Submissions
- Appendix I – Summary Table of Agency Submissions
- Appendix J – Summary Table of Mount Pleasant Secondary Plan Studies
- Appendix K – Draft Concept Site Plans for Mixed Use Areas 1 -4.
- Appendix L – “Implementation Principles for the Subwatershed Study dated November 24, 2009”.

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Appendix A

**Section 5.4 Natural Heritage System- Basis of System and
Section 5.5 Natural Heritage System**

5.4 NATURAL HERITAGE SYSTEM – BASIS OF SYSTEM

5.4.1 The boundaries of the Natural Heritage System shown on Schedule SP51 (a), and the provisions of this Chapter, reflect the initial findings of the North West Brampton Landscape Scale Analysis and Mount Pleasant Subwatershed Study, and reflect the principles outlined in the “Implementation Principles for the Subwatershed Study, 2009”, attached as Appendix __. The boundaries of the final Natural Heritage System are to be confirmed through the completion of the Mount Pleasant Subwatershed Study and may be refined through the Environmental Implementation Reports (EIRs), consistent with the principles outlined in Appendix __ including the Schedules and dimensions contained therein.

5.5 NATURAL HERITAGE SYSTEM - GENERAL PROVISIONS

5.5.1 Minor refinements to the boundaries of the final Natural Heritage System may be considered to reflect the differences in scale, and level of detail available through the preparation of the EIRs, and Functional Servicing Reports (FSRs). However, minor refinements shall not adversely impact the functions or result in any significant increase or decreases in size of the final Natural Heritage System.

5.5.2 The Natural Heritage System designation shown on Schedule SP 51(a) is comprised of Valleylands and Watercourse Corridors, Woodlands, Wetlands, and Environmental Buffers, as well as restoration areas and connecting corridors.

5.5.3 The final Natural Heritage System shall be zoned in a restrictive zoning designation to protect it from development and remain primarily in a natural state or, where possible, be restored and enhanced in accordance with the recommendations of the Mount Pleasant Subwatershed Study and consistent with the principles outlined in Appendix __ and attached Schedules.

5.5.4 Permitted uses and activities within the Natural Heritage System shall be limited to fish, wildlife and conservation management; limited infrastructure including road and municipal services crossings; stormwater management facilities and low impact development measures; natural heritage feature or area restoration and enhancement works; channel relocation and lowering; passive recreation facilities and uses such as trails, interpretative displays and signage; and site alteration to accommodate the above uses.

- 5.5.5** Lands located outside of the limits of the final Natural Heritage System shall be considered to be available for development as illustrated on Schedule SP51(a).
- 5.5.6** The Recreational Open Space System and the Natural Heritage System, are given a high profile within the community as visible and accessible public amenities, and are inter-connected to the greatest extent practicable where it has been demonstrated not to adversely impact the functions of the Natural Heritage System.
- 5.5.7** Pedestrian and cyclist linkages between the Natural Heritage System, Recreational Open Space facilities and school sites shall be provided where practical and it has been demonstrated not to adversely impact the functions of the Natural Heritage System. Such linkages shall be identified during the Block Plan Process and further refined during the processing of subdivision plans.
- 5.5.8** Notwithstanding the provisions of Sections 4.5.13.7 and 4.5.13.8 of the Official Plan, environmental buffers shall form part of the Natural Heritage System and be implemented in accordance with the principles outlined in Appendix __ and attached Schedules.
- 5.5.9** Notwithstanding the provisions of Section 4.5.6 of the Official Plan, the restoration of natural heritage features and areas shall be determined in accordance with the recommendations of the Mount Pleasant Subwatershed Study and consistent with the principles outlined in Appendix __ and attached Schedules.
- 5.5.10** The illumination of parking facilities shall be directed away from the Natural Heritage System and illumination of trails minimized to reduce disturbance to wildlife to the greatest extent practical.

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Appendix B-Section 5.6 Recreational Open Space

5.6 RECREATIONAL OPEN SPACE

5.6.1 General Provisions

- 5.6.1.1** The Recreational Open Space network provides parks and open space at local, community and city scale. In areas designated Recreational Open Space on Schedule SP51 (a), the range of permitted uses and development shall have regard for the provisions of Section 4.6.3 of the Official Plan and this Chapter.
- 5.6.1.2** In the interest of providing a variety of recreational opportunities at the Secondary Plan level, land designated Recreational Open Space on Schedule SP51 (a) shall be provided in accordance with the following sub-categories: 'City Park, Local Park, Town Square, Parkette and Vest Pocket Park', all of which shall be credited against the parkland dedication requirements. The community may also be complemented with additional forms of open space in the more urbanized nodes of the plan which would not be credited. The Recreational Open Space system may provide opportunities to buffer, enhance and/or creation linkages to the Natural Heritage System.
- 5.6.1.3** Owners of lands designated for park sites on SP51(a) shall enter into arrangements with the City for the purposes of conveyance of such lands to the City for park purposes. Conveyance of such lands will occur in accordance with the requirements of the Planning Act.
- 5.6.1.4** Detailed subdivision designs shall encourage safe pedestrian and cyclist linkages between the various components of the park hierarchy, school sites and the Natural Heritage System
- 5.6.1.5** In creating designs for parks and open space, regard shall be had for the latest design parameters established in the City of Brampton's Development Design Guidelines.
- 5.6.1.6** In further refining the open space network through the Block Plan and the Subdivision Approval process, parks shall incorporate, to the greatest extent practical, localized portions of existing tableland vegetation (e.g. high quality hedgerows, tree stands, specimen trees and other woodlands) that are not part of the Natural Heritage System, as determined through the North West Brampton Landscape Scale Analysis and Subwatershed Study.

5.6.1.7 Provided that the general intent of this Chapter is not compromised, adjustments may be made to the size and location of parks through the Block Planning and Subdivision Approval processes, to accommodate design or park dedication matters, without further amendment to this Chapter.

5.6.1.8 The illumination of recreational facilities, including parking areas and lighted playing fields, shall be directed away from the Natural Heritage System to minimize disturbance to wildlife, to the greatest extent practical.

5.6.2 City Park

5.6.2.1 City Parks provide green space at the City scale and serve as focal points for the City. Land designated City Park on Schedule SP51 (a) is known as 'Creditview/Sandalwood Park'. It is recognized as a major destination park for residents and visitors to the City. In accordance with the City-Wide Park policies of Section 4.6.3 and other relevant policies of the Official Plan, Creditview/Sandalwood Park shall be maintained as a part of the Open Space System incorporating both active and passive recreation areas and allowing a variety of recreational activities for all ages at varying intensities. In recognition of its major role as a City Park, Creditview/Sandalwood Park should be protected and enhanced for future generations.

5.6.2.2 Notwithstanding Section 5.6.2.1, adjustments to the boundaries and area of Creditview/Sandalwood Park may be considered in the context of establishing a surrounding urban context (changes in land uses, the extension of Sandalwood Parkway) having regard for the impacts on the park, and providing for suitable compensation to address any losses in areas, facilities or park functionality. Satisfactory arrangements for suitable compensation shall be made to prior to block plan approval.

5.6.2.3 Creditview/Sandalwood Park is traversed by the Huttonville Creek Stream Corridor and is located adjacent to other Woodlands and Wetlands, which comprise the Natural Heritage System. The environmental management of the City Park shall be in accordance with Sec. 4.5 policies of the Official Plan, and shall, to the greatest extent practical, incorporate sustainable practices, as appropriate.

5.6.2.4 City Parks provide active indoor and outdoor recreational and social opportunities for residents and shall be planned as focal

points for the community and generally located at the intersection of arterial roads or major thoroughfares.

5.6.2.5 Community buildings shall be located close to the major intersection to reinforce the community structure and civic identity, where appropriate. Entry/access points shall be located conveniently and incorporate a civic design theme. Parking shall be accommodated on site with minimum exposure to public roads.

5.6.2.6 The design of future hard and soft landscape elements and features will be consistent with the character of the community, the surrounding houses and other open space components. Hard and soft landscape elements and features will be designed to define and articulate activity areas, circulation, entry points, and seating/gathering areas.

5.6.3 Neighbourhood Parks

5.6.3.1 Neighbourhood Parks are intended to service the recreational needs of the immediate community. Neighbourhood Parks shall be provided at a service level equivalent to 0.5 hectares/1000 persons.

5.6.3.2 Lands designated Neighbourhood Park shall be developed in the general location indicated on Schedule SP51 (a) in accordance with the Neighbourhood Park policies of Section 4.6.3 and other relevant policies of the Official Plan. Provided that the general intent of this Chapter is not compromised, adjustments may be made to the size and location of Neighbourhood Parks, through the Block Planning and Subdivision Approval processes, to accommodate design or park dedication matters, without further amendment to this Chapter.

5.6.3.3 Where Neighbourhood Parks designated on Schedule SP51 (a) abut school sites, it is the intent of the City to co-operate with the relevant School Board(s) to co-ordinate the planning, development, access, maintenance and shared activity programming of school and park facilities. In such situations, the school site shall be located at the intersection of public roads.

5.6.3.4 The street pattern will ensure significant frontage of the Neighbourhood Park on adjacent streets to promote views and reinforce their focal nature. Streetscapes will be designed to reinforce the adjacent streets as primary streets within the

neighbourhood and to establish a consistent relationship between open space and built form.

5.6.3.5 Entry/access points to Neighbourhood Parks shall be located conveniently and incorporate a civic design theme.

5.6.3.6 Neighbourhood Parks will generally be 1.0 to 2.0 hectares (0.5 to 5 acres) in size.

5.6.3.7 In the interest of providing variety of recreational opportunities at the neighbourhood level, land designated Neighbourhood Parkland on Schedule SP51(a) shall be provided in accordance with the following sub-categories: 'Local', 'Town Square', 'Parkette', 'Vest Pocket'.

5.6.3.8 'Local'

5.6.3.8.1 Local Parks provide a central common green space within both the immediate neighbourhood and the larger community by serving as key recreational and gathering spaces for residents. Local Parks shall be planned as community focal points and located, preferably at the corner of a minimum of two public roads. There shall be at least one per Block Plan area.

5.6.3.8.2 Lands designated Local Park shall be developed in the general location indicated on Schedule SP51 (a) having regard for the Neighbourhood Park policies of Section 4.6.3 and other relevant policies of the Official Plan.

5.6.3.8.3 Where Local Parks designated on Schedule SP51 (a) abut school sites, it is the intent of the City to co-operate with the relevant School Board(s) to co-ordinate the planning, development, access, maintenance and shared activity programming of school and park facilities.

5.6.3.8.4 The street pattern will ensure significant frontage of the Local Park on adjacent streets to promote views and reinforce their focal nature. Streetscapes will be designed to reinforce the adjacent streets as primary streets within the community and to establish a consistent relationship between open space and built form.

5.6.3.8.5 Entry/access points to Local Parks shall be located conveniently and incorporate a civic design theme.

5.6.3.8.6 Local Parks will generally be 1.2 to 2 hectares (3 to 5 acres) in size.

5.6.3.9 'Town Square'

5.6.3.9.1 Town Squares provide central common green space within communities and serve as key social gathering spaces for residents. Town Squares should be planned as focal points of the community.

5.6.3.9.2 The street pattern shall ensure that Town Squares have a minimum of two public road frontages to promote views and reinforce their focal nature. Streetscapes will be designed to reinforce the adjacent streets as primary streets within the community and to establish a consistent relationship between open space and built form. Surrounding built form should accentuate the design and focus given to Town Squares and create attractive edges.

5.6.3.9.3 The design of Town Squares will seek to locate key features to terminate view corridors. The design of hard and soft landscape elements and features will be consistent with the character of the community, the surrounding houses and other open space components. Hard and soft landscape elements and features will be designed to define and articulate activity areas, circulation, entry points, and seating/gathering areas.

5.6.3.9.4 Entry/access points to Town Squares shall be located conveniently and should incorporate a civic design theme.

5.6.3.9.5 Town Squares will generally be 1.0 to 1.5 hectares (2.5 to 3.7 acres) in size. They may be smaller if situated in urban node areas, e.g. 0.25 to 0.75 hectares (0.6 to 1.85 acres).

5.6.3.10 Parkette

5.6.3.10.1 Parkettes provide active and passive recreation servicing the local residential or mixed use neighbourhood. Parkettes shall be planned as a central part of each neighbourhood.

5.6.3.10.2 The street pattern shall ensure that Parkettes have a minimum of two (but up to four) public road frontages to promote views and reinforce their focal nature. Streetscapes will be designed to reinforce the adjacent streets as primary streets within the neighbourhood and to establish a consistent relationship between open space and built form. Housing will front onto

Parkettes to create attractive street edges with minimal or no rear lotting (flankage condition preferred). Parkettes may also be located adjacent to valleylands to supply trail connectivity.

5.6.3.10.3 Parkette location is preferred to be separate from school blocks to improve open space distribution in the community and to prevent over use of the park. Some flexibility is available in these criteria.

5.6.3.10.4 The design of Parkettes should seek to locate key features to terminate view corridors and will be located to terminate view corridors. The design of hard and soft landscape elements and features will be consistent with the character of the community, the surrounding houses and other open space components. Hard and soft landscape elements and features will be designed to define and articulate activity areas, circulation, entry points, and seating/gathering areas.

5.6.3.10.5 Entry/access points to Parkettes shall be located conveniently and incorporate a civic design theme.

5.6.3.10.6 Parkettes will generally be 0.6 to 1.0 hectares (1.5 to 2.5 acres) in size.

5.6.3.11 'Vest Pocket'

5.6.3.11.1 Vest Pockets provide predominately soft landscaped areas and are designed for passive uses and limited active play. Vest Pockets shall be planned to service the local neighbourhood and supplement other neighbourhood park types and will be located where other types of Neighbourhood parks would be inappropriate.

5.6.3.11.2 The street pattern shall ensure that Vest Pockets have a minimum of two public road frontages. Streetscapes will be designed to reinforce the adjacent streets as primary streets within the neighbourhood and to establish a consistent relationship between open space and built form. Housing will front onto Vest Pockets to create attractive street edges.

5.6.3.11.3 Vest Pockets are designed to cater to areas that are physically separate from other parks due to natural or manmade features (e.g. valleys, roads, etc.).

5.6.3.11.4 Vest Pockets will generally be 0.4 to 0.6 hectares (1 to 1.5 acres) in size.

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Appendix C-Section 5.7.4.2 Place of Worship

5.7.4.2 The places of worship reserve sites may be zoned to also permit alternative use(s) by way of a Holding Zone which shall only be permitted to be removed through the lifting of a holding zone after the expiry of the retention period (i.e., five years from the date of assumption of the plan of subdivision). The holding designation shall be removed by an amendment to the Zoning By-Law subject to satisfying the following criteria:

- i) Availability of an alternative site or facility in the immediate vicinity, which maintains the minimum number of sites required for the secondary plan area;
- ii) The owner provides evidence to the satisfaction of the City that the site is not a viable place of worship site; and,
- iii) The owner provides details to demonstrate how the alternative development can be accommodated on the site, including but not limited to the provision for any public roads required to accommodate the alternative use, in conformity with all City standards and guidelines.

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Appendix D-Section 8.0 Cultural Heritage

8.0 CULTURAL HERITAGE

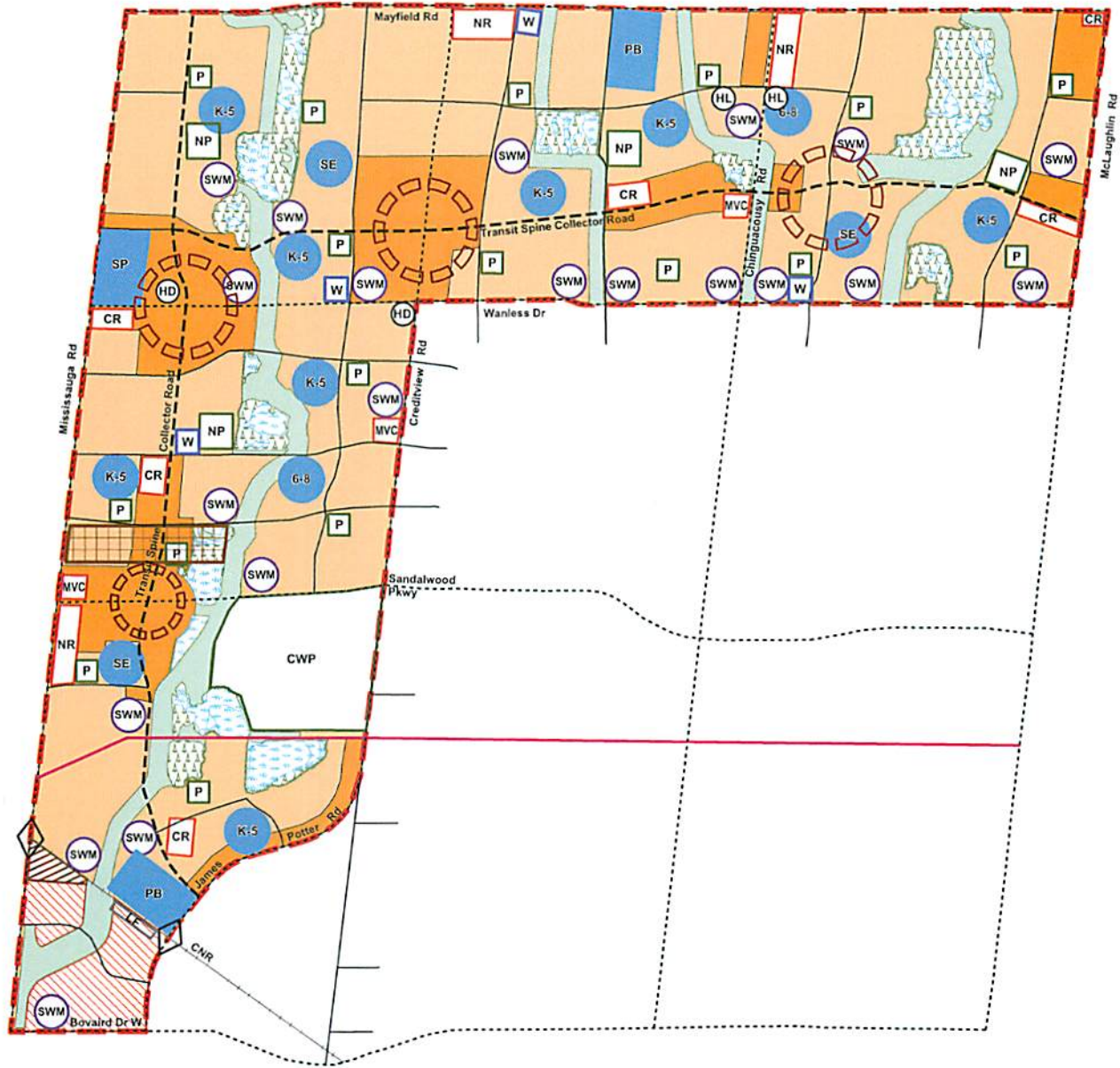
- 8.1** Conservation of cultural heritage resources within the Mount Pleasant Secondary Plan Area shall be undertaken in accordance with Appendix A of this Chapter and Section 4.9 and other relevant policies of the Official Plan.
- 8.2** Schedule SP51 (a) and Appendix A of this Chapter identifies cultural heritage resources "Recommended for Retention" by the approved Mount Pleasant Secondary Plan Cultural Heritage Component Study (approved Heritage Study). These resources are considered to be of cultural heritage value or interest and are recommended to be retained and conserved on their original sites, when/where deemed feasible from a structural, land use, programming and financial perspective. This includes the Alloa Cemetery at the south-west corner of Creditview Road and Wanless Drive. With respect to the Alloa Cemetery, the Cemeteries policies of section 4.8.13 of the Official Plan shall apply, and the regulations set out in the Cemeteries Act shall apply when development may impact burial sites, which are not registered cemeteries.
- 8.3** Except for the Alloa Cemetery, the Heritage Resource designations on Schedule SP51 (a) may be removed or relocated without the need for an amendment to this Chapter.
- 8.4** Cultural Heritage Resources will be identified for retention through the approved Heritage Study. The integration of identified cultural heritage resources into new development proposals based on their original use or an adaptive reuse is to be guided by a suitable Conservation Plan for each property. City Council shall obtain and consider, but not necessarily be bound by the recommendation of the Brampton Heritage Board as to whether existing Cultural Heritage Resources should be retained, relocated or demolished.
- 8.5** Where a development proposal will impact a cultural heritage resource identified for retention by the approved Heritage Study, the City shall require the preparation of a Heritage Resource Assessment which shall include a detailed Conservation Plan outlining requirements for stabilization, conservation, restoration, reuse or adaptive reuse prior to development approval, to the satisfaction of City.
- 8.6** All development adjacent to or incorporating a cultural heritage resource should, from a built form perspective be respectful of the

resource, having regard for scale, massing, setbacks, materials and design features.

- 8.7** All development in the Mount Pleasant Secondary Plan Area will require an appropriate Archaeological Assessment to be undertaken in accordance with the current technical guidelines set out by the Ministry of Culture. No grading or other disturbance shall take place on a property with respect to archaeological resources prior to issuance of a Letter of Clearance from the Ministry of Culture.
- 8.8** With respect to any cultural heritage resource identified for retention by the approved Heritage Study, landowners are required to provide letters of understanding agreeing to heritage designation under the Ontario Heritage Act.
- 8.9** Landowners are required to adequately maintain, protect, and secure any cultural heritage resource identified for retention in the approved Heritage Study.
- 8.10** Those cultural heritage resources identified for retention in the approved Heritage Study shall be subject to the standard subdivision financial security provisions. Upon completion of these conditions, to the satisfaction of the City, securities shall be reduced or released accordingly.
- 8.11** Prior to Block Plan approval, the City shall adopt a comprehensive cultural heritage resources strategy which will identify and prioritize cultural heritage resources for preservation in context of feasibility from a structural, land use, programming and financial perspective.

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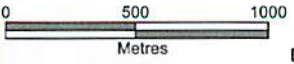
**Appendix E – Draft Official Plan Amendment Land Use
Schedule (June 2009)**



<p>ROAD NETWORK</p> <ul style="list-style-type: none"> - - - Transit Spine Collector Road - - - Arterial Road - Collector Road <p>NATURAL HERITAGE AND ENVIRONMENTAL MANAGEMENT</p> <ul style="list-style-type: none"> Stream Corridor Wetland Woodlot Stormwater Management Facility 	<p>INFRASTRUCTURE</p> <ul style="list-style-type: none"> TransCanada Gas Pipeline CNR Rail Line Grade Separation GO Layover Facility <p>INSTITUTIONAL</p> <ul style="list-style-type: none"> Public Junior Elementary School Site Public Senior Elementary School Site Separate Elementary School Site 	<p>RECREATIONAL OPEN SPACE</p> <ul style="list-style-type: none"> City-Wide Park Neighbourhood Park Parkette 	<p>RETAIL</p> <ul style="list-style-type: none"> District Retail Convenience Retail Neighbourhood Retail Motor Vehicle Commercial <p>RESIDENTIAL</p> <ul style="list-style-type: none"> Low/Medium Density Medium/Medium-High Density 	<p>OTHER</p> <ul style="list-style-type: none"> Heritage Resource Designated under the Ontario Heritage Act Heritage Resource Listed on the City of Brampton Register of Heritage Properties Mixed Use Norval Farm Supply Special Policy Area Peel Regional Police Association Special Policy Area Area Subject To This Amendment
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NOTES:

1. The land use designations are conceptual only, and will be further refined through the completion of the secondary plan studies, block plan and environmental assessment processes.
2. The detailed design/alignment of the collector roads, and the Transit Spine Collector Road, are to be determined through the integrated EA process as part of the block plan and subdivision approval.
3. The Natural Heritage and Environmental Management features and system are conceptual only, and will be further refined through the subwatershed study, and studies associated with block plan and subdivision process.
4. The Heritage Resource Designations on this schedule may be relocated or removed without the need for an amendment.



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Appendix F – Draft Official Plan Amendment (June 2009)

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Draft- June 8, 2009

**CHAPTER 51(A)
MOUNT PLEASANT
SECONDARY PLAN**

DRAFT AMENDMENT NUMBER OP2006-_____

**To the Official Plan of the
City of Brampton Planning Area**

June 8, 2009

AMENDMENT NUMBER OP06-

To the Official Plan of the

City of Brampton Planning Area

1.0 PURPOSE

The purpose of this amendment, together with Schedule SP 51(a), is to implement the policies of the City of Brampton Official Plan by establishing, in accordance with Section 5.4 and Section 4.14 of the Official Plan and the City's Growth Management Program, a policy framework and direction for detailed land use planning to guide the future development of a new community in the City of Brampton as outlined on Schedule SP 51(a), and to specify desired land use patterns, a transportation network and related policies to achieve superior, efficient, orderly and ecologically responsible urban development. Further, it sets out the planning controls to be used in implementing these policies. This Chapter will constitute the Mount Pleasant Secondary Plan.

2.0 LOCATION

The lands subject to this amendment are bounded by Mayfield Road to the north, Mississauga Road to the west, Bovaird Drive to the south, with the Fletcher's Meadow Secondary Plan area to the east. The lands are within an area described as Part of Lots 11 and 12, Concession 4, WHS, Lots 13 to 17, Concession 4, WHS, Lots 16 and 17, Concession 3, WHS and Lots 16 and 17, Concession 2, WHS, in the Geographic Township of Chinguacousy, now in the City of Brampton. The lands subject to this amendment are specifically indicated on Schedule SP51 (a) to this amendment.

3.0 AMENDMENT AND POLICIES THERETO

3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- i) by changing on Schedule "1", CITY CONCEPT thereto, the following:
 - a) the designation of "NORTH WEST BRAMPTON URBAN DEVELOPMENT AREA" to "OPEN SPACE SYSTEM" as shown on Schedule 'A' to this amendment.

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- ii) by changing on Schedule 'A', GENERAL LAND USE DESIGNATIONS thereto, the following:
 - a) the designation of "NORTH WEST BAMPTON URBAN DEVELOPMENT AREA" to "RESIDENTIAL " as shown on Schedule 'B' to this amendment;
 - b) the designation of "NORTH WEST BAMPTON URBAN DEVELOPMENT AREA" to "OPEN SPACE" as shown on Schedule 'B' to this amendment;
 - c) removing the designation of "SPECIAL LAND USE POLICY AREA 7" as shown on Schedule 'B' to this amendment; and,
 - d) removing the designation of "SPECIAL LAND USE POLICY AREA 5" as shown on Schedule 'B' to this amendment;

- iii) by changing on Schedule A2, RETAIL STRUCTURE thereto, the following:
 - a) by adding the designation "DISTRICT RETAIL" as shown on Schedule 'C' to this amendment;
 - b) by adding the designations "NEIGHBOURHOOD RETAIL" as shown on Schedule 'C' to this amendment; and,
 - c) by adding the designations "CONVENIENCE RETAIL" as shown on Schedule 'C' to this amendment.

- iv) by changing on Schedules 'B' & 'B1', CITY ROAD HIERARCHY and CITY ROAD RIGHT OF WAY WIDTHS thereto, the following collector road network alignments and right-of-way as shown on Schedules 'D' & 'E' to this amendment:
 - a) by adding the designation "COLLECTOR ROAD" with a right-of-way width 23-26 metres.

- v) by changing on Schedule 'C', TRANSIT NETWORK thereto, the following:
 - a) by adding the designation "PRIMARY TRANSIT CORRIDORS" as shown Schedule 'F' to this amendment.

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- vi) by changing on Schedules 'C1', MAJOR PATHWAY NETWORK thereto, the following:
 - a) by adding the designation "CITYWIDE PATHWAY NETWORK" as shown on Schedule 'G' to this amendment.

- vii) by changing on Schedule 'D' NATURAL HERITAGE FEATURES AND AREAS thereto, the following environmental features as shown on Schedule 'H' to this amendment:
 - a) by adding the "VALLEYLAND/WATERCOURSE CORRIDOR" designations.

- viii) by changing on Schedules 'E', MAJOR RECREATIONAL OPEN SPACE thereto, the following:
 - b) by adding the "Valleyland/Watercourse Corridor" areas as shown on Schedule 'I' to this amendment.

- viii) by changing on Schedule 'F' INFRASTRUCTURE, UTILITIES AND RESOURCES thereto, the following:
 - a) by adding the designation "PROPOSED WATERMAIN TRUNK" as shown on Schedule 'J' to this amendment; and,
 - b) by adding the designation "PROPOSED SANITARY TRUNK SEWER" as shown on Schedule 'J' to this amendment.

- ix) by changing on the "CULTURAL HERITAGE MAP" thereto, the following:
 - a) by deleting the areas designated as "CLASS B HERITAGE REOURCES" as shown on Appendix A to this amendment; and,
 - b) by adding the areas designated as "CLASS B HERITAGE REOURCES" as shown on Appendix A to this amendment.

- x) by changing Schedule 'G' SECONDARY PLAN AREAS thereto, the following:
 - a) by revising a section of the boundary shared between Secondary Plan Area 51 and Secondary Plan Area 41 to correctly portray the extension of James Potter Boulevard north

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of Bovaird Drive” as shown on Schedule ‘K’ to this amendment.

- xi) by changing Schedule ‘H’ COMMUNITY BLOCK PLAN AREAS thereto, the following:
 - a) by adding 51-1, shown as “BLOCK PLAN AREA 51-1” on Schedule ‘L’ to his amendment; and,
 - b) by adding 51-2, shown as “BLOCK PLAN AREA 51-2” on Schedule ‘L’ to his amendment.
- xii) by deleting therefrom, “Section 4.13.3.5 Special Land Use Policy Area 5 (Concession 4, W.H.S. Part of Lot 14).
- xiii) by deleting therefrom, “Section 4.13.3.7 Special Land Use Policy Area 7 (Part of the East Half of Lot 13, Concession 4, W.H.S.)”.
- xiv) by deleting therefrom, in Part II: SECONDARY PLANS under the heading “Area 51: Mount Pleasant Transit Oriented Community”, all of the text and substituting thereof the following: “ Chapter 51 of the Brampton Official Plan shall constitute the Mount Pleasant Secondary Plan”;
- xv) by adding to Part II, SECONDARY PLANS thereof, Schedule ‘M’ to this amendment:
- xvi) by adding to Part II, SECONDARY PLANS thereof, as Chapter 51, the following text:
- xvii) “Chapter 51: THE MOUNT PLEASANT SECONDARY PLAN (Official Plan Amendment OP06-_____)

1.0 PURPOSE

The purpose of this amendment, together with Schedule SP 51(a), is to implement the policies of the City of Brampton Official Plan by establishing, in accordance with Section 5.4 and Section 4.14 of the Official Plan and the City’s Growth Management Program, a policy framework and direction for detailed land use planning to guide the future development of a new community in the City of Brampton as outlined on Schedule SP 51(a), and to specify desired land use patterns, a transportation network and related policies to achieve superior, efficient, orderly and ecologically responsible urban development. Further, it

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sets out the planning controls to be used in implementing these policies. This Chapter will constitute the Mount Pleasant Secondary Plan.

The planning vision for Mount Pleasant Secondary Plan is for a transit-oriented community that promotes environmental sustainability and superior community design.

The planning vision sets out the framework for a new community in terms of the following major structural elements:

- i) a transit supportive spine road as a defining feature of the community through direct linkages to the Mount Pleasant GO Station and the integration of safe, effective and efficient modes of transportation including pedestrians, transit, cyclists and vehicles;
- ii) a natural heritage system that protects, preserves and enhances environmental features and functions while balancing the requirement to develop a complete and compact community in an urbanized context;
- iii) a variety of housing types and densities, including live work units in strategic locations;
- iv) mixed use nodes in key locations along the transit spine road that could comprise a variety of housing types as well as retail/commercial/office uses and live-work units;
- v) a road network and transit strategy that includes Sandalwood Parkway, Creditview Road, the northerly extension of James Potter Road and an internal collector road network; and,
- vi) community uses and features such as elementary, middle and secondary schools, a retail hierarchy consisting of district, neighbourhood, convenience and motor vehicle retail/commercial sites, park sites, heritage structures and place of worship sites;

The distinct planning vision for the area is in keeping with the overall principles of the Sustainable City Structure in

the Official Plan. The concept of sustainable development promotes a holistic approach to land use planning to achieve a balance between the social and economic needs of the community, and environmental conservation.

2.0 LOCATION

The lands subject to this amendment are bounded by Mayfield Road to the north, Mississauga Road to the west, Bovaird Drive to the south, with the Fletcher's Meadow Secondary Plan area to the east. The lands are within an area described as Part of Lots 11 and 12, Concession 4, WHS, Lots 13 to 17, Concession 4, WHS, Lots 16 and 17, Concession 3, WHS and Lots 16 and 17, Concession 2, WHS, in the Geographic Township of Chinguacousy, now in the City of Brampton. The lands subject to this amendment are identified on Schedule SP51 (a) to this amendment.

3.0 EFFECT OF THIS CHAPTER AND ITS RELATIONSHIP TO THE OFFICIAL PLAN

Lands subject to Secondary Plan Number 51 outlined on Schedule SP51 (a) shall be developed in accordance with the policies of this Chapter (Chapter 51 of Part II) and with Schedule SP51 (a), and also in accordance with all other relevant policies and schedules of the City of Brampton Official Plan.

An accurate understanding of all the policies pertaining to this Chapter can only be achieved by reading the overall Official Plan together with Chapter 51.

4.0 GOALS & OBJECTIVES

4.1 Planning Principles

The planning principles that have guided the detailed policies of this Chapter are based on the City's ecosystem approach to land use planning. The planning vision outlined below reflects both sustainable development and an ecosystem approach to land use planning.

The planning vision is to protect, restore and enhance natural features including streams, woodlands, trees, wetlands, fish and wildlife habitats and other functions that

constitute the ecosystem, while balancing the requirement to develop a complete and compact community in an urbanized context in a manner that is also financially sustainable. The recognition of the dynamic interrelationship of the elements of the biophysical community is a vital principle of ecosystem planning.

The predominant form of development that the community envisions is residential with a variety of housing types and densities, including live work units in strategic locations.

Development will be transit supportive through a spine road that functions as a defining feature of the community. The transit spine road provides direct linkages to the Mount Pleasant GO Station and the integration of safe, effective and efficient modes of transportation including pedestrians, transit, cyclists and vehicles. Mixed-use nodes will be provided in key locations along the transit spine road that could comprise a variety of housing types as well as retail/commercial/office uses and live-work units.

Together with Section 3.2 (Sustainable City Structure) of the Official Plan, the goals and objectives, which are founded on the planning vision and outlined below, provide the framework for the planning and development of the Mount Pleasant Secondary Plan. These goals and objectives will be implemented in accordance with the policies in Section 13 of this Chapter.

4.2 Goals

The Mount Pleasant Secondary Plan is planned to be a transit oriented community that is to be comprehensively designed based on the principles of environmental sustainability. The goals of the Mount Pleasant Secondary Plan are listed below:

- 4.2.1** To preserve, protect, restore and enhance natural environmental features and functions while balancing the requirement to develop a complete and compact community in an urbanized context in accordance with the policies of the Provincial Growth Plan.
- 4.2.2** To coordinate the staging and sequencing of development growth in conjunction with the provision of infrastructure and services required to support that growth, in accordance with the City of Brampton's Growth Management Program.

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4.2.3 To provide a variety of housing types and densities, including live work units in strategic locations, that are compatible with, and will benefit from, the visual and ecologically sustainable features and functions of the natural environment and cultural landscape of the area.

4.2.4 To support transit oriented development through:

- i) a transit spine road as a defining feature of the community through direct linkages to the Mount Pleasant GO Station and the integration of safe, effective and efficient modes of transportation including pedestrians, transit, cyclists and vehicles; and,
- ii) transit supportive uses and densities, including, but not limited to, townhousing and apartment buildings and mixed use nodes that could comprise a variety of housing types as well as retail/commercial/office uses and live-work units.

4.2.5 To develop excellence in community living based on the application of the following principles:

- i) a well balanced community in terms of an appropriate mix and distribution of residential densities and complementary uses;
- ii) the promotion of excellence in civic design in both the public and private realm;
- iii) an interconnected system of open space and recreational areas and natural features;
- iv) a range of recreational and community facilities that facilitate shared use where practical;
- v) integration of new development with existing residences and road patterns in and adjacent to the new community;
- vi) an attractive and ordered built form of appropriate building heights, massing, setbacks, streetscapes, gateways and architectural treatments;
- vii) efficient transportation links;

- viii) LEED Neighbourhood design, where practical; and,
- ix) practical and cost effective innovations to support the development of a sustainable community that encourages where possible, the application of low impact development, green building designs, approximate targets for an urban forest canopy, and incentives for restoring and enhancing natural features, where appropriate.

4.2.6 To implement the Mount Pleasant Secondary Plan by:

- i) coordinating the phasing of development with the provision of municipal services in accordance with the City's Growth Management Program; and,
- ii) achieving financial sustainability through the provision of municipal services in an efficient and financially prudent manner and by promoting development and planning policy that is self-supporting.

4.3 Objectives

Considering the goals outlined in the Official Plan and those set out in Section 4.2 of this Chapter, the following objectives constitute the basis for the formulation of the Mount Pleasant Secondary Plan:

- i) Plan for a well designed, mixed-use pedestrian friendly community that is of a superior built form for both public and private uses that provides a variety of housing forms and densities, employment opportunities and promotes public safety.
- ii) Establish a comprehensive transit and transportation strategy that maximizes and is designed to reduce the overall number of private automobile trips.
- iii) Identify a natural heritage system that balances the protection, preservation and enhancement of natural features and functions with the development principles of the Growth Plan to achieve a compact and complete community.

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- iv) Recognize and integrate the existing Fletcher's Meadow Secondary Plan and edges of Mayfield Road in the Town of Caledon and Mississauga Road to the west.
- v) Ensure that the provisions of the Growth Plan, including a density and employment target, and the City's Growth Management Strategy are implemented to ensure that growth occurs in an orderly fashion commensurate with the availability of infrastructure and community services.
- vi) Provide for the opportunity to apply alternative development standards at strategic locations in the Secondary Plan.
- vii) Include appropriate, cost effective and alternative planning and development standards to guide the development of the Mount Pleasant Community including, but not limited to, flexible zoning standards, on-street parking, reduced right-of way widths and laneways.
- viii) Identify a public open space system that is designed for an urban context that contains both active and passive facilities that are oriented towards the Transit Spin Road and linear pedestrian connections and where local serving facilities are within walking distance of neighbourhood precincts.
- ix) To preserve, protect, restore and enhance natural environmental features and functions while balancing the requirement to develop a complete and compact community in an urbanized context.
- x) To ensure that municipal services required for development of the Secondary Plan area, including the transportation network, are provided in an orderly, cost effective and timely manner, in accordance with the City's Growth Management Program;
- xi) To work jointly with Peel Region to coordinate the provision and timing of capital works;

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- xii) To promote financially self-supporting development using the strategic implementation of the following measures: growth management, development charges and costing sharing agreements as and where appropriate;
- xiii) To create an urban environment that provides for safe, functional and attractive residential neighbourhoods;
- xiv) To provide an integrated parks and open space networks, that supports the natural heritages system and has a clear functional relationship to the overall community and the neighbourhoods served;
- xv) To provide opportunities for recreational and natural links to the Huttonville Creek and the Fletcher's Creek;
- xvi) To promote connective pathways and trails to facilitate pedestrian and bicycle accessibility;
- xvii) To establish urban design guidelines that encourage the development of attractive, safe, and where appropriate, pedestrian-scale built forms within the community;
- xviii) To establish a consistently high level of urban design for the public and private realms through the adherence to the principles, policies and requirements of this Chapter;
- xix) To enhance the overall traffic capacity of the transportation system by improving the efficient of the existing road network in conjunction with construction of new links and improvements;
- xx) To promote the use of public transit in conjunction with land use policies that will provide the support and rider ship for an enhanced transit system;
- xxi) To encourage the development of a traffic circulation system that enhances personal mobility, travel choices, transit access and service throughout the Secondary Plan Area and the lands adjacent thereto; and,

- xxii) To support the Block Planning Process set out in Section 10 of this Chapter.

5.0 DEVELOPMENT POLICIES

The development policies for the Mount Pleasant Secondary Plan are founded on the planning principles, goals and objectives as outlined in Section 4.0 of this Chapter. The major land use designations for the Mount Pleasant Secondary Plan are shown on Schedule "A" – General Land Use Designations to the Official Plan. A more detailed land use pattern and supporting road network are identified on Schedule SP51 (a).

5.1 RESIDENTIAL

5.1.1 General Provisions

- 5.1.1.1** The various residential designations shown on Schedule SP51 (a) are categories in which the predominant land use is for low/medium density and medium/high density forms of housing. Proposals for residential development shall be considered in accordance with the policies of the Official Plan and this Chapter.

Complementary uses as set out in Part I of the Official Plan, or as specifically identified by other designations or policies in this Chapter, shall also be permitted in the various Residential designations, provided that they are integrated in an appropriate manner with adjacent residential uses.

- 5.1.1.2** Where residential use is proposed adjacent to arterial roads, railway lines, or other noise sources, studies to determine the need for noise attenuation measures shall be completed to the satisfaction of the City of Brampton and the appropriate agencies.
- 5.1.1.3** Any proposals for residential development will have regard for the transition and physical integration with adjacent forms of development and effective separation and buffering from major roads and other noise sources.
- 5.1.1.4** Existing dwellings or buildings located on lands designated for residential development shall continue to

have direct access to an arterial road, until such time as access from an alternative road becomes available or the property is redeveloped.

- 5.1.1.5** Residential designations adjacent to the Natural Heritage System shown on Schedule SP 51(a) shall be shaped, oriented and developed in a manner that is compatible and complementary to the Natural Heritage System

5.1.2 Low and Medium Density Residential

- 5.1.2.1** In areas designated Low and Medium Density Residential on Schedule SP51 (a), the following shall apply, subject to Section 5.1.1 of this Chapter:

- i) Permitted uses shall include single-detached, semi-detached and townhouse structural types;
- ii) A maximum density of 30 units per net residential hectare (12 units per net residential acre) shall be permitted;
- iii) A minimum lot frontage of 9.0 metres for single detached and semi-detached and 6.0 metres for townhouse dwellings shall be required. Notwithstanding the above, laneway-based townhouse dwelling lot frontages may be reduced to a minimum of 4.4 metres; and,
- iv) Notwithstanding the applicable policies in the Official Plan, at least 50% of the overall development within the Low-Medium Density Residential designation shall be single detached structural units.

5.1.3 Medium High Density Residential

- 5.1.3.1** In areas designated Medium High Density Residential on Schedule SP51 (a), the following shall apply, subject to Section 5.1.1 of this Chapter:

- i) Permitted uses shall include single-detached, semi-detached, apartments, duplexes, maisonettes triplexes, and townhouse structural types; as well as live/work units;

- ii) A maximum density of 50 units per net residential hectare (20 units per net residential acre) shall be permitted;
- iii) A minimum lot frontage of 9 metres for single detached and semi-detached and 6 metres for townhouse dwellings shall be required. Notwithstanding the above, laneway-based townhouse dwelling lot frontages may be reduced to a minimum of 4.4 metres;
- iv) The boundary of the medium high density residential designations shall be interpreted as being approximate and shall be further refined at the Block Plan stage;
- v) The physical integration of the medium high density residential designations with the mixed-use designations shall be further refined at the Block Plan stage, including, but not limited to, determining the range of uses, density and built form,
- vi) An proposals for apartments, duplexes, maisonettes, and triplexes will have regard for the achievement of acceptable transition and physical integration with lower density forms of development and minimize shadowing and the overlooking of lower density residential forms

Special Policy Area (Norval Farm Supply)

5.1.3.2 The Norval Farm Supply lands on Schedule SP 51(a) comprise a triangular shaped parcel defined by Mississauga Road and the CNR rail line. Due to access and noise constraints, re-development of these lands are better suited for commercial and/or higher density residential uses. Re-development of this Special Policy Area will require the submission of an application to amend this Chapter and the zoning by-law, and be based on various supporting studies to be determined by the City including, but not limited to, demonstrating that noise can be mitigated, access can be achieved, impacts on the abutting Huttonville Creek can be minimized and that the development can be well integrated with abutting lands. Nothing in this policy section or Chapter

prevents the existing permitted agricultural use from continuing, in accordance with the applicable policies of the Official Plan and current zoning for the subject lands.

Special Policy Area (Peel Regional Police Association)

5.1.3.3 The Peel Regional Police Association lands on Schedule SP 51(a) comprise a longstanding use associated with agriculture and private recreation. In order to provide a complete community in accordance with Section 4.0 of this Chapter, these lands could be re-developed for residential uses, including a proposed park site, a segment of the transit collector road and a portion of the natural heritage system as depicted on Schedule SP 51(a). Re-development of this Special Policy Area will require the submission of an application to amend the zoning by-law, and be based on various supporting studies to be determined by the City including, but not limited to, evaluating access, incorporating the Transit Spine Collector Road, and ensuring that the Wetland, Woodland and Stream Corridor designations can be accommodated in accordance with Section 5.4 of this Chapter. Nothing in this policy section or Chapter prevents the existing permitted private recreation and agricultural use from continuing, in accordance with the applicable policies of the Official Plan and current zoning for the subject lands.

Special Policy Area (Fire Station)

5.1.3.4 A Fire Station is located in a portion of the land designated Community Park on Schedule SP51 (a) (the Creditview/Sandalwood Park). The Fire Station is intended to remain in accordance with Section 4.15.5 of the Official Plan. If an alternate location for the Fire Station is confirmed by the City, then the residuals lands can revert to the Community Park designation in accordance with Section 5.5 of this Chapter without the need for an Official Plan Amendment.

5.1.4 Live-Work

5.1.4.1 Live-Work units in the Medium High Density Residential Designation shall be subject to the general provisions of

Section 4.2.14 of the Official Plan, and to the further provisions of this Chapter.

- 5.1.4.2** The physical integration of live/work units in the medium high density residential designations, including, but not limited to determining permitted uses, built form, the proportion of non residential floor areas and minimum lot frontages, shall be further refined at the Block Plan stage.

5.2 MIXED- USE

5.2.1 General Provisions

- 5.2.1.1** Lands designated Mixed-Use on Schedule SP51 (a) are intended to accommodate mixed-use development incorporating a combination of commercial, retail, office, institutional, open space, recreational, low and medium density residential, medium high density residential and live-work uses in accordance with the provisions of Section 4.10.3.4 and other relevant policies of the Official Plan and this Chapter.

- 5.2.1.2** A maximum residential density of 70 units per net residential hectare (28 units per net residential acre) shall be permitted.

- 5.2.1.3** The boundary of the mixed-use designations shall be interpreted as being approximate and shall be further refined at the Block Plan stage.

- 5.2.1.4** The physical integration of the mixed-use designation with the medium high density residential designation shall be further refined at the Block Plan stage, including, but not limited to, determining the type, range and mix of uses and built form

5.3 EMPLOYMENT

5.3.1 General Provisions

- 5.3.1.1** In keeping with the hierarchical order of existing and proposed commercial development in the secondary plans adjacent to the Mount Pleasant Secondary Plan, the commercial designations shown on Schedule SP 51(a) are intended to fulfill the weekly shopping needs of the

surrounding community. As such, only those commercial sites designated on Schedule SP 51(a) shall be permitted.

5.3.1.2 To ensure functionality and land use compatibility, the development of commercial designations on Schedule SP51 (a) shall be subject to the following policies:

- i) enhanced architectural and streetscape treatments, in accordance with the urban design policies of the Official Plan and this Chapter;
- ii) outdoor storage or display of goods or materials as the principal use shall be prohibited;
- iii) provision shall be made to minimize adverse impacts on adjacent residential uses through landscaping and buffering treatments. The illumination of parking facilities shall be directed away from nearby residences to minimize intrusion and glare upon residential properties; and,
- iv) adequate off-street parking facilities shall be provided in accordance with acceptable standards to satisfy the requirements of employees and customers.

5.3.2 District Retail

5.3.2.1 The lands designated District Retail on Schedule SP51 (a) shall permit the range of uses and be developed in accordance with the provisions of Section 4.2.10 and other relevant policies of the Official Plan.

5.3.2.2 Notwithstanding Section 5.3.2.1, major freestanding office development shall be permitted in the District Retail designation based on planned transit and transportation infrastructure and the development of the Mount Pleasant GO Station as a mobility hub. The extent of office development shall be further refined at the Block Plan stage, including, but not limited to, F.S.I building height, floor area, the type of office uses and built form

5.3.2.3 The development of lands within the District Retail designation shall be subject to development standards, including landscaping, buffering, building and parking setbacks to minimize potential impacts on the abutting "Watercourse Designation" that comprises a section of Huttonville Creek.

5.3.3 Neighbourhood Retail

5.3.3.1 The lands designated Neighbourhood Retail on Schedule SP51 (a) shall permit the range of uses and be developed in accordance with the provisions of Section 4.2.11 and other relevant policies of the Official Plan.

5.3.4 Convenience Retail

5.3.4.1 The lands designated Convenience Retail on Schedule SP51 (a) shall permit the range of uses and be developed in accordance with the provisions of Section 4.2.11 and other relevant policies of the Official Plan.

5.3.5 Motor Vehicle Commercial

5.3.4.1 The lands designated Motor Vehicle Commercial on Schedule SP51 (a) shall permit the range of uses and be developed in accordance with the provisions of Section 4.2.13 , this Chapter and other relevant policies of the Official Plan.

5.3.4.1 Where a motor vehicle commercial development is proposed, it shall be designed so as to minimize the impact upon adjacent residential uses, through landscaping and the erection of fences and walls. The illumination of parking facilities shall be directed away from nearby residences to minimize intrusion and glare upon residential properties. Traffic access arrangements shall be established in accordance with the requirements of the City and other road authorities having jurisdiction.

5.3.4.2 Drive-through facilities shall not be permitted on the lands designated Motor Vehicle Commercial on Schedule SP 51(a).

5.4 NATURAL HERITAGE AND ENVIRONMENTAL MANAGEMENT

5.4.1 General Provisions

5.4.1.1 In areas designated within the Natural Heritage and Environmental Management System shown on Schedule SP51 (a) the general locations, and configurations of the natural features and areas have been defined through the Mount Pleasant Landscape Scale Analysis and

Subwatershed Study. The exact boundaries, significance and environmental management requirements for the watercourses, woodlands, wetlands and terrestrial features shall be confirmed through detailed studies and plans, as part of the Block Plan Process, and may be revised without further amendment to this Chapter. These studies may include:

- i) Environmental Implementation Report;
- ii) Environmental Impact Study;
- iii) Stormwater Management Study; and,
- iv) Functional Servicing Report.

5.4.1.2 Other natural features such as swales, trees and hedgerows, as defined by the Mount Pleasant Landscape Scale Analysis and Subwatershed Study, recommendations and/or determined through detailed evaluation, to be worthy of preservation, shall be protected and incorporated into the Natural Heritage System, Open Space and parkland system and development projects, to the greatest extent practicable. The need to protect such natural features shall be assessed in the context of the overall planning objectives for the Mount Pleasant Secondary Plan, and the City's ability to acquire and maintain these natural features in a sustainable fashion.

5.4.1.3 It is the intent of this Chapter to ensure that Recreational Open Space, including parks and open spaces are given a high profile within the community as visible and accessible public amenities, and connected to the Natural Heritage System, to the greatest extent practicable. To this end, continuous road frontage will be provided along the Natural Heritage System and/or Recreational Open Space, however, that this shall not be the cause of any realignment of any watercourse corridors, or encroachment into woodlands or wetlands. Uses permitted by this Chapter may also be permitted adjacent to the edges of the Natural Heritage System. The Community Block Plan Process (including the Environment Implementation Report and associated studies), will determine confirm the extent of continuous road frontage adjacent to such features

5.4.1.4 Pedestrian and cyclist linkages between the Natural Heritage System and the recreational open space network,

parks and school sites shall be defined during the Block Plan Process and further refined during the processing of subdivision plans.

5.4.2 Stream Corridor

5.4.2.1 Areas designated Stream Corridor on Schedule SP51 (a) shall be protected from development and remain primarily in a natural state, or be restored and enhanced where possible, in accordance with the recommendations of the Mount Pleasant Landscape Scale Analysis and Subwatershed Study. These corridors may be utilized for complementary uses in accordance with the provisions of this Chapter and other relevant policies of the Official Plan and the recommendations of the approved Mount Pleasant Landscape Scale Analysis and Subwatershed Study. The extent of the Stream Corridor designation and any additional complementary uses shall be confirmed through the preparation of an Environmental Implementation Report to the satisfaction of the City of Brampton.

5.4.2.2 Areas designated Stream Corridor on Schedule SP51 (a) include natural corridors that currently contribute to the ecological integrity of the subwatersheds of the Huttonville Creek and Fletcher's Creek. The final limit (subject to minor adjustments at the Block planning stage) of the Stream Corridors for the Huttonville Creek is generally shown on Schedule SP 51(a). For the Fletcher's Creek Stream Corridors, Schedule SP 51(a) identifies corridor widths of 50 to 90 metres. The final limit of the Stream Corridor designations will be determined through at the block plan stage through an Environmental Implementation Report to the satisfaction of the City of Brampton. The watercourses and drainage features within the defined Stream Corridor designation may be altered or realigned as part of the Block Plan stage, provided it is demonstrated that the current ecological function and integrity of the Subwatershed and the adjacent and associated natural features and functions are protected. Any residual lands shall revert to the adjacent land use designation without the necessity of further amendment to this Chapter.

5.4.2.3 Notwithstanding the provisions of Sections 4.5.13.7 and 4.5.13.8 of the Official Plan, the appropriate buffers shall

be determined if and where necessary at various stages of the development approvals process.

5.4.2.4 The illumination of parking facilities shall be directed away from nearby Stream Corridor designations to minimize disturbance to wildlife to the greatest extent practical.

5.4.3 Wetland

5.4.3.1 Areas designated Wetland on Schedule SP51 (a) are to be protected. Wetlands will remain in a natural state, or restored and enhanced in accordance with the recommendations of the Mount Pleasant Landscape Scale Analysis and Subwatershed Study. The wetlands may be utilized for complementary uses in accordance with Section 4.5.9 and other relevant policies of the Official Plan and the recommendations of the approved Mount Pleasant Landscape Scale Analysis and Subwatershed Study. The extent of the Wetland, and any permitted complementary uses, shall be confirmed through the preparation of an Environmental Implementation Report to the satisfaction of the City of Brampton.

5.4.3.2 Notwithstanding the provisions of Sections 4.5.13.7 and 4.5.13.8 of the Official Plan, the appropriate buffers shall be determined if and where necessary at various stages of the development approvals process.

5.4.3.3 The illumination of parking facilities shall be directed away from nearby Wetland designations to minimize disturbance to wildlife to the greatest extent practical.

5.4.4 Woodlot

5.4.4.1 Areas designated as Woodlot on Schedule SP51 (a) are tableland woodlands that are identified in the approved Mount Pleasant Landscape Scale Analysis and Subwatershed Study for their significance by a process of evaluation and prioritization.

5.4.4.2 Linkages to Woodlots shall occur when it is demonstrated there is value added from an environmental perspective, and an acquisition strategy has been determined that is financially supportive and sustainable.

- 5.4.4.3** Lands designated Woodlot on Schedule SP51 (a) shall remain in a natural state and may be used for complementary purposes in accordance with the relevant policies of the Official Plan and the recommendations of the Mount Pleasant Landscape Scale Analysis and Subwatershed Study. The extent of a Woodlot to be protected shall be confirmed through the preparation of an Environmental Implementation Report to the satisfaction of the City of Brampton. Any residual lands shall revert to the adjacent land use designation without the necessity of further amendment to this Chapter.
- 5.4.4.4** Notwithstanding the provisions of Sections 4.5.13.7 and 4.5.13.8 of the Official Plan, the appropriate buffers shall be determined if and where necessary at various stages of the approvals process.
- 5.4.4.5** The illumination of parking facilities shall be directed away from nearby Woodlot designations to minimize disturbance to wildlife to the greatest extent practical.

5.5 RECREATIONAL OPEN SPACE

5.5.1 General Provisions

- 5.5.1.1** The Recreational Open Space network provides parks and green space at a city-wide scale and serves as gathering places for the local community. In areas designated Recreational Open Space on Schedule SP51 (a), the range of permitted uses and development shall be in accordance with the provisions of Section 4.6.3 of the Official Plan and this Chapter.
- 5.5.1.2** Owners of lands designated for park sites on Schedule SP51 (a) shall enter into a Parkland Agreement with the City for the purpose of purchase and conveyance of such lands to the City. Title to such lands shall be conveyed free of any encumbrances for development.
- 5.5.1.3** Detailed subdivision designs shall encourage safe pedestrian and cyclist linkages between the various components of the park hierarchy, school sites and the Natural Heritage System.
- 5.5.1.4** In further refining the open space network through the Block Plan and the subdivision approval process, parks

shall incorporate, to the greatest extent practical, localized portions of existing high quality hedgerows, tree stands and other woodlands that are not part of the Natural Heritage System, as appropriate.

5.5.2 City-Wide Park

5.5.2.1 City-Wide Parks provide green space at the City scale and serve as focal points for the City. Land designated Community Park on Schedule SP51 (a) is known as Creditview/Sandalwood Park. It is recognized as a major destination park for residents and visitors to the City. In accordance with the City-Wide Park policies of Section 4.6.3 and other relevant policies of the Official Plan, Creditview/Sandalwood Park shall be maintained as a part of the Open Space System incorporating both active and passive recreation areas and allowing a variety of recreational activities for all ages at varying intensities. In recognition of its major role as a City-Wide Creditview/Sandalwood Park should be protected and enhanced for future generations.

5.5.2.2 The Creditview/Sandalwood Park is traversed by the Huttonville Creek watercourse corridor and is located adjacent to other Woodlots and Wetlands, that comprise the Mount Pleasant Community's Natural Heritage System. The environmental management of the Park shall be in accordance with Sec. 4.5 policies of the Official Plan, to the greatest extent practical.

5.5.2.3 City-Wide Parks provide active indoor and outdoor recreational and social opportunities for residents and shall be planned as focal points for the community and generally located at the intersection of arterial roads or major thoroughfares.

5.5.2.4 Community buildings shall be located close to the major intersection to reinforce the community structure and civic identity. Entry/access points shall be located conveniently and incorporate a civic design theme. Parking shall be accommodated on site with minimum exposure to public roads.

5.5.2.5 The design of hard and soft landscape elements and features will be consistent with the character of the community, the surrounding houses and other open space

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components. Hard and soft landscape elements and features will be designed to define and articulate activity areas, circulation, entry points, seating/gathering areas.

5.5.3 Neighbourhood Park

- 5.5.3.1** Neighbourhood Parks provide a central common green space within neighbourhoods and serve as key recreational and gathering spaces for residents. Neighbourhood Parks shall be planned as focal points for a neighbourhood and located, preferably at the corner of two public roads.
- 5.5.3.2** Lands designated Neighbourhood Park shall be developed in the general location indicated on Schedule SP51 (a) in accordance with the Neighbourhood Park policies of Section 4.6.3 and other relevant policies of the Official Plan. Provided that the general intent of this Chapter is not compromised, adjustments may be made to the size and location of Neighbourhood Parks, through the Block Planning and subdivision approval processes, to accommodate design or park dedication matters, without further amendment to this Chapter
- 5.5.3.3** Where Neighbourhood Parks designated on Schedule SP51 (a) abut school sites, it is the intent of the City to co-operate with the relevant School Board(s) to co-ordinate the planning, development, access, maintenance and shared activity programming of school and park facilities. In such situations, the school site shall be located at the intersection of public roads.
- 5.5.3.4** The street pattern will ensure significant frontage of the Neighbourhood Park on adjacent streets to promote views and reinforce their focal nature. Streetscapes will be designed to reinforce the adjacent streets as primary streets within the neighbourhood and to establish a consistent relationship between open space and built form.
- 5.5.3.5** Entry/access points to Neighbourhood Parks shall be located conveniently and incorporate a civic design theme.
- 5.5.3.6** Neighbourhood Parks will generally be 1.2 to 2 hectares (3 to 5 acres) in size and be provided at a service level

equivalent to minimum of 0.5 ha/1000 persons, in accordance with the recommendations in the City of Brampton's Parks, Culture and Recreation Master Plan.

5.5.4 Parkette

5.5.4.1 Parkettes provide central common green space within neighbourhoods and key social gathering spaces for residents. Parkettes shall be planned as focal points of the neighbourhood.

5.5.4.2 Lands designated Parkette shall be developed in the general location indicated on Schedule SP51 (a) in accordance with the Neighbourhood Park policies of Section 4.6.3 and other relevant policies of the Official Plan. Provided that the general intent of this Chapter is not compromised, adjustments may be made to the size and location of Parkettes, through the Block Planning and subdivision approval processes, to accommodate design or park dedication matters, without further amendment to this Chapter

5.5.4.3 The street pattern shall ensure that Parkettes have a minimum of two public road frontages to promote views and reinforce their focal nature. Streetscapes will be designed to reinforce the adjacent streets as primary streets within the neighbourhood and to establish a consistent relationship between open space and built form. Housing will front onto Parkettes to create attractive street edges.

5.5.4.4 Parkette features will be located to terminate view corridors. The design of hard and soft landscape elements and features will be consistent with the character of the community, the surrounding houses and other open space components. Hard and soft landscape elements and features will be designed to define and articulate activity areas, circulation, entry points, seating/gathering areas.

5.5.4.5 Entry/access points to Parkettes shall be located conveniently and incorporate a civic design theme.

5.5.4.6 Parkettes will generally be 0.6 to 1.2 hectares (1.5 to 3 acres) in size.

5.6 INSTITUTIONAL**5.6.1 General Provisions**

5.6.1.1 In areas designated Institutional on Schedule SP52 (a) permits the range of uses and be developed in accordance with the provisions of Section 4.8 of the Official Plan and this Chapter.

5.6.1.2 The development of Institutional buildings such as schools and places of worship shall recognize their civic importance in reinforcing their focal significance.

5.6.2 Elementary Schools

5.6.2.1 Sites designated Public Junior Elementary School, Public Senior Elementary School and Separate Elementary School on Schedule SP51 (a) permit the range of uses, and shall be developed in accordance with, the provisions of Section 4.8.6 of the Official Plan and this Chapter.

5.6.2.2 If any Public Junior Elementary School, Public Senior Elementary School and Separate Elementary School or part thereof is not required by either the Peel District School Board or the Dufferin-Peel Catholic District School Board, Low and Medium Density residential uses shall be permitted in accordance with the provisions of this Chapter.

5.6.2.3 Designated Public Junior Elementary School, Public Senior Elementary School and Separate Elementary School sites are assigned to satisfy anticipated long term requirements of the two School Boards. Locational variations to school sites are permitted at the draft plan of subdivision or zoning approval stage in order to improve development design, the centrality of the site to its service area or its functionality.

5.6.2.4 Relevant draft plans of subdivision shall include designated School sites as appropriate with a shape, size and frontage satisfactory to the relevant School Board. Educational facility sites shall be dual zoned and landowners will be required to submit at the draft plan of subdivision an alternative lotting plan to facilitate development should the site not be used for educational facility purposes.

5.6.3 Secondary School

5.6.3.1 Areas designated Public Secondary School Site and Separate Secondary School site on Schedule SP51a) permits the range of uses and shall be developed in accordance with the provisions of Section 4.8.6 of the Official Plan and this Chapter.

5.6.3.2 If any Secondary School Site or part thereof is not required by either the Peel District School Board or the Dufferin-Peel Catholic District School Board, Low and Medium Density residential uses shall be permitted in accordance with the provisions of this Chapter.

5.6.3.3 Designated Secondary School Sites are assigned to satisfy anticipated long term requirements of the two School Boards. Locational variations to school sites are permitted at the draft plan of subdivision or zoning approval stage in order to improve development design, the centrality of the site to its service area or its functionality.

5.6.3.4 Relevant draft plans of subdivision shall include designated Secondary School Site as appropriate with a shape, size and frontage satisfactory to the relevant School Board. Educational facility sites shall be dual zoned and landowners will be required to submit at the draft plan of subdivision an alternative lotting plan to facilitate development should the site not be used for educational facility purposes.

5.6.4 Place of Worship

5.6.4.1 Lands designated Place of Worship on Schedule SP 51(a) indicate sites with a minimum area of 0.6 hectares (1.5 acres) to be reserved for place of worship purposes subject to Section 4.8.8 of the Official Plan and the following policy.

5.6.4.2 The places of worship reserve sites may be zoned to also permit alternative use(s) which shall only be permitted through the lifting of a holding zone after the expiry of the retention period (i.e., five years from the date of assumption of the plan of subdivision). The holding designation shall be removed by an amendment to the

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Zoning By-Law subject to satisfying the following criteria:

- i) availability of an alternative site or facility in the immediate vicinity, which maintains the minimum number of sites required for the secondary plan area;
- ii) the owner provides evidence to the satisfaction of the City that the site is not a viable place of worship site; and,
- iii) the owner provides details to demonstrate how the alternative development can be accommodated on the site, including but not limited to the provision for any public roads required to accommodate the alternative use, in conformity with all City standards and guidelines.

5.6.4.3 Provided that alternative uses are compatible with adjacent uses and conform to policy 5.6.4 and other applicable policies of this Chapter, then the alternative uses can proceed without further amendment to this Chapter.

6.0 TRANSPORTATION POLICIES

6.1 Roads

6.1.1 Roads in the Mount Pleasant Secondary Plan are intended to develop and function in accordance with the guidelines and classifications outlined under Section 4.4 of the Official Plan, the policies of this Chapter, and the Mount Pleasant Secondary Plan Transportation Study where practical.

6.1.2 The road network for the Mount Pleasant Secondary Plan shall be detailed on Block Plans and applicable Block Plan studies, and further refined within plans of subdivision. Additional right-of-way dedications may be required at main intersections for the construction of turning lanes, medians, bus bays and utilities in accordance with the policies of the Official Plan.

6.1.3 In order to fulfill the requirements of the Environmental Assessment Act, all roads not considered “Local Roads”

and that are Schedule C projects associated with residential development where the proponent is a private sector developer, as determined by the City of Brampton, shall require the completion of an Environmental Assessment or equivalent process as permitted in the Municipal Engineers Association guidelines document Municipal Class Environmental Assessment. The Environmental Assessment or equivalent process shall be completed prior to the approval of Block Plans for each Sub-Area to ensure that appropriate measures are included to address the impact of any proposed road works.

- 6.1.4** Collector and Local Roads will be designed in such a manner as to support transit to the greatest extent practicable, including the potential use of exclusive transit links and pedestrian walkways where required to reduce pedestrian backtracking to access transit.
- 6.1.5** Collector and Local Roads will be located to avoid and/or minimize encroachments into the Natural Heritage System and will be designed to minimize and mitigate impacts to the environmental hazards and ecological sensitivities of natural features and areas, to the greatest extent practical.
- 6.1.6** To protect the function of Arterial Roads, it is the policy of the City to restrict access to them from individual properties. To that end, 0.3 metre reserves or other measures, as appropriate, shall be a condition of development approval for lands abutting Arterial Roads, except at approved access locations. However, access from a Concession Road shall be allowed to have continued access until such time as access from an alternative road becomes available.
- 6.1.7** The Local Road network will be subject to the policies of this Chapter and will require approval as part of the Block Plan and the subdivision approval processes.
- 6.1.8** The road network for the Mount Pleasant Secondary Plan shall be developed in the general location and right-of-way widths indicated on Schedule SP51 (a), Schedules 'D' and 'E' of this Chapter and in accordance with the applicable policies of this Chapter and other relevant policies of the Official Plan. Provided that the general

intent of this Chapter is not compromised, adjustments may be made to the location, alignment and right-of-way widths of the road network through the Block Planning and subdivision approval processes. Any residual lands shall revert to the adjacent land use designation without the necessity of further amendment to this Chapter.

6.2 Public Transit

6.2.1 Transit services shall be provided in accordance with Section 4.4.4 of the Official Plan and this Chapter.

6.2.2 The road network for the Mount Pleasant Secondary Plan has been designed to integrate existing and proposed transit service and a strategy for transit oriented development in accordance with the Mount Pleasant Transportation Study. The Transit Spine Collector Road as shown on Schedule SP 51(a) is intended to provide primary transit service, and is a defining feature of the community through direct linkages to the Mount Pleasant GO Station and the integration of safe, effective and efficient modes of transportation including pedestrians, transit, cyclists and vehicles.

6.2.3 Brampton Transit will determine the type and level of local transit service and bus shelters and transit stop locations.

6.2.4 The introduction of transit services to the Mount Pleasant Secondary Plan will be phased, based on acceptable operational and functional criteria. Transit service for the Mount Pleasant Secondary Plan will be provided along the entire length of the Transit Spine Collector Road.

6.2.5 In order to encourage greater use of public transit within the community, the following guidelines shall be considered at the subdivision and/or site plan approval stage:

- i) Local Road patterns should provide direct pedestrian access to transit stops; and,
- ii) Along Arterial Roads, lots shall be separated from such roads by service roads (window roads). Where service roads / window roads are applied, appropriate pedestrian connections from the residential development to transit stops shall be provided

- 6.2.6** Sidewalks along Arterial and Collector Roads that are expected to accommodate transit routes shall incorporate bus pad widenings in appropriate locations in accordance with City of Brampton standards.
- 6.2.7** The City shall encourage a range of options for the development of the Mount Pleasant Secondary Plan as a transit oriented community through the Block Plan and Subdivision approvals stages, including, but not limited to, the funding and delivery of early transit infrastructure through developer cost sharing agreements or other appropriate mechanisms, and the encouragement of transit supportive land uses and densities.
- 6.3 Pedestrian/Cyclist Links**
- 6.3.1** Pedestrian and cyclist links shall be provided, where appropriate, to integrate the elements of the Transportation, Open Space and Natural Heritage Systems, to provide comprehensive access to that system and to serve as a recreational and aesthetic amenity to the community.
- 6.3.2** Pedestrian/cyclist links shall be provided through or, where this is not possible, along the edge of contiguous open space elements including parks, school sites and stream corridors, where appropriate.
- 6.3.3** Pedestrian/cyclist crossings of major roads shall be by underpass or other suitable arrangements where the City does not consider an at-grade pedestrian crossing to be appropriate or practical.
- 7.0 SERVICING AND ENVIRONMENTAL MANAGEMENT**
- 7.1 Sanitary Sewage and Water Supply**
- 7.1.1** Development within the Secondary Plan Area shall be on full municipal sanitary and water services in the general locations identified on Schedule J to this Chapter and accordance with Section 4.7 and other relevant policies of the Official Plan.

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- 7.1.2** Proponents of development shall be required to enter into appropriate agreements to the satisfaction of the Region of Peel and the City of Brampton to provide protection for existing private water supply systems in the area that are to continue in use, should their operation be detrimentally impacted through the process of developing the Secondary Plan Area.
- 7.1.3** In accordance with Section 4.11 and other relevant policies of the Official Plan, the City of Brampton and the Region of Peel may require servicing or phasing agreements with developers as conditions of approval to ensure that development only proceeds in a manner that optimizes the utilization of sewer and water services and does not outpace the ability of the Region of Peel to finance and construct new services.
- 7.1.4** The detailed design and installation of municipal services within the Secondary Plan Area shall be undertaken in an ecologically responsible manner with regard, generally, for the recommendations of the approved Mount Pleasant Secondary Plan Infrastructure Servicing Study.

7.2 Stormwater Management

- 7.2.1** In considering options for stormwater management, the following policies shall apply:
- i) stormwater will be considered as a resource, not a waste product;
 - ii) stormwater facilities will be designed to maintain the environmental and ecological integrity of the Natural Heritage System and to provide a net benefit to the environmental health of community, to the extent practical;
 - iii) best management practices, including low impact development techniques and measures shall be incorporated into the stormwater management system, development lands and the Natural Heritage System in accordance with the recommendations of the Mount Pleasant Landscape Scale Analysis and Subwatershed Study and the Block Plan Environmental Implementation Reports, to the extent practical, and,

iv) stormwater management facilities will be designed wherever possible, to provide community amenities such as visual attraction and passive recreation.

- 7.2.2** Stormwater management facilities shall be provided in accordance with Section 4.5.3 and other relevant policies of the Official Plan and this Chapter. Stormwater management facilities shown on Schedule SP51 (a) are conceptual and are permitted in all land use designations on Schedule SP51 (a), with the exception of the Natural Heritage System, provided that such facilities are integrated with adjacent uses and subject to the preparation of an Environmental Implementation Report to the satisfaction of the City of Brampton.
- 7.2.3** To maintain the ecological integrity of the Fletcher's Creek and Huttonville Creek sub-watersheds, particularly the pre-development water-cycle and baseflow required by the river system, alternative stormwater servicing practices such as low impact development techniques may be utilized, to achieve infiltration and surface storage levels in areas of the Secondary Plan where infiltration is feasible, in order to compensate for areas where infiltration potential is limited.
- 7.2.4** A Stormwater Management Plan shall be undertaken for any development within the Secondary Plan Area, in general accordance with the approved Mount Pleasant Landscape Scale Analysis and Subwatershed Study. This plan shall be prepared and included with the related Environmental Implementation Report. The Stormwater Management Plan shall address such concerns as flow attenuation (quantity) water detention (quantity and quality), groundwater quantity/quality issues and erosion/siltation control design requirements, as appropriate.
- 7.2.5** A Comprehensive Monitoring Program shall be developed which is generally in accordance with, and implements the recommendations of the approved Subwatershed Study. The functional importance of these features must be assessed along with other environmental and water management issues in the form of agreed upon targets defined by the Mount Pleasant Landscape Scale

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Analysis and Subwatershed Study and Environmental Implementation Reports.

- 7.2.6** Prior to the alteration of any watercourse, the construction of any Stormwater Management Facility, including the commencement of any grading or filling, the necessary permits that may be required shall be obtained from the appropriate agencies having jurisdiction. This may include, but is not limited to, the City of Brampton, Conservation Authority, the Department of Fisheries and Oceans, the Ministry of Natural Resources and the Ministry of Environment.
- 7.2.7** Stormwater management facilities shall be designed in compliance with the City's Stormwater Management Design Guidelines. The final location of all stormwater management facilities shall be subject to the approval of the City of Brampton.
- 7.2.8** Stormwater management facilities shall be developed in the general locations indicated on Schedule SP51 (a) in accordance with the applicable policies of this Chapter and other relevant policies of the Official Plan. Provided that the general intent of this Chapter is not compromised, adjustments may be made to the size, location and number of stormwater management facilities through the Block Planning and subdivision approval processes, without further amendment to this Chapter. Any residual lands shall revert to the adjacent land use designation without the necessity of further amendment to this Chapter.
- 7.3 Noise and Vibration**
- 7.3.1** Individual subdivision based noise analysis reports in accordance with Section 4.4 and other relevant policies of the Official Plan and this Chapter shall be submitted, as necessary, at draft plan of subdivision stage so that adequate noise attenuation measures can be specified and guaranteed at the time of draft plan of subdivision approval. Site-specific noise analysis reports at the Block Plan stage will be required only if it is determined that circumstances warrant such a report.
- 7.3.2** Where development, for which noise attenuation measures will be required, precedes the presence of the

noise source, the City will require, as a condition of development approval that sufficient lands and facilities be provided for noise attenuation in accordance with the requirements of the relevant authority.

7.3.4 Residential development adjacent to the Canadian National Railway will be subject to the Rail Noise policies of Part I, subsection 4.5.15.1 and other relevant policies of the Official Plan. Prior to subdivision approval for lands situated adjacent to the Canadian National Railway right-of-way, noise and vibration impact studies shall be undertaken by the landowner, to identify potential adverse impacts, and to recommend appropriate attenuation measures. Development shall only be permitted if attenuation measures satisfactory to the Region and the City, in consultation with Canadian National Railway are undertaken to prevent or mitigate such adverse impacts. Such measures may include, but are not limited to, retaining walls, berming, fencing and the imposition of building setbacks.

7.4 Potentially Contaminated Sites

7.4.1 Where there is the potential that a site may be contaminated due to the previous use of the property, a Soils Study shall be prepared in accordance with Provincial guidelines for the decommissioning and clean up of contaminated sites and submitted along with any application for development. Development of any contaminated site shall not be permitted until the site is decommissioned or cleaned up in accordance with Provincial guidelines.

7.5 Public Utilities and Communications

7.5.1 Public utilities and other facilities such as City work yards, telecommunications/communications services, switching facilities, hydro transformer stations, water and sanitary pumping stations shall be provided in accordance with Section 4.7 and other relevant sections of the Official Plan. These are permitted in any land use designation provided they are appropriately integrated and all necessary approvals from appropriate authorities are obtained.

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7.5.2 The City shall ensure the coordination of design and placement of utility infrastructure for all utilities (including cable, hydro, gas, telecommunications Canada Post etc.) be required for all parts of the Secondary Plan area, prior to draft plan approval.

7.6 Trans Canada Gas Pipeline Safety Features

7.6.1 In addition to any safety regulations or guidelines that may be applied to the Trans Canada Pipeline by the National Energy Board, the following supplemental measures shall be applied to all future developments that abut the pipeline right-of-way within the Mount Pleasant Secondary Plan Area:

7.6.2 All permanent structures and excavations shall be located at least 7 metres from the limits of TransCanada's right-of-way.

7.6.3 Accessory structures and lots with side-yards abutting the right-of-way shall have a minimum setback of at least 3 metres from the limits of the right-of-way.

7.6.4 Any development application within 200 metres of Trans Canada's facilities shall be circulated for review and comment by Trans Canada PipeLines.

7.6.5 In conjunction with implementing zoning by-laws, the zoning of the pipeline for open space and/or natural heritage system purposes, subject to Trans Canada Pipeline easement rights and conditions, is encouraged.

8.0 CULTURAL HERITAGE

8.1 Conservation of cultural heritage resources within the Mount Pleasant Secondary Plan Area shall be undertaken in accordance with Appendix A of this Chapter and Section 4.9 and other relevant policies of the Official Plan. For the purposes of this Chapter, cultural heritage resources shall include structures, sites, natural environments and artifacts, which are of historical, architectural or archeological value, significance or interest.

8.2 Schedule SP51 (a) and Appendix A of this Chapter identifies heritage resources "Recommended for

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Retention” by the approved Heritage Study. These structures are considered to be of architectural and historic merit and recommended to be retained and conserved on their original sites. This includes the Alloa Cemetery at the south-west corner of Creditview Road and Wanless Drive. With respect to the Alloa Cemetery, the Cemeteries policies of section 4.8.13 of the Official Plan shall apply, and the regulations set out in the - Cemeteries Act shall apply when development may impact burial sites, which are not registered cemeteries.

- 8.3** Except for the Alloa Cemetery, the Heritage Resource designations on Schedule SP51 (a) may be removed or relocated without the need for an amendment to this Chapter.
- 8.4** The City shall encourage the retention and conservation of heritage buildings of architectural and/or historical merit on their original sites and to promote the integration of these resources into new development proposals based on their original use or an appropriate adaptive reuse. Prior to recommending draft approval of a plan of subdivision for the lands on which these buildings are located, Council shall obtain the recommendation of the Brampton Heritage Board as to whether the existing buildings should be retained, removed, or can be demolished.
- 8.5** Where a development proposal will impact a heritage resource identified for retention by the approved Heritage Study, the City shall require the preparation of a Heritage Resource Impact Assessment prior to development approval, to the satisfaction of the City. The Heritage Impact Assessment will provide information and presenting recommendations about how to mitigate the development impacts on the identified heritage resource, including alternative development in order to retain the structure on site. No grading or other disturbance shall take place on the subject property prior to issuance of a letter of clearance from the Ministry of Culture.
- 8.6** All development adjacent to or incorporating a heritage resource should, from a built form perspective be respectful of the resource, having regard for scale, massing, setbacks, materials and design features.

8.7 As a condition of development approval, the City of Brampton will secure financial guarantees to fully restore or reconstruct any damaged or demolished heritage structures.

8.8 All development in the Mount Pleasant Secondary Plan Area will require an appropriate Archaeological Assessment to be undertaken in accordance with the current technical guidelines set out by the Ministry of Culture.

9.0 AGGREGATE RESOURCES

9.1 A warning clause shall be required, as a condition of development approval, for all residential plans of subdivision located within 500 metres of the High Potential Mineral Aggregate Resource Area that is generally located west of Mississauga Road and north of Highway 7, as identified in the Brampton and Region of Peel Official Plans. The warning clause shall be prepared that addresses the potential for impacts on the regular use and enjoyment of the subject property due to the possible long term use of the High Potential Mineral Aggregate Resource Area.

10.0 COMMUNITY BLOCK PLAN

10.1 General Provisions

10.1.1 The Community Block Plan establishes a vision for the community and shall consist of the following components:

- i) Community Structure
- ii) Open Space System
- iii) Natural Heritage System
- iv) Street Network
- v) Streetscapes
- vi) Edges and Gateways
- vii) Site Planning and Built Form

10.1.2 The Community Block Plan includes, but is not necessarily limited to, the following:

- i) Refining a concept that includes an accurate layout of the Arterial and Collector Roads, development

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blocks, Natural Heritage System and environmental buffers, recreational open space and green spaces, and stormwater management facilities;

- ii) Schematically indicating residential lot sizes and lot density mixes in the various development blocks where applicable;
- iii) Overlaying the existing property ownership and any current draft plans of subdivision;
- iv) Highlighting the special community features that have been incorporated; and,
- v) Providing additional text and graphics as necessary to explain how the block plan conforms to the community vision.

10.1.3 A Community Block Plan is required, in accordance with Section 5.5 and other relevant policies of the Official Plan, prior to draft plan of subdivision approval of the first subdivision application in any sub area of the Secondary Plan. The sub areas shown on Schedule H have been determined based on existing physical edges such as valleys, road and rail corridors, land ownership patterns and specific civic design objectives. The Community Block Plan must meet the design objectives of the Official Plan and this Chapter and include those requirements established for open space, street network, streetscapes, edges and gateways, and built form.

Where Council has not approved a Block Plan, a proposed plan of subdivision may be draft approved or other development approval granted once the proponent has completed all work required to formulate a Block Plan in accordance with and in conformity to the provisions of this Plan, so that the proposed plan of subdivision or other development approval application may be evaluated in the context of the proposed Block Plan.

10.1.4 As part of the Block Plan process, an Environmental Implementation Report shall be prepared to demonstrate that issues of stormwater management and infiltration, and confirmation of the limits of the

Natural Heritage System, including the constraints of watercourse corridors, woodlands, wetlands, hedgerows and field swales are addressed. Detail studies will be addressed in accordance with the recommendations of the approved Mount Pleasant Landscape Scale Analysis and Subwatershed Study. The EIR shall consist of three parts: Existing Conditions and Constraint Mapping, Detailed Studies, and Stormwater Management.

- 10.1.5** As part of the Block Plan process, Growth Management issues shall be addressed to ensure that new development occurs in an orderly, cost effective and timely manner by coordinating the staging and sequencing of new development with the provision of municipal services required to support the development, in accordance with Section 12.2 of this Chapter.

10.2 Staging and Sequencing

- 10.2.1** From a staging and sequencing perspective, Block Plan Area 51-1 will proceed in advance of Block Plan Area 51-2. Block Plan Area 51-1 will proceed as the first Block Plan on the basis that the success of the entire Mount Pleasant Secondary Plan as a transit oriented community is dependant on the implementation of significant road and transportation infrastructure that are linked to the Mount Pleasant GO Station. In addition, Block Plan Area 51-1 has been assigned priority because it delivers the following infrastructure:

- i) road and transportation related infrastructure important to the development of the entire Mount Pleasant Secondary Plan, namely the Sandalwood Parkway extension between Creditview Road and Mississauga Road and the Creditview Road realignment comprising the James Potter Road extension and CN Rail underpass and the remaining segment that extends north to Mayfield Road.
- ii) Creditview Road carries traffic away from the centre of the Mount Pleasant Secondary Plan community and facilitates transit service to the Mount Pleasant GO Station.

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- iii) the Sandalwood Parkway extension is classified as a Major Arterial Road that will eventually be extended west of Mississauga Road to provide transportation and transit service to the remainder of the North West Brampton Urban Development Area.
- iv) the mid-block Transit Spine Collector Road commences at James Potter Road and serves as an important linkage to the Mount Pleasant GO Station and the future mobility hub (sub area 44-1 in the Fletcher's Meadow Secondary Plan). The Spine Road is fundamental to the delivery of a transit-oriented community.
- v) the south to north staging and construction of the Transit Spine Collector Road through the Mount Pleasant Mobility Hub Block Plan (Area 44-1, in the Fletcher's Meadow Secondary Plan) continuing through Block Plan Sub-Area 51-1, will provide an initial critical mass of housing, people and business necessary to promote transit ridership.
- vi) two of the three Mixed Use sites shown on Schedule SP 51(a) are located on the segment of the Transit Spine Collector Road within Sub-Area 51-1.

10.3 Modified Block Planning Process

10.3.1 Through a modified Block Planning process, there is the potential for increased efficiency through the early initiation of a streamlined Block Plan process oriented towards a single stage final approval and increased effectiveness since duplication between subdivision and Block Plan technical studies is avoided.

10.3.2 In accordance with the objective of pursuing a modified Block Plan process in the Mount Pleasant Secondary Plan Area, the following Block Plan component studies will be required:

- i) Environmental Implementation Report;
- ii) Growth Management/Staging and Sequencing/Core Servicing Agreement;
- iii) Phases 3 & 4 Road EA; and
- iv) Community Design Guidelines.

10.3.3 The modified Block Plan approval process is predicated on the preparation of the following studies at the time of preparing subdivision approval applications.

- i) Planning Justification Reports;
- ii) Growth Management/Staging and Sequencing/Core Servicing Agreement;
- iii) Stormwater Management Studies,
- iv) Alternative Development Standards;
- v) Noise Report;
- vi) Environmental Site Assessment;
- vii) Geotechnical Studies;
- viii) Tree Inventory;
- ix) Zoning By-law; and,
- x) Architectural Control Compliance Process.

10.4 Design Objectives

10.4.1 The design objectives shall be in accordance with the applicable Sections of this Chapter and other relevant policies of the Official Plan which set out the general criteria for the development of both the public realm and private lands to create an attractive, safe and pedestrian friendly environment.

10.4.2 Development will be based on an interconnected system of public streets and pedestrian routes that facilitate continuous and direct movement throughout the Secondary Plan Area;

10.4.3 Streets and buildings should be designed and developed to ensure attractive streetscapes, and to promote social interaction, transit usage and safety;

10.4.4 The layout of the streets, configuration of lots and siting of buildings shall ensure that:

- i) there are a variety of frontage arrangements adjacent to primary public streets;
- ii) unobstructed road frontage adjacent to public open spaces will be encouraged subject to Section 10.2.7 of this Chapter;

- iii) streets and open spaces have an appropriate degree of continuity and enclosure, and opportunities are provided for the creation of significant views;
 - iv) service and parking facilities are integrated into the design of buildings to minimize disruption to the safety and attractiveness of the adjacent public realm;
 - v) pedestrian ease of access and enjoyment of public streets and other outdoor spaces are encouraged; and
 - vi) the safety and security for all persons in public places including streets, parks, and amenity areas are promoted through the design and siting of buildings, entrances, walkways, amenity and parking areas to provide visibility and opportunities for informal surveillance.
- 10.4.5** Development will reinforce the importance of public and institutional buildings in the community and enhance their role through design, location and orientation;
- 10.4.6** Development will be compatible with adjacent and neighbouring development;
- 10.4.7** It is the intent of this Chapter to establish a public edge through the placement of streets adjacent to the edges of watercourse corridors, and by ensuring that development shall have regard for the natural hazards, sensitivities and functions of these features. Where practical from a subdivision design and environmental standpoint, sections of the street network will be encouraged to locate next to corridor edges. These roads shall be designed in such a way to ensure that natural features are easily viewed from a public street. These streets shall be located on tableland in accordance with buffer and setback requirements that protect and enhance the features and functions of the corridors. Homes, parks, vistas and stormwater management facilities may be permitted adjacent to the corridors to a limited extent and where appropriate.

10.5 Community Structure

10.5.1 The community structure shall be in accordance with other relevant policies of the Official Plan and of this Chapter.

10.5.2 An integrated community structure with balanced land uses shall be created through the following measures:

- i) design integrated and coordinated Block Plans in which the components of the Block Plan, as stated in Section 10.1.1, reinforce one another to achieve the design objectives;
- ii) promote mixed-use environments at major focal points in the community;
- iii) distribute land uses within the Block Plan so as to promote integration and compatibility of the various components;
- iv) create smooth transitions or buffers, where required, to mitigate or resolve conflicts in land use; and,
- v) incorporate existing natural and cultural features.

10.6 Open Space Network

10.6.1 The Mount Pleasant Open Space Study in conjunction with the policies of this Chapter and other relevant policies of the Official Plan is intended to guide the development of the open space network.

10.6.2 The Community Block Plan process will build on these guidelines. The open space component of the Community Block Plan process will:

- i) recommend a network of public parks, open spaces, linkages and roads to serve the community based on the assessment of anticipated population, the locations of significant natural features and proposed public and community facilities;
- ii) provide recommendations on the size, location and configuration of parks, green spaces, and community facilities;

- iii) link existing and proposed recreational open space with the Natural Heritage System to create a continuous, coordinated open space network extending through the community, as appropriate;
- iv) confirm the extent of continuous and unobstructed road frontage to parks and open space subject to the applicable provisions of this Chapter;
- v) use Roads and the Pedestrian/Bikeway Network to connect recreational open space, the Natural Heritage System, community facilities, and destinations of public interest;
- vi) connect the Open Space Network to adjacent open space systems and the city-wide system of open space;
- vii) promote community accessibility and movement through a network of pedestrian trails and bikeways adjacent to, or within the watercourse corridors, in a sustainable manner;
- viii) identify limits of all stormwater management features proposed within and outside of the public park network;
- ix) identify locations of landmark landscape features for detailed design consideration. Establish a design vision for parks, open space and community facilities; and,
- x) provide an implementation strategy.

10.7 Street Network

10.7.1 The street network shall be in accordance with the applicable sections of this Chapter and other relevant policies of the Official Plan.

10.7.2 The purpose of the street network component of the Community Block Plan Process is to ensure that the public realm is consistent in quality and design for all areas of the Secondary Plan. This part of the plan will address the following matters:

- i) establish that the Transit Spine Collector Road will act as the unifying element of the street network linking James Potter Road to McLaughlin Road.
- ii) the establishment of a hierarchy of primary streets within the community and ensuring easy connectivity of the street network in order to facilitate easy movement and orientation through the community;
- iii) the design of street patterns which create and reinforce major focal points within the community;
- iv) the design of street network to reinforce pedestrian and bicycle activity through integration with the Open Space Network;
- v) the design of street alignments which facilitate accessibility and visibility to existing features and the Open Space Network;
- vi) guidelines for the relationship of buildings to street, the arrangement of buildings on lots, setbacks to the street and the placement of parking and garages;
- vii) alternatives to reverse frontage situations;
- viii) the location and design treatment of landmark architectural features;
- ix) requirements for the mobility impaired, such as safety and security features at all bus stops, standards for the placement of street furniture, and sidewalk maintenance and design, including curb cuts so as to provide a continuous barrier free path to transit services; and,
- x) requirements for traffic calming measures.

10.8 Streetscape

- 10.8.1** The streetscape component of the Block Plan process shall be in accordance with the applicable Sections of this Chapter and relevant policies of the Official Plan.

10.8.2 Typical street sections shall be developed at the Block Plan stage to illustrate how the components of the streetscape combine to achieve a high quality environment. These shall illustrate:

- i) Width of street right-of-way;
- ii) Roadway pavement width;
- iii) Boulevard widths, boulevard landscaping / tree locations;
- iv) Pedestrian sidewalks;
- v) Bicycle paths, if applicable;
- vi) Streetlight locations;
- vii) Minimum building setbacks and projections; and,
- viii) Relationship to garages.

10.8.3 Streetscape components such as street trees, street lighting, seating and signage shall be planned, coordinated and designed to enhance the public domain, reinforce pedestrian scale spaces and promote the character and identity of the community.

10.9 Edges and Gateways

10.9.1 The edges and gateways shall be in accordance with relevant policies of the Official Plan and this Chapter.

10.9.2 Edges have a significant role in determining the interface with adjacent land uses and blocks. Along Arterial Roads, which are the primary edges of a community, a variety of street patterns will be encouraged including cul-de-sacs and service roads (window streets).

10.9.3 Gateway intersections usually occur at the intersection of public roads. At these locations the sense of entrance, arrival and movement shall be reinforced by the surrounding built form and site planning. Community image and identity should be conveyed through the detail design of the built form and entrance features.

10.9.4 Gateway intersections shall be coordinated with the City's Gateway Beautification Program.

10.10 Built Form

10.10.1 The Built form shall be in accordance with relevant policies of the Official Plan and this Chapter.

10.10.2 In order to achieve high quality streetscapes a superior standard of built form is required. In residential areas this shall include:

- i) Diversity in lot widths, house forms and lot depths;
- ii) Gradual transition of height, setback, scale and massing along individual streetscapes;
- iii) Streetscape variety through alternatives in façade treatment, built form massing, roof lines and architecture;
- iv) Innovative housing forms and housing types appropriate for the predominantly Low Density development; and,
- v) Garage placement.

11.0 COMMUNITY DESIGN GUIDELINES

11.1 Community Design Guidelines shall be prepared prior to draft plan of subdivision approval. They represent a further refinement of the planning vision for the community as outlined in the Community Block Plan and shall include, but are not necessarily limited to, the following:

- i) the general intended visual character of the area as viewed from the streets and other public open spaces including the design theme that will be reflected in a substantial number of the community components;
- ii) the hierarchy of typical street edge treatments from major arterial roads to minor local streets including typical building orientations to the street, the style of street lighting and signage, landscape treatments, noise barriers and fencing, the placement of above ground utilities, mail boxes, bus stops and associated streetscape furniture such as benches and litter containers;
- iii) the locations and generic design of all community and neighbourhood entry features, decorative centre medians, islands, meandering sidewalks, etc.;

- iv) the locations of and the techniques for incorporating special visual features including view, vistas and landmarks; and,
- v) the intended building architecture including comprehensive design guidelines on the desired character of all types of buildings within the area, particularly as viewed from streets and other points of high public visibility.

11.2 The Community Design Guidelines may be provided in one comprehensive document or in two companion documents, one of which addresses building architecture and the other addresses all of the other aforementioned visual components of the prescribed area.

11.3 The Community Design Guidelines shall be in compliance with the Community Block Plan. The Guidelines shall be prepared based on current in-force City of Brampton Development Design Guidelines. These submissions shall be prepared by qualified architects and landscape architects.

11.4 Generally, the Community Design Guidelines shall reflect the boundaries of the Community Block Plans and may be submitted concurrently along with Community Block Plans.

12.0 IMPLEMENTATION

12.1 General Provisions

12.1.1 The provisions of the Official Plan relating to implementation shall apply in regard to this Chapter, except as otherwise specifically set out herein.

12.1.2 The land use designations, natural heritage features and road network shown on Schedule SP51 (a) are schematic and may be adjusted in the Block Plan and development approval process, taking into account such matters as the preservation of the Natural Heritage System, natural vegetation or other environmental features, preservation of cultural heritage resources, stormwater management requirements, detailed land use relationships, street patterns and the delivery of transit and related infrastructure. Therefore, minor variations of land use

boundaries and the local road pattern shall not require an amendment to this Chapter, provided the intent of the Chapter is maintained.

- 12.1.3** The limits of the Natural Heritage System and other environmental designations have been determined based on the findings of the approved Mount Pleasant Landscape Scale Analysis and Subwatershed Study and will be refined based on an Environmental Implementation Report prepared to the satisfaction of the City of Brampton. In the event that modifications can be made to the stream corridors that retain their ecological and hydrological functions to the extent practical, then that abutting and or adjacent designations shall apply without further amendment to this Chapter.
- 12.1.4** The location of park sites and sites for other community facilities shown on Schedule SP51 (a) have been selected without regard to property ownership. In order to ensure that property owners contribute equally towards the provision of community and infrastructure facilities such as schools, parks, and roads and road improvements, external services and stormwater management facilities, property owners shall be required to enter into a cost sharing agreement, prior draft plan approval. Such a cost sharing agreement shall provide for equitable distribution of cost (including lands) of the aforementioned community and common public facilities where such costs are not covered under the Development Charges.
- 12.1.5** During processing of development applications, the City shall require the preparation of a Vegetation Analysis and/or a Tree Protection Plan by qualified professionals. Approval by the City of such plans, incorporating suitable implementation programs, shall be required prior to final approval of development applications, in accordance with applicable Sections of this Chapter and other relevant policies of the Official Plan, recommendations of the Mount Pleasant Landscape Scale Analysis and Subwatershed Study, the Environmental Implementation Report and the City's Woodlot Development Guidelines.
- 12.1.6** Approval of development applications shall be conditional upon commitments from the appropriate authorities and the proponents of development as to the timing and funding of the required water supply, sanitary

sewer, road and transportation facilities. These works shall be provided for in subdivision and site plan agreements. Phasing of development, based on the completion of required external works and facilities, may be implemented as considered appropriate or necessary by the City of Brampton.

- 12.1.7** It is the policy of the City of Brampton to require an Applicant applying for approval under the Planning Act to provide studies as the City may deem to be appropriate in support of the application. Further, it is the policy of the City of Brampton, where it is the approval authority, in considering an Application to consult with governmental and other commenting agencies, authorities and/or consultants to determine whether an Application should be approved and to determine the appropriate conditions, if any, that should apply to the approval. Where matters are appealed to the Ontario Municipal Board, and the OMB becomes the approval authority, it is understood that the OMB's discretion is not fettered by the foregoing.

12.2 Growth Management

- 12.2.1** The intent of the City and the Region of Peel is that essential services will be provided in conjunction with the development of a Secondary Plan Area. In accordance with the policies of Section 2.4.2 of the Official Plan and the City of Brampton's Growth Management Program, the City may refuse approvals, or the Region of Peel may deem approvals premature, for any development for which adequate sewer and water services, stormwater management facilities, schools, roads or any other essential service are not available or committed.
- 12.2.2** Additional policies related to Growth Management may be adopted by Council including further amendments to this Chapter and proponents may be required to enter into phasing agreements with the City, the Region of Peel and other agencies to achieve a cost effective and functional sequence of development.
- 12.2.3** The growth management component of the Community Block Plan will ensure that growth and development is staged and sequenced in a manner that ensures coordination between the development that occurs and

the infrastructure required to support that growth. This part of the plan will be undertaken in accordance with the City's growth management objectives and guidelines for the relevant sub area as well as the overall City and will address the following matters:

- i) Coordination of the planned arterial and collector road network improvements with the level and distribution of development such that components of the transportation system required for any portion of the sub area are committed or operational prior to, or coincident with development;
- ii) Provision of school sites within the various stages of development, including the initial stage, to reasonably accommodate the planned levels of growth;
- iii) The efficient utilization of public investments in sanitary sewer and water supply infrastructure;
- iv) Accommodations to allow the early and efficient delivery of transit service;
- v) Appropriate staging of implementing the recommendations of the Environmental Implementation Report including construction of stormwater management facilities; and,
- vi) Staging and sequencing issues associated with the delivery of essential community facilities and infrastructure.

12.3 Small Holdings

12.3.1 Landowners of small holdings less than 8.0 hectares (20.0 acres) shall be encouraged to submit joint subdivision plans with adjacent owners in the interest of comprehensive planning and expediting their development proposals.

12.3.2 Development proposals for very small holdings of less than 1.6 hectares (4.0 acres) will be evaluated with reference to their land use designations on Schedule SP51 (a), but in most cases, not until subdivision plans for larger, adjacent landholdings are submitted for approval.

12.3.3 Provision shall be made in abutting plans of subdivision to ensure compatibility of new development with existing residential holdings and, where feasible, to provide for their ultimate redevelopment in accordance with this Chapter.

12.4 Cost Sharing

12.4.1 In addition to Development Charges, the City where and as appropriate, shall require the use of area-specific development charge by-laws or front-ending agreements under *The Development Charges Act*, Developer Cost Sharing Agreements or other suitable arrangements, among landowners, in order to implement development of the secondary plan area and fairly allocate related costs of development. However, the City will not negotiate or be party to such agreements but must be assured, and ascertain, that the document assigns cost sharing in a reasonable manner

12.4.2 The City shall require that a Developer Cost Sharing Agreement sufficient to ensure the equitable implementation of this Chapter is executed with all developers within any draft plan of subdivision as signatory, and copies thereof provided to the City prior to the draft approval of any subdivision plans within the Secondary Plan area. After ascertaining that the Developer Cost Sharing Agreements deals with all pertinent matters equitably and can reasonably imposed on all developers in the Secondary Plan area, the City will commit to doing so in each case through appropriate conditions of subdivision or development approval.

12.14.3 It is anticipated that the Mount Pleasant Secondary Plan will benefit from the unique transit oriented development and community features of the Mount Pleasant Village Mobility Hub Plan Block Area (Area 44-1 in the Fletcher's Meadow Secondary Plan). Therefore, the development of all lands within the Mount Pleasant Secondary Plan will require developer cost share agreements that may include financial contributions to secure the early delivery of transit infrastructure, service and rider amenities, including, but not limited to:

- i) Transit and Transportation

- Transit shelters
 - Area 44-1 features, including on-street bus layover facility, sheltered passenger area, passenger information kiosks, bicycle storage lockers, limited parking
 - 30' diesel-electric hybrid bus equipped with bike racks
 - Transit signal priority and communications features for transit operations
 - GO pedestrian tunnel upgrades within Area 44-1
 - Multi-use pathway
 - Hydro One network overhead line removal within Area 44-1
- ii) Civic Square and Village Green within Area 44-1
- Reconstruction of historic CPR station building
 - Public art
 - Irrigation
 - Canopy structures
 - Water feature
- iii) Other Enhanced Area 44-1 amenities
- Pedestrian-scale light standards
 - Light pole mounted flower baskets
 - Continuous trench (unit pavers and metal grates)
 - Decorative paved cross-walks
 - Decorative pavement on Mt. Pleasant Road
 - Rail-themed masonry wall feature
 - Entry medians and enhanced entry features
- iv) Creditview Road/CNR grade separation (underpass)

12.14.4 All of the transit supportive infrastructure in Section 12.14.3 of this Chapter, shall be identified and confirmed in an Infrastructure Funding Strategy to be approved by the City prior to Block Plan approval, and secured

through a variety of measures to be determined by the City including (but not limited) to:

- i) Conditions of development approval.
- ii) Development Charges in accordance with the City's Development Charges By-law and practices.
- iii) Cash-in-lieu of parkland.
- iv) Developer Cost Sharing Agreements.
- v) Other mechanisms as may be approved by the City.

12.14.5 Final development approvals (i.e. plan of subdivision registration and/or zoning by-law approval) may be withheld until the Developer Cost Share Agreements in Section 12.14.3 of this Chapter are executed to the satisfaction of the City. For the purposes of this section, the City may grant final development approvals, provided that developer cost sharing agreements are executed by substantial landownership representing the provision of essential transit and facilities to properly service the Mount Pleasant Secondary Plan.

12.5 Alternative Development Standards

12.5.1 The application of Alternative Development Standards for roads and municipal infrastructure shall be considered for use in the Mount Pleasant Secondary Plan. This includes, but is not limited to, the application of rear lane way based housing, modified right-of-way standards, cross walk construction and decorative treatments and, pavement construction materials. Operational and maintenance requirements and related costs arising from the implementation of Alternative Development Standards shall be identified, and addressed to the satisfaction of City Council, prior to the issuance of final block plan approval.

12.6 Community Sustainability

12.6.1 The principle of sustainable development represents the foundation of the Official Plan as it guides Brampton's growth, and is the basis for the planning vision for Mount Pleasant. The processing of Block Plans and development applications shall have regard for the overall principles of sustainable development wherein the land

use planning shall be undertaken to achieve a continual balance between the social and economic needs of the community and environmental conservation. This can include making wise use of non-renewable resources and striving to protect, enhance and restore the features of natural heritage system during the construction stage. It will be particularly important to coordinate the realignment, remediation and restoration of stream corridors and/or the enhancement and buffering of woodlands and wetlands across development applications and property boundaries, where practical and appropriate.

12.7 Environmental Assessment Act

Various infrastructure and facilities proposed and designated in this Chapter may be subject to Environmental Assessment Act requirements, and accordingly, should be regarded as tentative subject to the necessary Environmental Assessment approvals.

12.8 Interim Funding

Prior to the release of lands for development within Chapter 51, in accordance with the City's Growth Management Program, financing mechanisms related to the North-South Transportation Corridor and the Bram West Parkway shall be addressed to the satisfaction of the City of Brampton.

Notwithstanding the above, the City shall consider the funding contributions attributable to the North-South Transportation Corridor and the Bram West Parkway to be assigned towards covering all or part of the transit infrastructure required for the development of the Mount Pleasant Secondary Plan as a transit oriented community.

13.0 INTERPRETATION

13.1 Although the specific shapes, sizes, locations and relative positions of land use, road and other designations on Schedule SP51 (a) are intended to indicate a desirable arrangement of these elements, they should be interpreted as being flexible provided that the intent of the Chapter is respected. This flexibility may be invoked by developers to achieve functional and design efficiency and by the City or other public agency to ensure implementation of

Draft- June 8, 2009

the Chapter in an equitable manner relative to property lines and parcel sizes, provided that the basic integrity of the Chapter is respected. Specifically, this flexibility may include an adjustment to the shape of a designation, or an adjustment to its size, or to its absolute or relative location without further amendment to this Chapter, provided the City is satisfied of the following:

- i) that the fundamental effectiveness of the intended uses would not be reduced;
- ii) that the intent and integrity of the overall plan is respected;
- iii) that shortfalls or excesses are to be made up elsewhere in the Plan;
- iv) that the function and centrality of services is maintained; and,
- v) that the fundamental aspects of land use interrelationships are maintained.

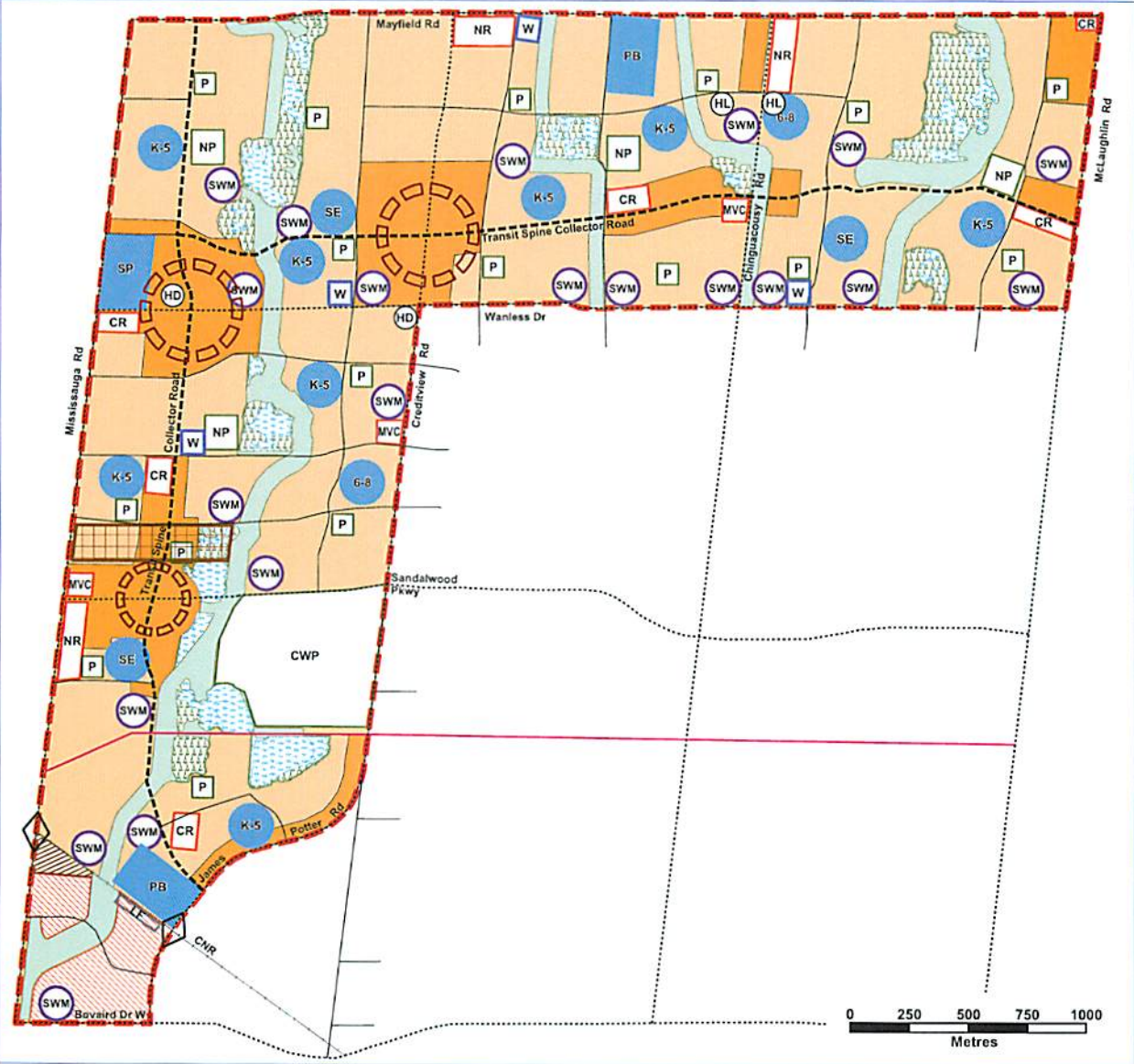
13.2 The provisions of the Official Plan shall also apply to the interpretation of this Chapter.”

Approved as to Content:

Adrian Smith, MCIP, RPP
Director, Planning & Land Development Services

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Brampton



LEGEND

ROAD NETWORK

- Transit Spine Collector Road
- Arterial Road
- Collector Road

NATURAL HERITAGE AND ENVIRONMENTAL MANAGEMENT

- Stream Corridor
- Wetland
- Woodlot
- Stormwater Management Facility

INFRASTRUCTURE

- TransCanada Gas Pipeline
- CNR Rail Line
- Grade Separation
- GO Layover Facility

INSTITUTIONAL

- Public Junior Elementary School Site
- Public Senior Elementary School Site
- Separate Elementary School Site
- Public Secondary School Site
- Separate Secondary School Site
- Place of Worship

RECREATIONAL OPEN SPACE

- City-Wide Park
- Neighbourhood Park
- Parkette

RETAIL

- District Retail
- Convenience Retail
- Neighbourhood Retail
- Motor Vehicle Commercial

RESIDENTIAL

- Low/Medium Density
- Medium/Medium-High Density

OTHER

- Heritage Resource Designated under the Ontario Heritage Act
- Heritage Resource Listed on the City of Brampton Register of Heritage Properties
- Mixed Use
- Norval Farm Supply Special Policy Area
- Peel Regional Police Association Special Policy Area
- Area Subject To This Amendment

NOTES:

1. The land use designations are conceptual only, and will be further refined through the completion of the secondary plan studies, block plan and environmental assessment processes.
2. The detailed design/alignment of the collector roads, and the Transit Spine Collector Road, are to be determined through the integrated EA process as part of the block plan and subdivision approval.
3. The Natural Heritage and Environmental Management features and system are conceptual only, and will be further refined through the subwatershed study, and studies associated with block plan and subdivision process.
4. The Heritage Resource Designations on this schedule may be relocated or removed without the need for an amendment.

FLOWER CITY

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 BRAMPTON, ON
 Date: 2009/06/09
 File: SP51_A_06032009

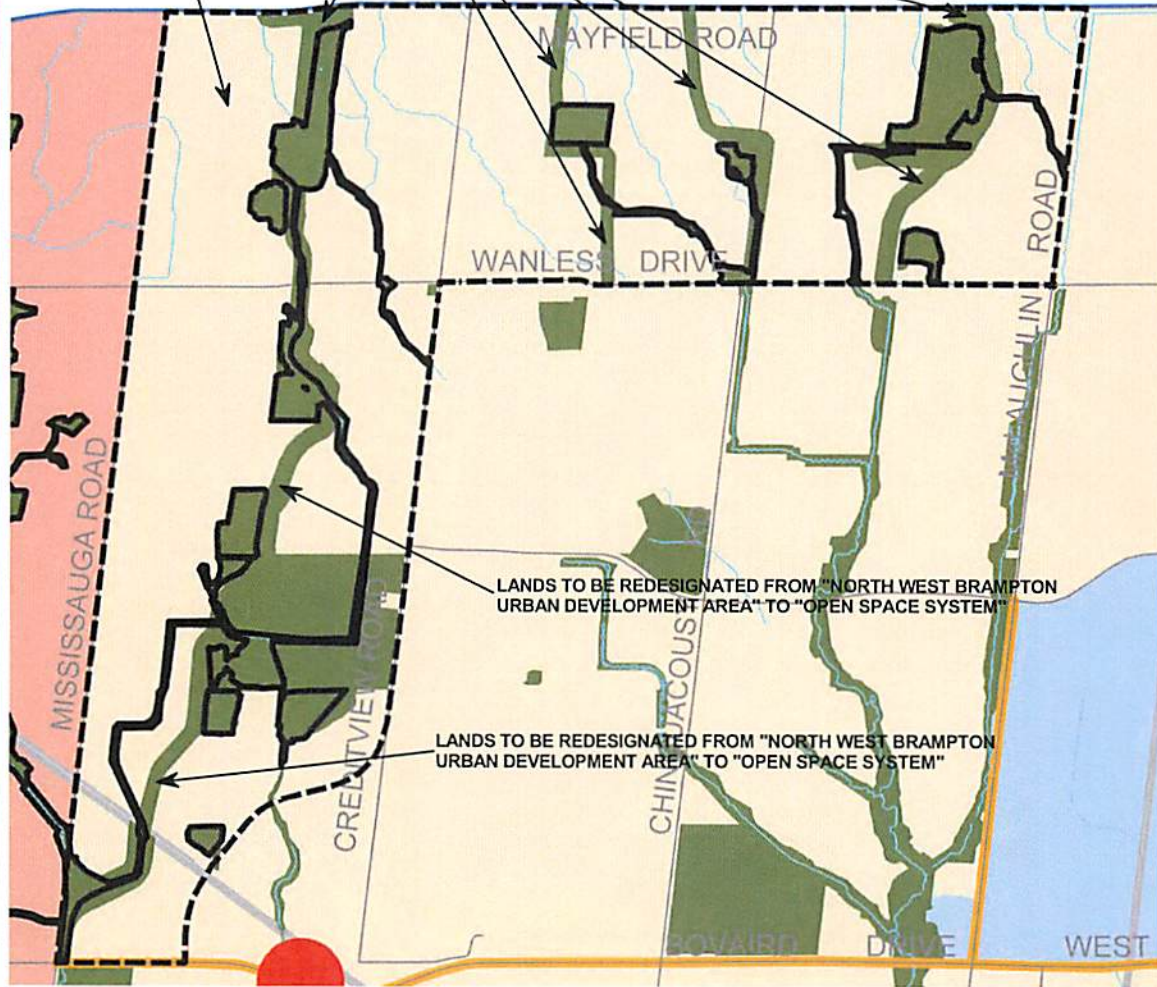
Schedule M To Official Plan Amendment OP2006# _____
Schedule SP 51 (a)
MOUNT PLEASANT SECONDARY
PLAN AREA No. 51

DRAFT

G3-110

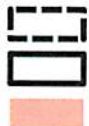
LANDS REDESIGNATED FROM "NORTH WEST BRAMPTON URBAN DEVELOPMENT AREA" TO "COMMUNITIES"

LANDS TO BE REDESIGNATED FROM "NORTH WEST BRAMPTON URBAN DEVELOPMENT AREA" TO "OPEN SPACE SYSTEM"



EXTRACT FROM SCHEDULE 1 (CITY CONCEPT) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

Legend



LANDS SUBJECT TO THIS AMENDMENT

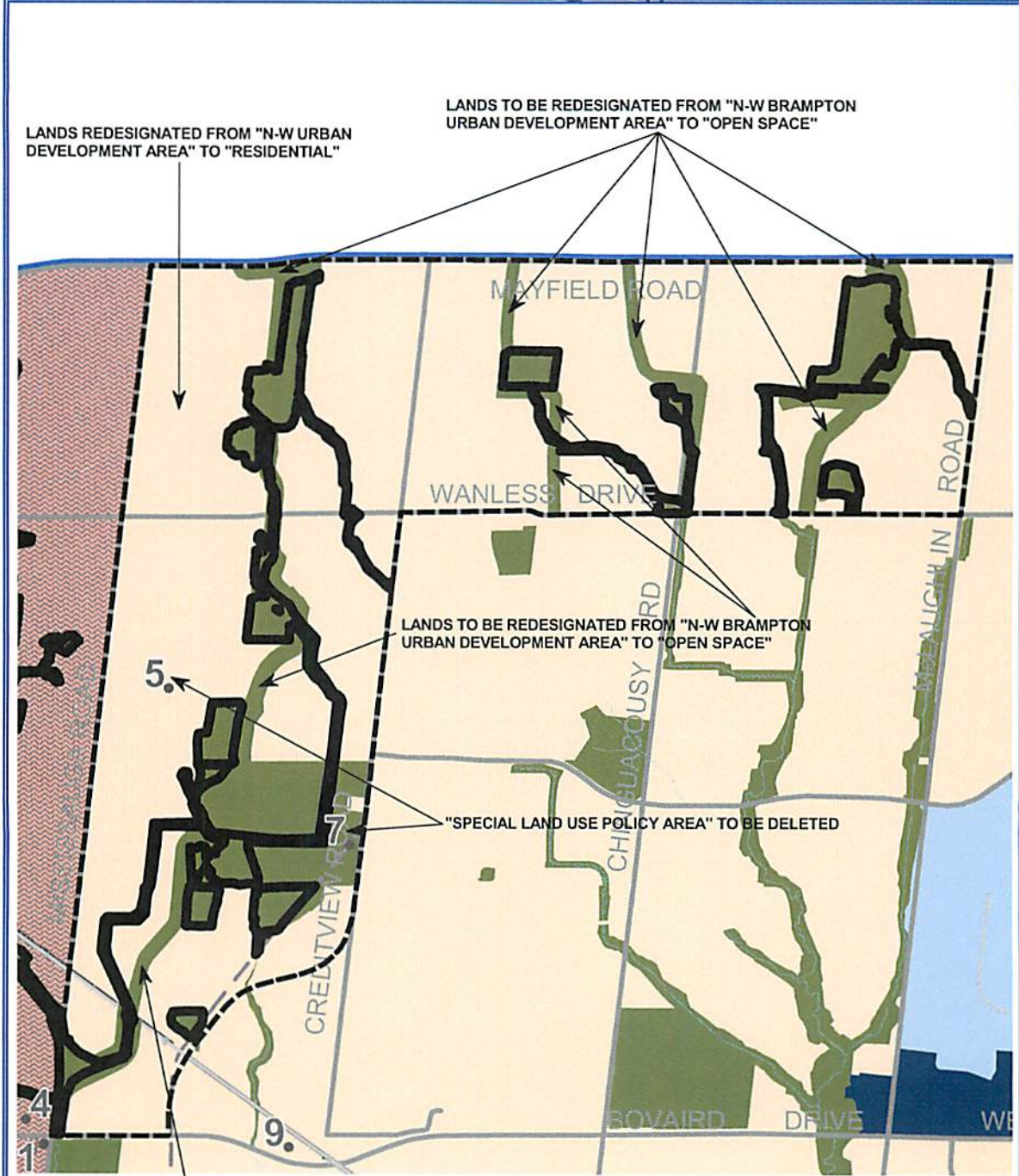
APPEALED TO OMB

NORTH WEST BRAMPTON URBAN DEVELOPMENT AREA



COMMUNITIES

OPEN SPACE SYSTEM



EXTRACT FROM SCHEDULE A(GENERAL LAND USE) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

Legend

- LANDS SUBJECT TO THIS AMENDMENT
- APPEALED TO THE OMB
- RESIDENTIAL
- OPEN SPACE
- N-W BRAMPTON URBAN DEVELOPMENT AREA
- CORRIDOR PROTECTION AREA
- 11. SPECIAL LAND USE POLICY AREA

FLOWER CITY

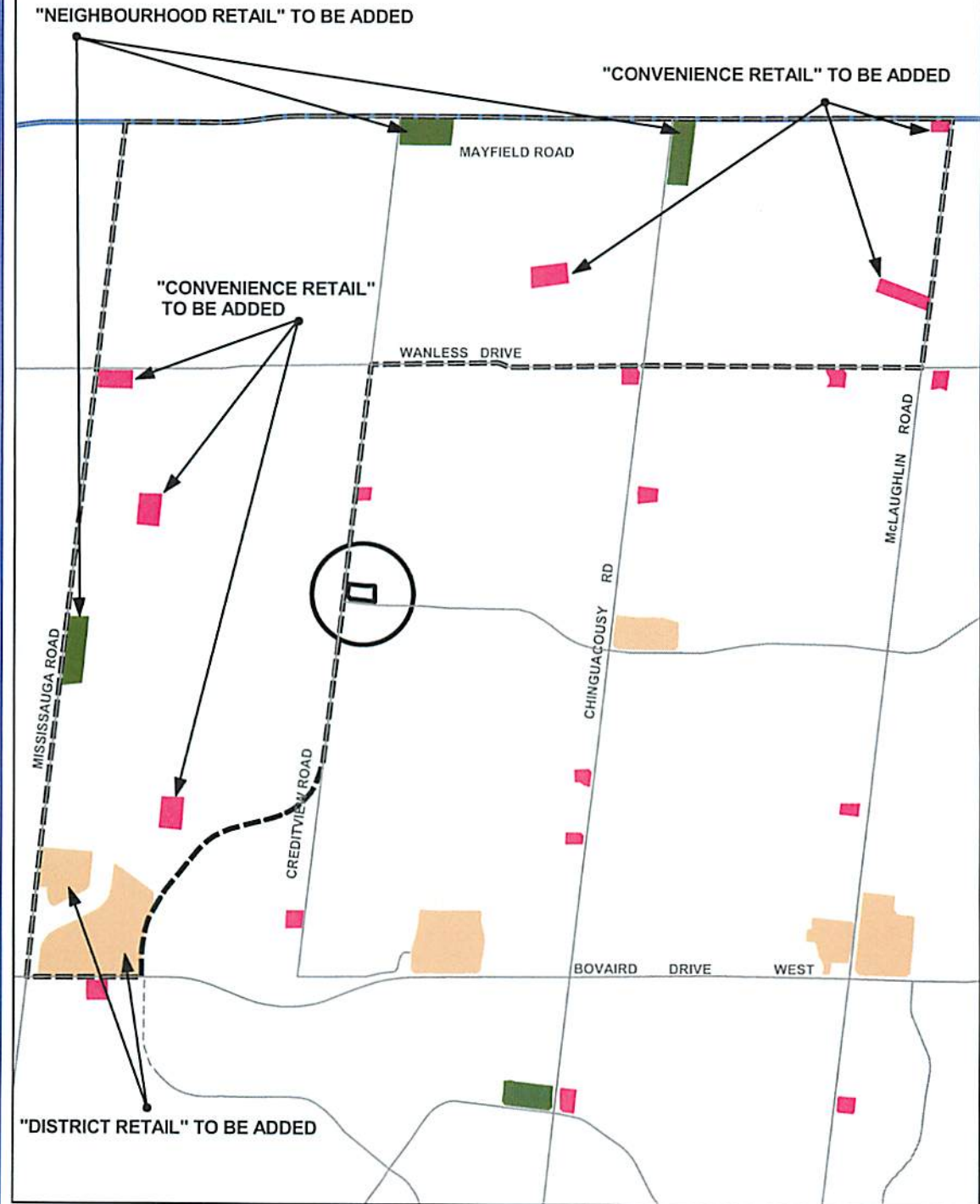
 PLANNING, DESIGN & DEVELOPMENT
 BRAMPTON, CA
 Date: 2008/07/03 Drawn By: CJK
 File: SP51_OPA_SCHEDULE B

**SCHEDULE B TO OFFICIAL PLAN
 AMENDMENT OP2006# _____**

SCHEDULE A - GENERAL LAND USE


DRAFT

93-112



EXTRACT FROM SCHEDULE A2 (RETAIL STRUCTURE) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

-  LANDS SUBJECT TO THIS AMENDMENT
-  CONVENIENCE RETAIL
-  APPEALED TO THE OMB
-  DISTRICT RETAIL
-  NEIGHBOURHOOD RETAIL

FLOWER CITY

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 BRAMPTON, CA

Date: 2009/06/01 Drawn By: AC
 File: SP51_OPA_SCHED_A2

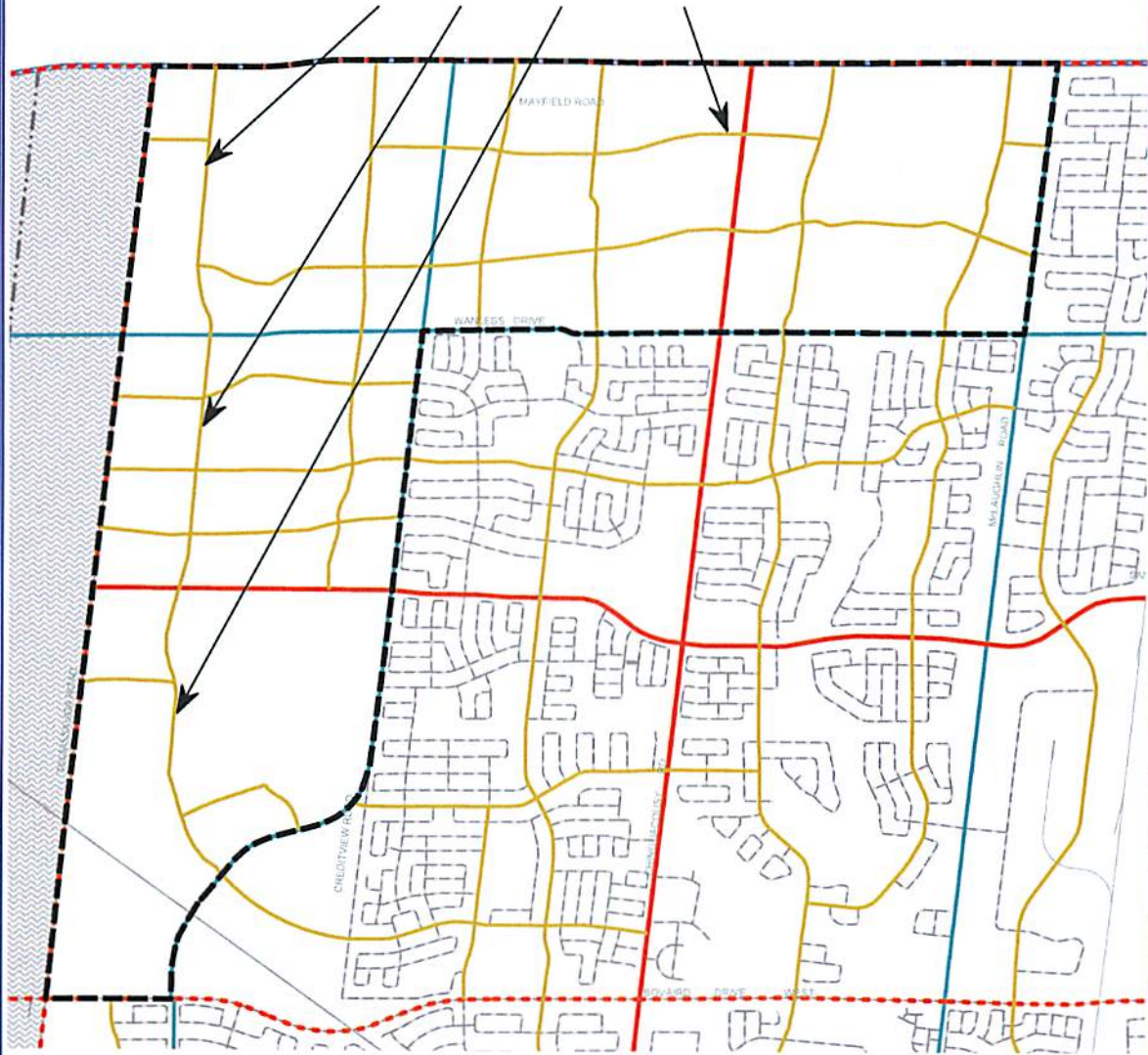
SCHEDULE C TO OFFICIAL PLAN AMENDMENT OP2006# _____

SCHEDULE A2 - RETAIL STRUCTURE












DRAFT

G3-113

"COLLECTOR" ROADS TO BE ADDED



EXTRACT FROM SCHEDULE B (CITY ROAD HIERARCHY) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

- | | | | |
|---|---------------------------------|---|-------------------------------------|
|  | LANDS SUBJECT TO THIS AMENDMENT |  | NORTH-SOUTH TRANSPORTATION CORRIDOR |
|  | MAJOR ARTERIAL (CITY) |  | PROVINCIAL HIGHWAY |
|  | MAJOR ARTERIAL (REGIONAL) |  | PROPOSED PROVINCIAL HIGHWAY |
|  | COLLECTOR |  | LOCAL ROAD |
|  | MINOR ARTERIAL |  | PROPOSED LOCAL ROAD |
|  | CORRIDOR PROTECTION AREA | | |



PLANNING,
DESIGN &
DEVELOPMENT



Date: 2009/06/01 Drawn By: MAA
File: SPA51_OPA_SCHED_D

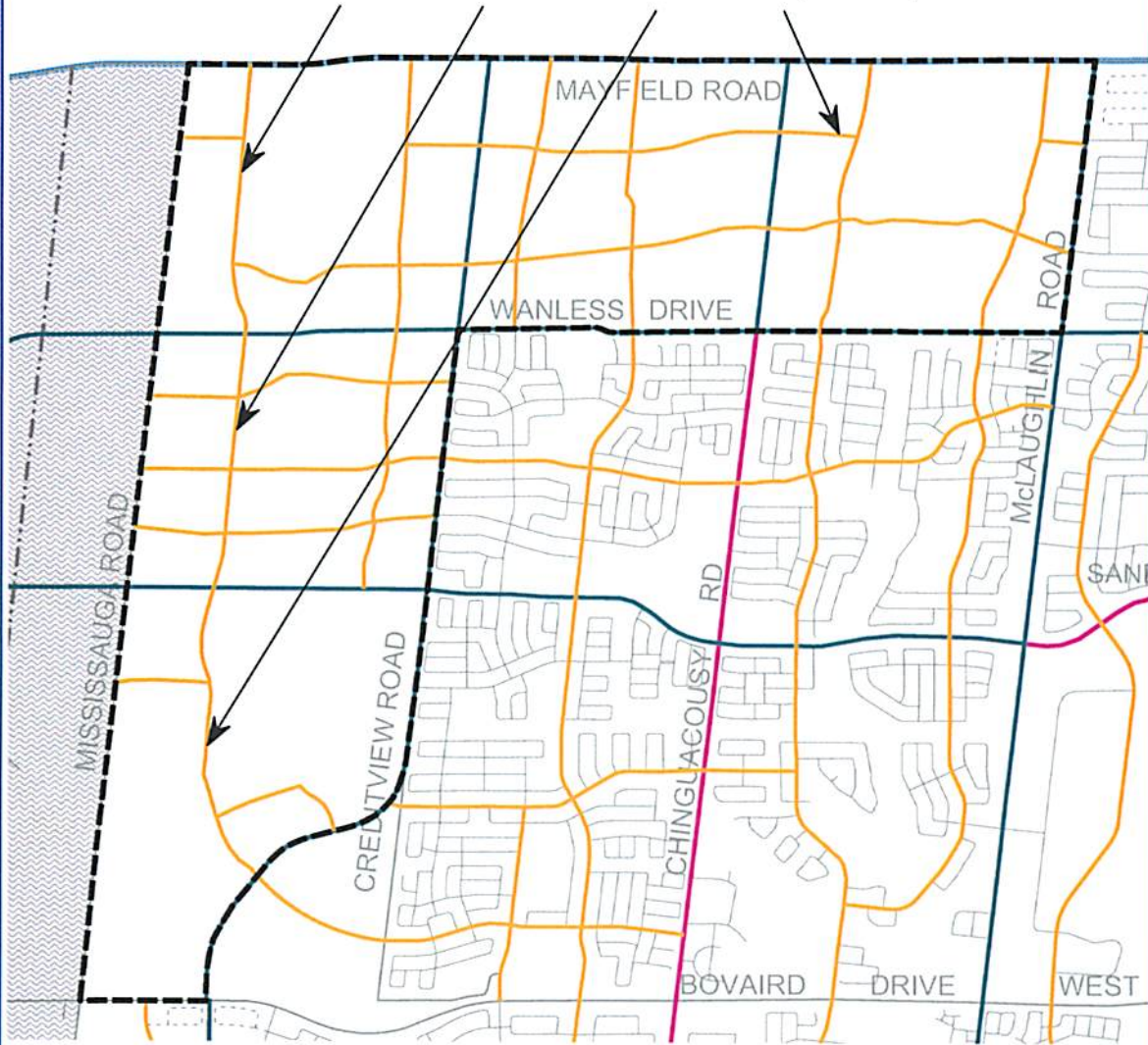
**SCHEDULE D TO OFFICIAL PLAN
AMENDMENT OP2006# _____**

SCHEDULE B - CITY ROAD HIERARCHY













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G3-114

"COLLECTOR" ROADS WITH RIGHT-OF-WAY WIDTHS OF "23-26 METRE (76-86 FEET)" TO BE ADDED



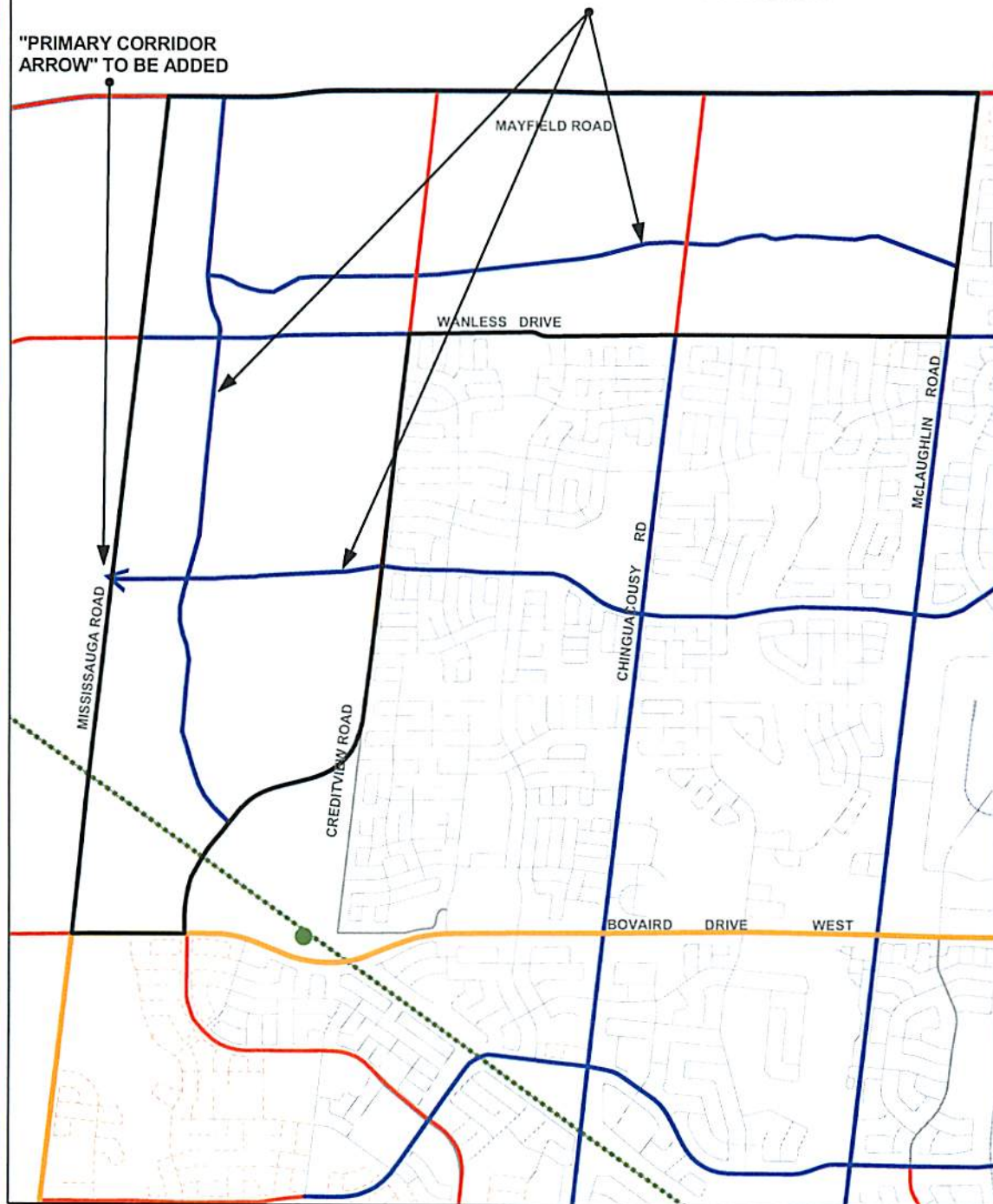
EXTRACT FROM SCHEDULE B1 (CITY ROAD RIGHT-OF-WAY WIDTHS) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

	LANDS SUBJECT TO THIS AMENDMENT		21-26 METRES (69-86 FEET)
	40-100 METRES (131-328 FEET)		CORRIDOR PROTECTION AREA
	40-45 METRES (130-150 FEET)		PROPOSED PROVINCIAL HIGHWAY
	36 METRES (120 FEET)		PROVINCIAL HIGHWAY
	26-30 METRES (86-100 FEET)		MINOR PROPOSED ROAD
	23-26 Metres (76-86 FEET)		MINOR ROAD

G3-115

"PRIMARY TRANSIT CORRIDORS" TO BE ADDED

"PRIMARY CORRIDOR ARROW" TO BE ADDED



EXTRACT FROM SCHEDULE C (TRANSIT NETWORK) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

- LANDS SUBJECT TO THIS AMENDMENT
- GO RAIL
- PRIMARY TRANSIT CORRIDORS
- GO RAIL STATIONS
- BRT CORRIDORS
- SECONDARY TRANSIT CORRIDORS

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 BRAMPTON, CA

Date: 2009/06/09 Drawn By: AC
 File: SP51_OPA_SCHED_C



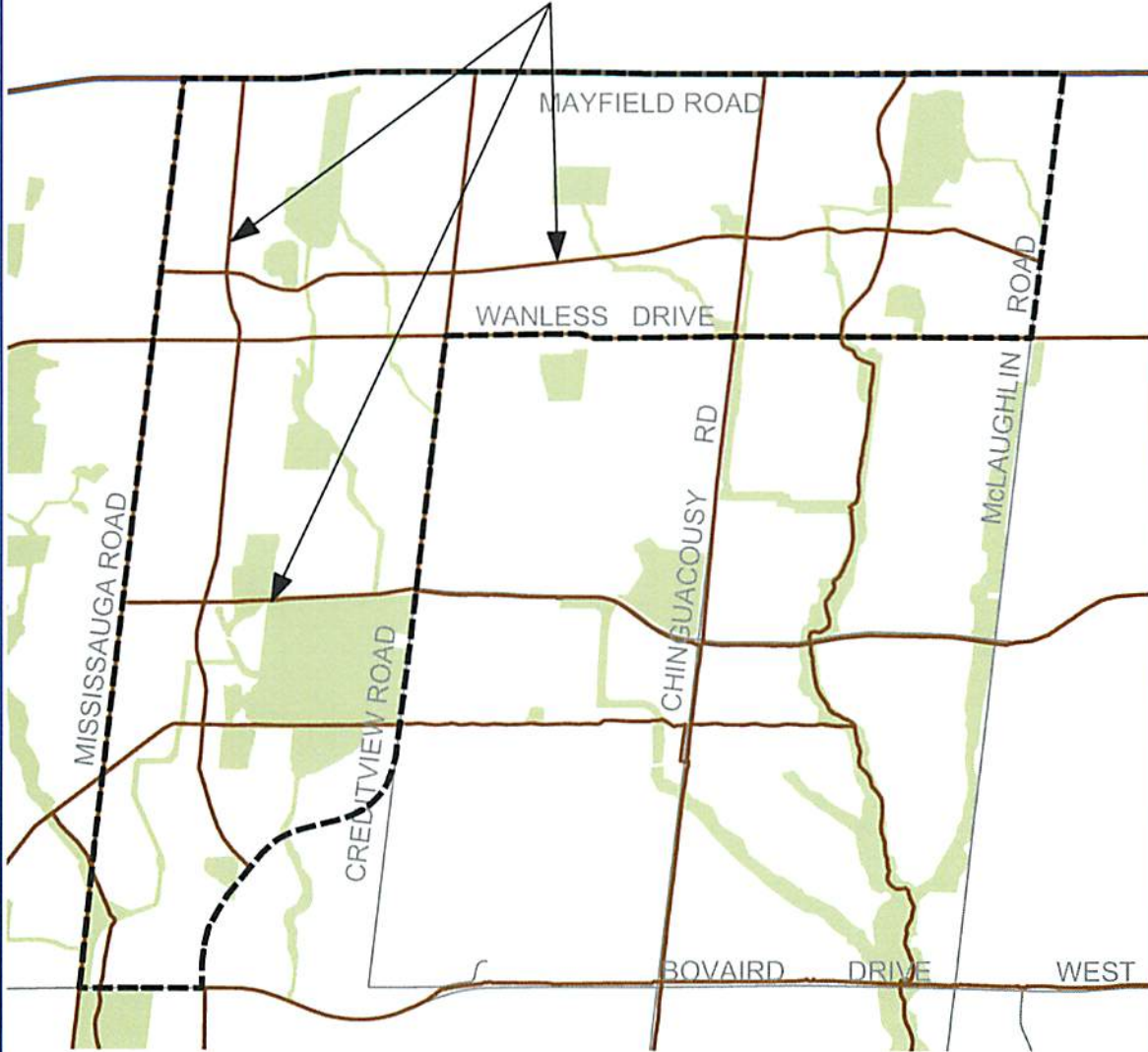
**SCHEDULE F TO OFFICIAL PLAN
 AMENDMENT OP2006# _____**

SCHEDULE C - TRANSIT NETWORK




DRAFT

G3-116

"CITYWIDE PATHWAY NETWORK" TO BE ADDED

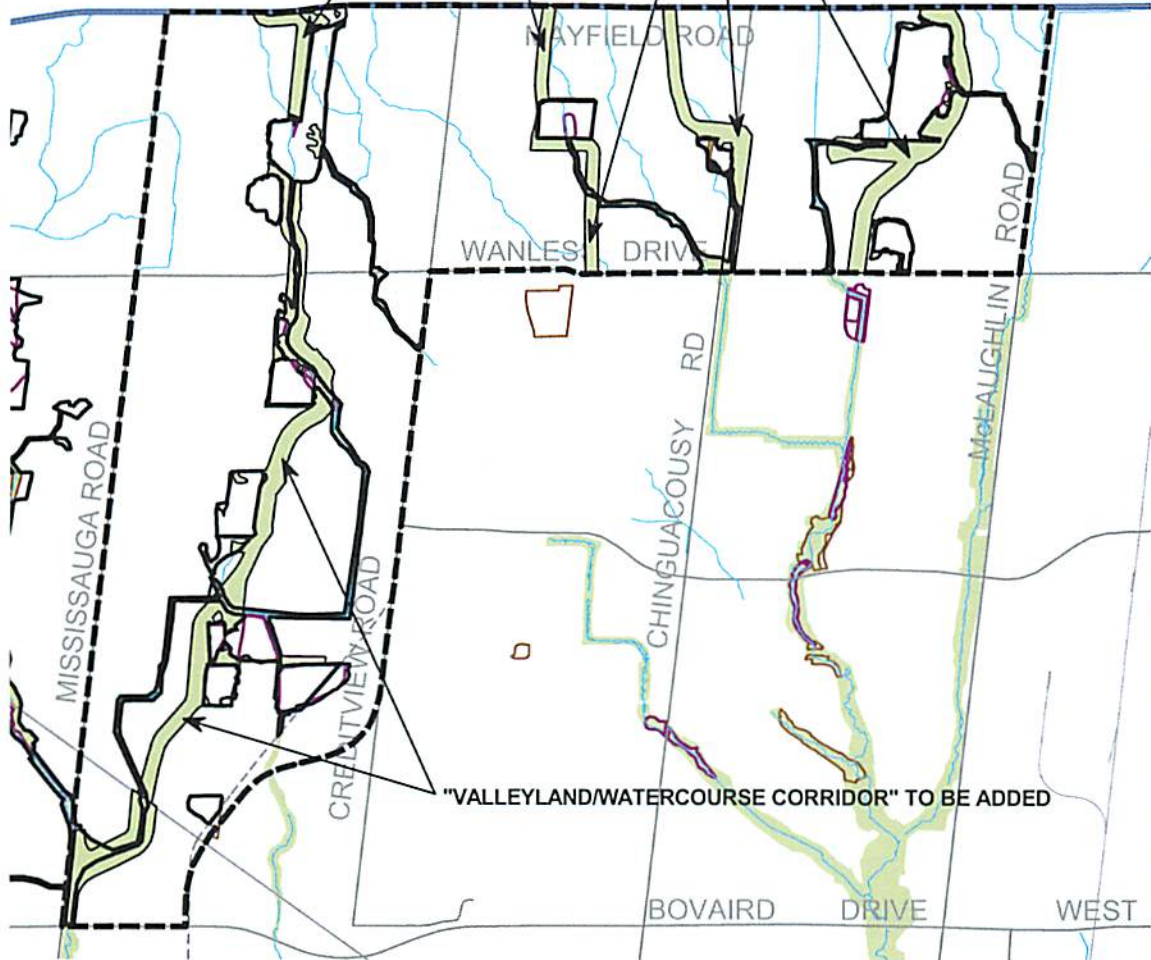


EXTRACT FROM SCHEDULE C1 (MAJOR PATHWAY NETWORK) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

-  LANDS SUBJECT TO THIS AMENDMENT
-  CITYWIDE PATHWAY NETWORK
-  OPEN SPACE





G3-117

"VALLEYLAND/WATERCOURSE CORRIDOR" TO BE ADDED

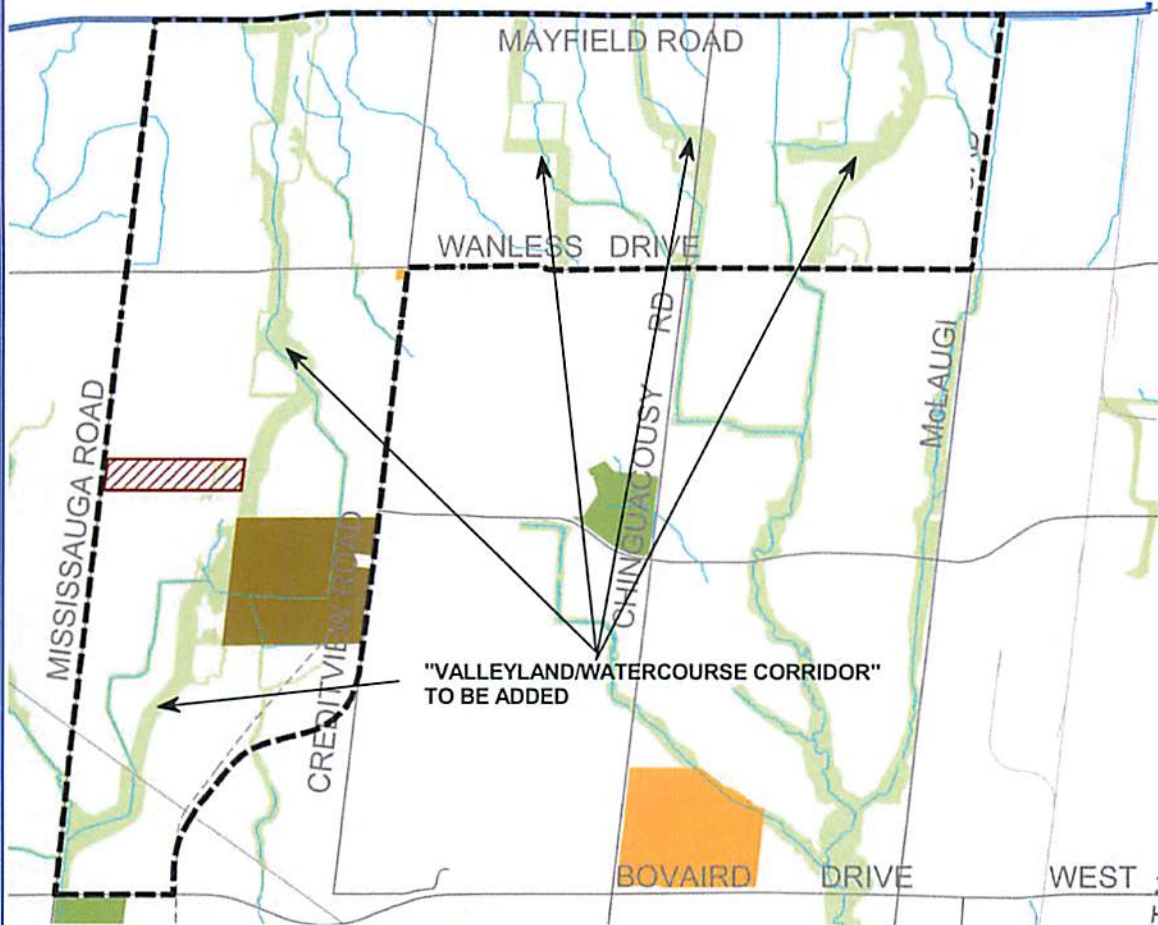


EXTRACT FROM SCHEDULE D (NATURAL HERITAGE FEATURES AND AREAS) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

Legend

-  LANDS SUBJECT TO THIS AMENDMENT
-  APPEALED TO OMB
-  VALLEYLAND/WATERCOURSE CORRIDOR
-  WOODLAND

G3-118



EXTRACT FROM SCHEDULE E (MAJOR RECREATIONAL OPEN SPACE) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

Legend

-  LANDS SUBJECT TO THIS AMENDMENT
-  PRIVATE COMMERCIAL RECREATION
-  VALLEYLAND/WATERCOURSE CORRIDOR
-  CITY WIDE PARK



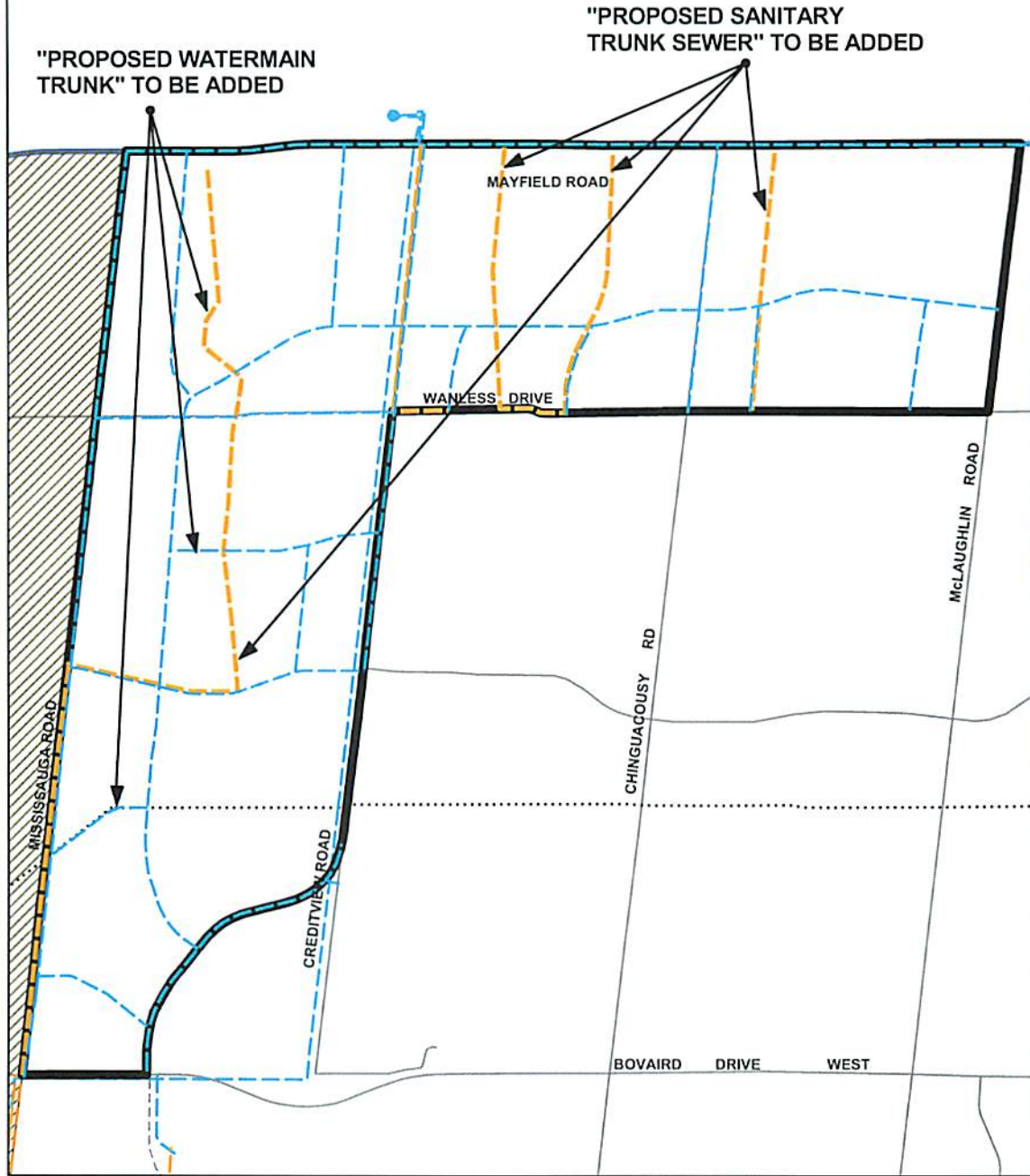
Date: 2009/06/09 Drawn By: CJK
File: SP51_OPA_SCHEDULE_I

**SCHEDULE I TO OFFICIAL PLAN
AMENDMENT OP2006# _____**







SCHEDULE E - MAJOR RECREATIONAL OPEN SPACE


DRAFT

63-119



EXTRACT FROM SCHEDULE F (INFRASTRUCTURE, UTILITIES AND RESOURCES) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

-  LANDS SUBJECT TO THIS AMENDMENT
-  PROPOSED SANITARY TRUNK SEWER
-  TRANSCANADA GAS PIPELINE
-  TREATMENT PLANT
-  PROPOSED WATERMAIN TRUNK
-  NORTHWEST POLICY AREA

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 BRAMPTON, CA

Date: 2009/06/02 Drawn By: AC
 File: SP51_OPA_SCHED_F

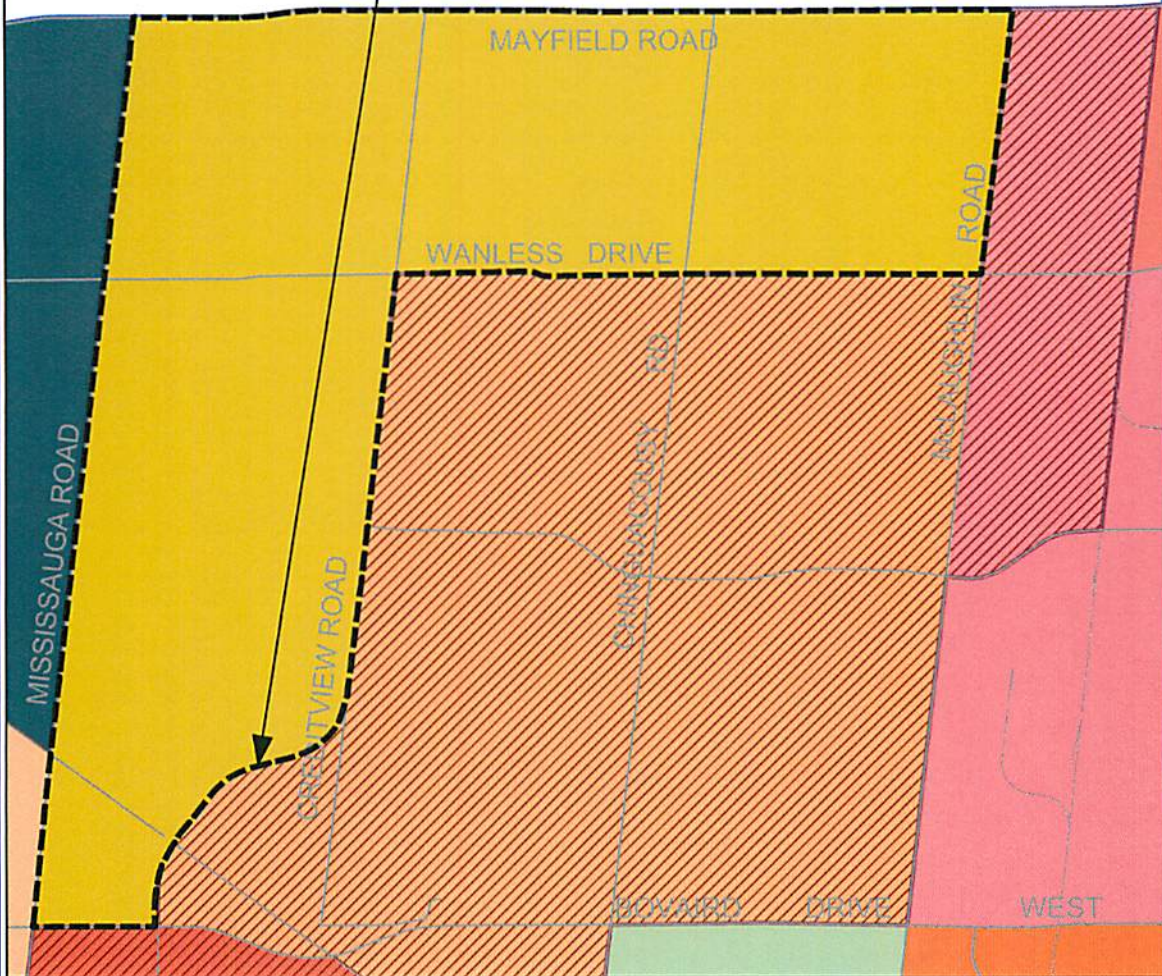
SCHEDULE J TO OFFICIAL PLAN AMENDMENT OP2006# _____

SCHEDULE F - INFRASTRUCTURE, UTILITIES AND RESOURCES

DRAFT

G3-120

BOUNDARY SHARED BETWEEN SECONDARY PLAN AREA 51 AND SECONDARY PLAN AREA 41 TO CORRECTLY PORTRAY THE EXTENSION OF JAMES POTTER BOULEVARD NORTH OF BOVAIRD DRIVE AS SHOWN



EXTRACT FROM SCHEDULE G (SECONDARY PLAN AREAS) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN



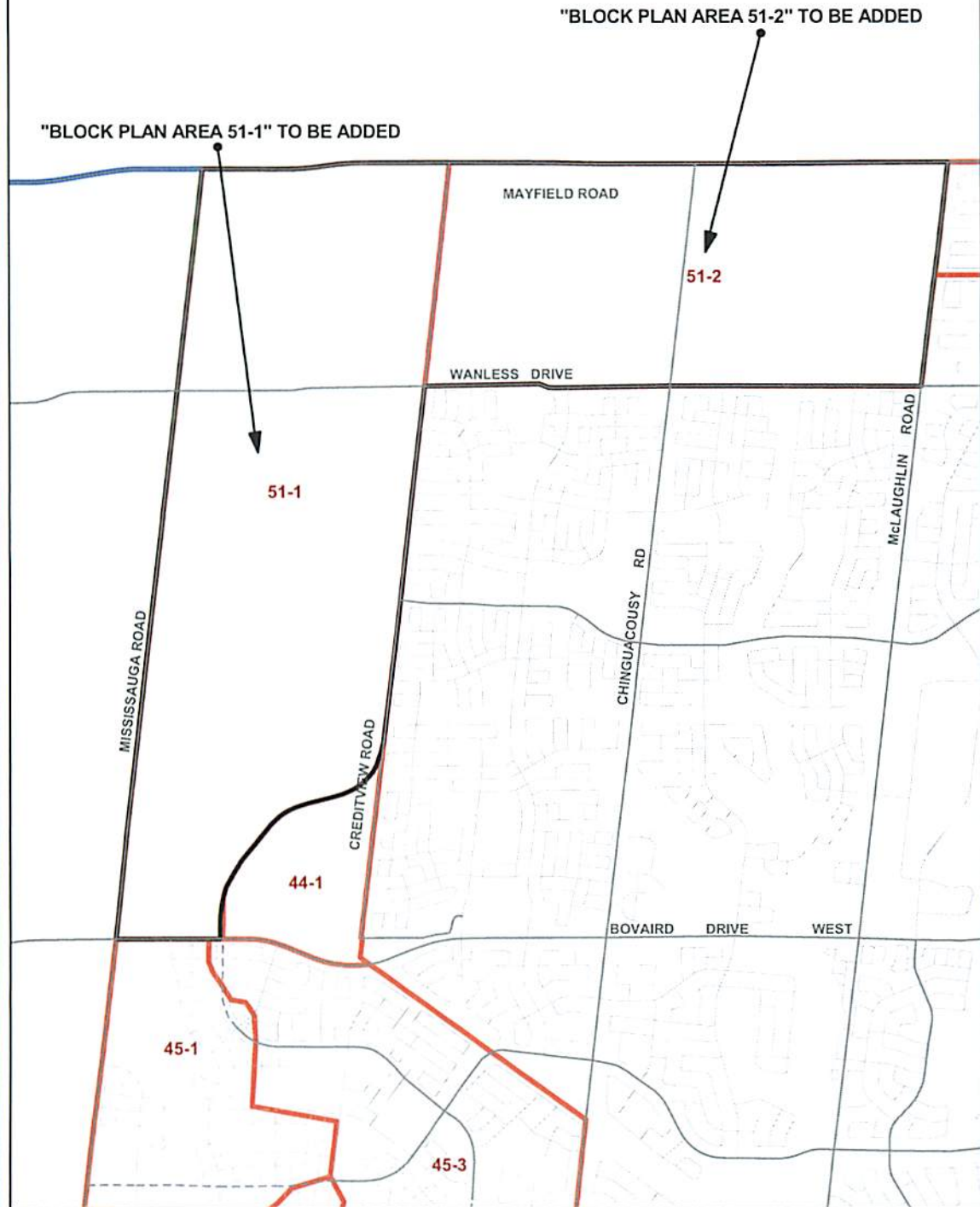
LANDS SUBJECT TO THIS AMENDMENT





NEWER SECONDARY PLAN AREAS OR PORTIONS THEREOF SUBJECT TO THE NEW HOUSING MIX AND DENSITY CATEGORIES OF THE OFFICIAL PLAN



G3-121



EXTRACT FROM SCHEDULE H (COMMUNITY BLOCK PLAN AREAS) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

-  LANDS SUBJECT TO THIS AMENDMENT
-  BLOCK PLAN AREA



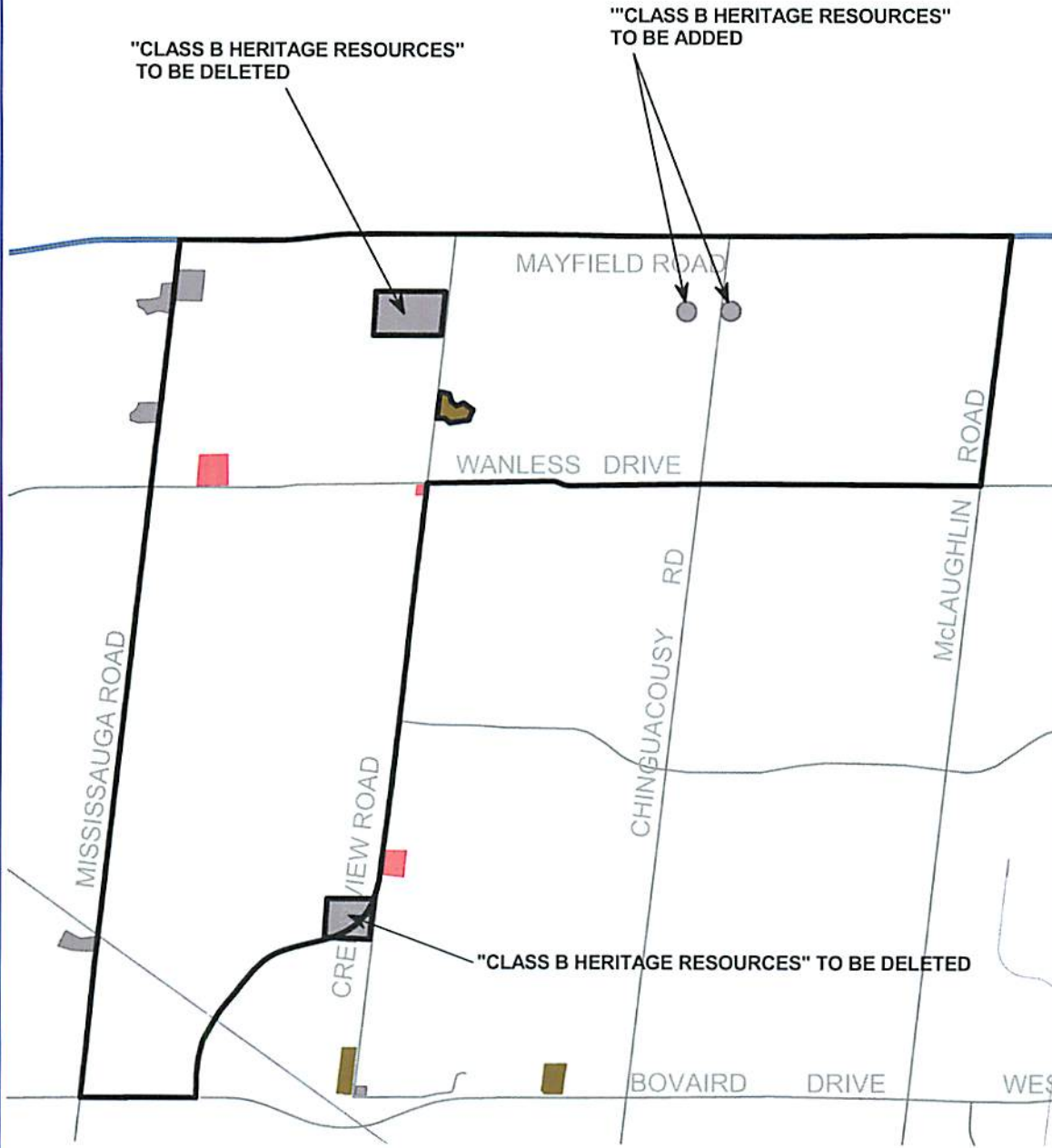
**SCHEDULE L TO OFFICIAL PLAN
AMENDMENT OP2006# _____**

Date: 2009/06/09 Drawn By: AC
File: SP51_OPA_SCHED_H

SCHEDULE H- COMMUNITY BLOCK PLAN AREAS

DRAFT

G3-122



EXTRACT FROM CULTURAL HERITAGE MAP OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

Legend

-  HERITAGE CEMETERY
-  CLASS A HERITAGE RESOURCES
-  CLASS B HERITAGE RESOURCES
-  DESIGNATED HERITAGE RESOURCE UNDER PART V OF THE ONTARIO ACT (HERITAGE CONSERVATION DISTRICT)
-  DESIGNATED HERITAGE RESOURCES UNDER PART IV OF THE ONTARIO HERITAGE ACT

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DEVELOPMENT

Date: 2009/06/10 Drawn By: CJK
File: SP51_OPA_SCHEDULEK

**APPENDIX A TO OFFICIAL PLAN
AMENDMENT OP2006# _____**

CULTURAL HERITAGE MAP

DRAFT

**Mount Pleasant Secondary Plan (Area 51)
File: P26 S51**

Members Present: Regional Councillor G. Gibson – Wards 1 and 5 (**Chair**)
Regional Councillor P. Palleschi - Wards 2 and 6 (**Vice-Chair**)
Regional Councillor E. Moore – Wards 1 and 5
Regional Councillor J. Sanderson – Wards 3 and 4
Regional Councillor G. Miles – Wards 7 and 8
Regional Councillor J. Sprovieri - Wards 9 and 10
City Councillor B. Callahan – Wards 3 and 4
City Councillor J. Hutton – Wards 2 and 6
City Councillor S. Hames – Wards 7 and 8

Members Absent: City Councillor V. Dhillon – Wards 9 and 10 (illness)

Staff Present: **Planning, Design and Development Department**
J. Corbett, Commissioner, Planning, Design and Development
A. Smith, Director, Planning and Land Development Services
K. Walsh, Director, Community Design, Parks Planning and
Development
M. Won, Director, Engineering and Development Services
D. Waters, Manager, Land Use Planning
K. Ash, Manager, Development Services
J. Spencer, Manager, Parks Planning and Facility
D. Kraszewski, Manager, Development Services
N. Grady, Project Manager, Northwest Brampton
K. Poad, Policy Planner
P. Cooper, Policy Planner
C. Caruso, Development Planner
L. Sulatycki, Development Planner
P. Aldunate, Development Planner
R. Nykyforchyn, Development Planner

Corporate Services Department

M. Panjer, Legal Counsel
E. Evans, Deputy Clerk
C. Urquhart, Legislative Coordinator

The Chair acknowledged correspondence from Carl Brawley, Glen Schnarr and Associates Inc., dated Jun 11, 2009, providing comments on the subject proposal.

Members of the public present requested a presentation on this item.

Neal Grady, Project Manager, Northwest Brampton, noted that the Mount Pleasant Secondary Plan area is bounded by Mayfield Road to the west, Bovaird Drive to the south, and Fletcher's Meadow Secondary Plan area to the east. The proposed amendment to the Official Plan is to implement the Mount Pleasant Secondary Plan by establishing a policy framework and detailed land use to guide future development in the area. He provided details of the planning vision framework, land use designations, road and transit network and the proposed draft land use concept. He outlined the major objectives of the amendment which include community uses and the protection and enhancement of the natural heritage system. Mr. Grady noted that several component studies have guided the preparation of the draft amendment. He identified key outstanding issues that must be resolved before the plan can proceed to the next steps, which include the presentation of the final Official Plan Amendment to Council for adoption before the end of 2009.

Jennifer Levitt Birdsall, 51 Vauxhall Crescent, Brampton, was concerned about place of worship lands that are rezoned for commercial purposes. She stated that residents purchase homes based on the information provided on display maps at sales' sites, which indicates that an area is designated for a place of worship, which in her opinion means that the area offers 'peace and quiet'. She noted that there are three proposed place of worship designation in this plan and suggested that staff revisit the issue of rezoning places of worship sites for commercial uses. She was also concerned about the projected population for the plan and the impact on the community since Fletcher's Meadow Secondary Plan area is deemed to be overpopulated.

Sharyn Vincent, Planning & Development Consultants Inc, Toronto, appeared on behalf of Norval Farm Supply. She was concerned about the impact of the proposal on her client's property with respect to access and land use compatibility and indicated that she would like to participate in the decision process with staff that would impact those lands.

Brian Wilson, 10799 Creditview Road, Brampton, expressed concern on the proposed layout of a future gas station (designated Motor Vehicle Commercial) that was shown on the draft land use plan in the vicinity of northwest corner of the future extension of Buick Drive across Creditview Road. Mr. Wilson commented that he would like more details with respect to the proposed site.

Tom Dolson, 12101 Creditview Road, Brampton, informed Committee that he was present on behalf of approximately thirty rural landowners who own lands north of Mayfield, east of Mississauga Road and west of Chinguacousy Road up to Old School Road. They were concerned about wells and the ability to extend their operations that they may remain viable, the future plans for the widening of Mayfield Road, the projected population and employment growth for the area. He also expressed concerns with respect to potential traffic and safety, and the impact on the farm vehicles and livestock. He indicated that he would like to meet with staff to address these concerns.

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Clare Reipma, Reipma Consultants Inc., on behalf of the landowner on the south side of Mayfield Road, east and west of Chinguacousy Road, advised that he is not opposing the proposal but he was concerned about the proposed location of the secondary school fronting onto Mayfield Road that is not connected to the transit spine. He indicated that he would like to meet with staff to further discuss his concerns.

Staff confirmed that the concerns and issues raised at this meeting will be addressed in the recommendation report which will be presented to Committee at a future date.

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**Appendix H
Summary Table of Public/Landowner Submissions**

Appendix H- Summary Table of External Comments on Draft OPA (Public/Landowner Submissions)

Submission	Staff Response
<p>Stakeholder/Landowner</p> <p>Jennifer Levitt Birdsall (51 Vauxhall Crescent)</p> <p>Concerned about: (1) place of worship sites being rezoned for commercial purposes; and (2) projected population for the Secondary Plan areas since she believed that the Fletcher's Meadow Secondary Plan area was over populated.</p>	<p>Policies in Recommendation 3 xv) provide the opportunity for place of worship sites to serve the needs of future Mount Pleasant Secondary Plan residents. Alternate uses such as commercial would be considered in relation to these policies, with respect to commercial function and other planned and designated commercial sites and in terms of potential land use impacts on the surrounding area. If an alternate commercial use failed these tests staff would recommend denial. The projected population for the Mount Pleasant Secondary Plan is appropriate, meets the requirements of the Provincial Growth Plan and has been translated into Secondary Plan policy (See recommendation 3 xxii)).</p>
<p>Sharlyn Vincent (Planning & Development Consultants Inc.) on behalf of Norval Farm Supply.</p> <p>Concerned about the impact of the proposal on her client's property with respect to access and land use compatibility and indicated that she would like to participate in the decision process with staff that would impact those lands.</p>	<p>Policy Section 5.3.1.2 places the Norval Farm Supply lands in a special policy area designation that enables the continuation of the existing farm supply use while enabling either residential or commercial development to occur through a future application to amend the zoning by-law. This special policy area designation is appropriate, and land use compatibility issues and access from Mississauga Road would be addressed through a future rezoning application.</p>
<p>Brian Wilson, (10799 Creditview Road)</p> <p>Concerned with the proposed layout of a future gas station (designated Motor Vehicle Commercial) in the vicinity of north-west corner of the future extension of Buick Drive and Creditview Road.</p>	<p>This Motor Vehicle Commercial site has been relocated to the north-west intersection of the extension of Sandalwood Parkway and Mississauga Road. Site layout and design for Motor Vehicle Commercial sites can be addressed in the Block Plan Community Design Guidelines, at the subdivision stage of approval as appropriate and through the future site plan approval process.</p>

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Appendix H- Summary Table of External Comments on Draft OPA (Public/Landowner Submissions)

<p>Tom Dolson (12101 Creditview Road) on behalf of approximately thirty rural landowners who own lands north of Mayfield, east of Mississauga Road and west of Chinguacousy Road up to Old School Road in the Town of Caledon.</p>	<p>The approved Mount Pleasant Secondary Plan Infrastructure and Servicing Study has been reviewed and confirmed by the City and the Region of Peel. Impacts on existing agricultural wells and their long term viability is not a concern since the Mount Pleasant Secondary Plan area will be served by piped municipal water. The Region of Peel will request a standard condition of draft plan approval to protect wells in the surrounding area from adverse impacts. Any expansion to agricultural operations would be the responsibility of the Town of Caledon.</p>
<p>Concerned about wells and the ability to extend their agricultural operations and remain viable.</p>	<p>Mayfield Road is under the jurisdiction of the Region of Peel and will be widened to four lanes.</p>
<p>What are the future plans for the widening of Mayfield Road?</p>	<p>The projected population and employment for the Mount Pleasant Secondary Plan is persons and persons respectively. This meets the requirements of the Provincial Growth Plan and has been translated into Secondary Plan policy (See recommendation 3 xxii).</p>
<p>What is the projected population and employment growth for the area?</p>	<p>The approved Mount Pleasant Transportation Master Plan has confirmed that the existing and proposed road network can effectively and efficiently accommodate traffic. Other traffic studies will be provided at the block plan approval stage that will build upon the findings of the Transportation Master Plan. Staff has the option of requesting Traffic Impact Studies at the subdivision and site plan stages of approval regarding traffic safety. Some of the rural landowners may use portions of Mayfield Road regarding farm vehicles and in this respect, if there is a concern with Traffic safety the Region of Peel could consider posting warning signs along this road warning that it is used by farm vehicles. Impacts on livestock are not considered to be a significant factor in the development of the Mount Pleasant Secondary Plan.</p>
<p>Concerned with potential traffic and safety, and the impact on farm vehicles and livestock.</p>	<p></p>

3-12

Appendix H- Summary Table of External Comments on Draft OPA (Public/Landowner Submissions)

<p>Clare Reipma (Reipma Consultants Inc.) on behalf of Keith Monkman</p> <p>Concerned with respect to the Public Secondary School located at the south-east intersection of the collector road and Mayfield Road shown on the draft land use schedule presented at the statutory public meeting. Through written correspondence, Mr. Reipma advised that he was concerned that his client had a preponderance of community uses on his lands such as a public elementary school, a park and elements of the natural heritage system. Mr. Reipma requested that the Public Secondary School be moved off his client's lands.</p>	<p>The Peel District School Board has confirmed that this Secondary School can be relocated to the north side of the Transit Spine Collector Road abutting the easterly section of Mixed Use Area 3 ("Alba Main") and indicated that the new location takes advantage of increased residential density in mixed use area 3 and enhanced transit service via the Transit Spine Collector Road. This revision has enabled the public junior elementary school site that was previously confirmed for Mr. Monkman's lands to be relocated in the area previously occupied by the Secondary School.</p>
<p>Colin Chung (Glen Schnarr and Associates Inc.) on behalf of Dbrand Investment Corporation</p> <p>Has requested confirmation that a Public Junior Elementary School Site not be located on his client's lands.</p>	<p>The Peel District School Board has confirmed that a Public Junior Elementary School site is not required to be located on the Dbrand Investment Corporation lands.</p>

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Appendix H- Summary Table of External Comments on Draft OPA (Public/Landowner Submissions)

<p>Colln Chung (Glen Schnarr and Associates) on behalf of Treeola Farms Limited,</p> <p>Primary Concern pertains to the extent of the Natural Heritage System and related stormwater elements on the Treeola lands. Request supporting information to justify the drainage channel and stormwater management ponds.</p> <p>Expects that the woodlot contained on the subject lands would be gratuitously conveyed to the City but Treeola would expect to be compensated for the woodlot through the Block Plan landowner agreement since in Treeola's view this does not provide a broader community benefit. Treeola would also expect landowner cost sharing compensation as it relates to any natural design, engineered drainage channel/watercourses and storm water management ponds that benefit and facilitate the development of adjacent properties.</p> <p>Carl Brawley (Glen Schnarr and Associates) on behalf of 720634 Ontario Limited</p> <p>Major concern is the perception that overland flows are being diverted and the natural route of the watercourse is being aligned from the west side of Chinguacousy Road to the east side Chinguacousy Road along the entire frontage of his client's lands south to the Wanless Drive/Chinguacousy Road intersection.</p>	<p>Staff has requested that the consultant preparing the North West Brampton Landscape Scale Analysis and Subwatershed Study (NWBLSASS) provide Mr. Chung with the draft reports and evaluations undertaken to date. In this respect, Mr. Chung's client has the option of hiring environmental consultants that can review this work and liaise directly with the City's consultant to obtain a better understanding and exchange technical perspectives. Based upon the work to date and the advice provided by the City's consultant, the natural heritage system features and stormwater management ponds are likely to stay in the locations shown on the recommended Secondary Plan land use schedule (see Figure 3 of this report) and be reflected in the findings of the approved North West Brampton Landscape Scale Analysis and Subwatershed Study.</p> <p>Cost sharing agreements will be developed at the block plan approval stage. It is anticipated that proponents will assign a trustee to administer the developer cost sharing agreements and that the contents, practices and procedures with respect to the woodlot natural design, engineered drainage channel/watercourses and storm water management ponds will be consistent with cost sharing agreements in other approved Secondary Plan areas. This cost sharing agreement will not effect the long term protection and enhancement of these natural heritage features.</p> <p>Staff has requested that the consultant preparing the North West Brampton Landscape Scale Analysis and Subwatershed Study (NWBLSASS) provide Mr. Brawley with the draft reports and evaluations undertaken to date.</p>
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23-150

Appendix H- Summary Table of External Comments on Draft OPA (Public/Landowner Submissions)

Have yet to receive a satisfactory rationale for this proposed watercourse and strongly objects to this as it represents a conversion of developable tablelands to non-developable, environmental lands.

Concerned that the Place of Worship site in it's previous location closer to Wanless Drive would benefit from a higher profile location such as along the Mayfield Road frontage. Rationale for this suggestion is difficulty in attracting place of worship uses to sites in the adjacent Fletcher's Meadow Community.

Request that the medium density residential designation be located further east along the Transit Spine Collector Road.

Mr. Brawley's client has the option of hiring environmental consultants that can review this work and liaise directly with the City's consultant to obtain a better understanding of the watercourse and other features such as stormwater management ponds and exchange provided by the City's consultant, the natural work to date and the advice provided by the City's consultant, the natural heritage system features and stormwater management ponds are likely to stay in the locations shown on the recommended Secondary Plan land use schedule (see Figure 3 of this report) and be reflected in the findings of the approved North West Brampton Landscape Scale Analysis and Subwatershed Study.

Staff is recommending that this Place of Worship site be located in a high profile location within mixed use area 4 on the 720634 Ontario Limited lands to assist in the development of this mixed use node.

Staff supports this request and the medium density residential designation has been extended further to the east on the recommended Secondary Plan land use schedule (See Figure 3 of this report).

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Appendix H- Summary Table of External Comments on Draft OPA (Public/Landowner Submissions)

<p>Michael Gagnon (GLB Urban Planners Ltd.) on behalf of the Mount Pleasant Secondary Plan Landowners Group</p> <p>Initial comments provided in June 2009 have been superseded by ongoing correspondence involving the Landowner Group's review of various current Secondary Plan studies, the natural heritage system, and other matters pertaining to Secondary Plan planning. Current requests from Mr. Gagnon are referenced and discussed in this report.</p>	<p>Staff will continue to collaborate with the Mount Pleasant Secondary Plan Landowners Group, agencies and other stakeholders as appropriate around the final Secondary Plan Official Plan Amendment for recommended adoption by City Council.</p>
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Appendix I
Summary Table of Agency Submissions

Appendix I – Summary Table of External Submissions on Draft OPA (Agency)

Submission	Staff Response
<p>No Comment: Canada Post Corporation; Ministry of Culture; City of Mississauga; Greater Toronto Airport Authority; Town of Halton Hills; Conseil Scolaire Catholique De District Centre-Sud; Ministry of Municipal Affairs and Housing ; GO Transit; Rogers Cable; and Consumers Gas.</p> <p>Outstanding Comments: Town of Caledon and the Region of Peel</p>	<p>None required.</p> <p>Staff will consult with the Town of Caledon and the Region of Peel to obtain their final comments and evaluate whether it is appropriate to add policies to the final Mount Pleasant Secondary Plan Official Plan Amendment that proceeds to City Council for recommended adoption.</p>
<p>The Peel District School Board. The School Board has confirmed the school sites shown on the recommended land use schedule (see Figure 3 of this report) and confirmed the existing school policies in the draft Official Plan amendment were satisfactory.</p>	<p>The Peel District School Board will continue to participate in the provision of schools necessary to serve the Mount Pleasant Secondary Plan area through the block plan and subdivision approvals process. Both the block plan and subdivision stages provide the School Board with the opportunity to make further adjustments to the school sites as required.</p>
<p>The Dufferin Peel Catholic District School Board. The School Board has confirmed the school sites shown on the recommended land use schedule (see Figure 3 of this report) and confirmed the inclusion of additional policies in the Official Plan amendment to ensure that the Board has the opportunity to examine their school sites as part of the Block Plan approval process, especially with respect to those school sites in proximity to the mixed use areas and/or in proximity to retail/commercial sites.</p>	<p>Staff will add appropriately worded policy to the draft Official Plan Amendment, confirm the final wording with the School Board and include this in the final Mount Pleasant Secondary Plan Official Plan Amendment that proceeds to City Council for recommended adoption. The Dufferin Peel Catholic District School Board will continue to participate in the provision of schools necessary to serve the Mount Pleasant Secondary Plan area through the block plan and subdivision approvals process. Both the block plan and subdivision stages provide the School Board with the opportunity to make further adjustments to the school sites as required.</p>
<p>Credit Valley Conservation. CVC has confirmed the recommended Natural Heritage System policies and the Natural Heritage System designation in this report.</p>	<p>CVC will continue to be involved in the evolution of the Natural Heritage System through the approved Subwatershed Study, the Environmental Implementation Report filed with the block plan and through providing conditions of draft plan approval for future plans of subdivision.</p>
<p>Ministry of Natural Resources. The Ministry has agreed to participate at this stage of the Mount Pleasant Secondary Plan approval process by confirming the recommended Natural Heritage System policies and the Natural Heritage System designation shown on the recommended land use schedule (see Figure 3 of this report).</p>	<p>MNR will continue to be involved in the evolution of the Natural Heritage System through the approved Subwatershed Study.</p>
<p>Bell Canada. Bell is satisfied with the existing recommended policy Section 7.5 Public Utilities and Communications.</p>	<p>None required.</p>

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Appendix I – Summary Table of External Submissions on Draft OPA (Agency)

<p>Lehman & Associates on behalf of TransCanada. TransCanada is satisfied with the existing recommended policy Section 7.6 TransCanada Pipeline Gas Safety Features.</p>	<p>None required.</p>
<p>Hydro One Brampton. Have requested minor wording changes to policy Sections 10.8.2, 12.2.3 and 12.5.1.</p>	<p>Staff will undertake these minor revisions as part of the final Mount Pleasant Secondary Plan Official Plan Amendment that proceeds to City Council for recommended adoption.</p>

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Appendix J
Summary Table of Mount Pleasant Secondary Plan Studies

**Appendix J
Summary of Mount Pleasant Secondary Plan Component Studies**

Study	Consultant	Purpose	Current Findings	Status
Subwatershed Study	Phillips Engineering/Dougan and Associates	To develop a natural heritage system based upon: characterization of natural features and their form, function and linkages through a landscape scale analysis (phase 1); an evaluation of the impacts of development on the natural heritage system (phase 2); and, solutions for managing impacts from development on the natural heritage system (phase 3).	January 2008- phase 1, the characterization of the natural features completed and phase 2 impact testing of the Natural Heritage System and land use found on Figure 3 of this report to be completed early in 2010.	Study completion anticipated by September 2010.
Transportation Master Plan	ENTRA Consulting	Present a comprehensive transportation strategy comprising roads, transit, transportation demand and pedestrian opportunities Establish the need and justification for roads subject to phases 1 and 2 of the Class EA. Identify a preferred road network including improvements to Creditview Road and Sandalwood Parkway. Outline a transit strategy	Need and justification for Sandalwood Parkway EA extension between Creditview Road and Mississauga Road established. Need and justification for Creditview Road extension/James Potter Road extension EA established. A network of collector roads established, plus the four lane transit spine road at a 26 m r.o.w. A comprehensive transit strategy centered on the transit spine road and other transit corridors.	Study complete in Fall 2009

Study	Consultant	Purpose	Current Findings	Status
Community Design Study	NAK Design Group and LRK.	To enable the development of appropriate community design policies that support a pedestrian friendly, sustainable transit oriented community.	Key findings to date include: the design features for the various mixed use nodes located along the transit spine road; elements that will assist in the creation of compact and walkable neighbourhoods; the integration of a trail and pathway system with the natural heritage system; and, the integration of design principles for the mixed use/retail centre at the intersection of Mississauga Road and Bovaird Drive West.	Study approved in Summer 2009.
Open Space Study	NAK Design Group.	Delineates an open space system and network that includes natural features, stormwater management ponds, parks, schools and other uses.	As open space system is identified that is integrated with pedestrian movement, transit, traffic capacity, residential densities mixed-uses, stormwater ponds and the NHS system A hierarchy and distribution of parks is provided involving 17 parkettes and 4 new neighbourhood parks.	Completion of Study and final approval anticipated by the end of 2009. Study will reflect the park sites and new neighbourhood park sub-categories shown on Figure 3 of this report.
Retail/Commercial Opportunity Study	Malone Given Parsons Limited	Evaluates market needs and opportunities for retail/commercial floor space.	Recommends a total retail/commercial floor space ranging from 1,260,000 square feet to 1,800,000 square feet.	Completion of Study and final approval anticipated by the end of 2009. Study will reflect the retail/commercial

Study	Consultant	Purpose	Current Findings	Status
<p>Retail/Commercial Opportunity Study(continued)</p>	<p>Malone Given Parsons Limited.</p>	<p>Identifies sites required for institutional purposes such as schools and places of worship Allocates retail/commercial space and institutional uses</p>	<p>Establishes preliminary retail/commercial sites based upon a retail hierarchy with a major concentration of district commercial floor space at the intersection of Mississauga Road and Bovaird Drive West. Recommends the school sites and places of worship sites shown on Figure 3 of this report</p>	<p>sites shown on Figure 3 of this report along with applicable Secondary Plan policies..</p>
<p>Infrastructure Servicing</p>	<p>R.J Burrsides and Associates Limited</p>	<p>Identifies, describes and evaluates sanitary sewer and water servicing strategies and systems Determines preliminary stormwater requirements including drainage boundaries and the identification of storm water management ponds.</p>	<p>Ultimate sanitary infrastructure needed includes the extension of the Fletcher's Creek and Huttonville Creek trunks; all areas within the Secondary Plan can be successfully serviced by gravity; and, no system capacity constraints exist within the receiving trunk sewers. With ultimate water infrastructure in place, all areas within the Secondary Plan can be serviced in their entirety with adequate flows being provided at sufficient pressures. Preliminary stormwater management pond sizes and locations have been identified and based on spot grading with a minimum of 20 ponds recommended. Ponds will be confirmed through Subwatershed/EIR studies.</p>	<p>Final Study approved by the City in October 2009</p>

Study	Consultant	Purpose	Current Findings	Status
<p>Cultural Heritage Resources/ Archaeological</p>	<p>Unterman McPhail Associates/ AMICK Consultants</p>	<p>Locates and describes heritage features. Outlines methods for the incorporation, integration and protection of significant heritage resources. Comprises an archaeological component.</p>	<p>The study area has high potential for archaeological resources not yet documented and therefore, areas of proposed development require archaeological assessment in advance of grading at the block plan/subdivision approval stages. Two cultural heritage sites are designated under the Heritage Act and two sites are listed by on the City's Heritage inventory. The study outlines methods for further evaluation of these and other potential cultural heritage resources at the block plan/subdivision approval stages.</p>	<p>Study Completion anticipated by the end of 2009</p>
<p>Alternative Development Standards</p>	<p>Poulos and Chung Limited</p>	<p>Proposes alternative development standards for various transportation and road related elements such as laneways and non- standard right-of-way widths and turning circles.</p>	<p>Shows how the application of ADS can help to achieve land use and urban design objectives for the Transit Spine and the Nodal Development Areas. Provides detailed guidance to assist in implementing City Wide Alternative Design Standards Outlines how ADS features can be connected to trails and pathways to support pedestrians.</p>	<p>Study approved August 2009.</p>

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Appendix K – Draft Concept Site Plans for Mixed Use Areas 1-4.

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- LEGEND:
- ARTERIAL ROAD
 - SPINE ROAD
 - COLLECTOR STREET
 - COMMUNITY NODE



COMMUNITY CONTEXT

MOUNT PLEASANT COMMUNITY MIXED-USE NODE VIGNETTES

OCTOBER 2009



- A** 3-6 STOREY MID-RISE
- B** 3-6 STOREY MID-RISE w/ SENIORS RESIDENCE OPTION
- C** 3-6 STOREY MID-RISE w/ POTENTIAL TO INCREASE TO 12-15 ST. w/ 3-4 ST. PODIUM
- D** LANE-BASED TOWNHOUSE
- E** CONDO BLOCK REAR LANE TOWNHOUSES w/ AMENITY OPEN SPACE
- F** FRONT-LOADED TOWNHOUSE



RECOMMENDATIONS:

- 1 INTEGRATES 3-6 STOREY MID-RISE OPPORTUNITY WITH POTENTIAL FOR GREATER DENSITY AND GROUND FLOOR RETAIL/WORK SPACE.
- 2 PUBLICLY ACCESSIBLE / PRIVATELY OWNED URBAN OPEN SPACE AS A FORECOURT TO MID-RISE BUILT FORM.
- 3 LANE-BASED TOWNHOUSE ENABLES POTENTIAL ADJACENT STREET PARKING.
- 4 ESTABLISH 'VILLAGE' CHARACTER FOR COMMERCIAL BLOCKS - MINIMUM BUILDING SETBACK / ACCESSIBLE FROM SIDEWALK AND STREET PARKING / NO DRIVE-THRU'S.
- 5 COMMERCIAL BLOCKS WITH MIXED-USE OPPORTUNITIES - RETAIL, OFFICE, SERVICE.
- 6 VEHICULAR ACCESS TO COMMERCIAL BLOCKS FROM MISSISSAUGA RD. AND SANDALWOOD PKWY.
- 7 SCHOOL BUILDING ORIENTED TOWARDS NODE CORE. FOR CONTINUOUS BUILT FORM AT STREET EDGE.
- 8 INTEGRATE PLACE OF WORSHIP WITH STREET ORIENTED BUILT FORM.
- 9 ALTERNATIVE STREET / LANE CONFIGURATION - PROXIMITY TO INTERSECTION / TURNING MOVEMENTS / MAINTENANCE OPERATIONS.



A

NORTH-SOUTH SPINE ROAD AT SANDALWOOD PARKWAY

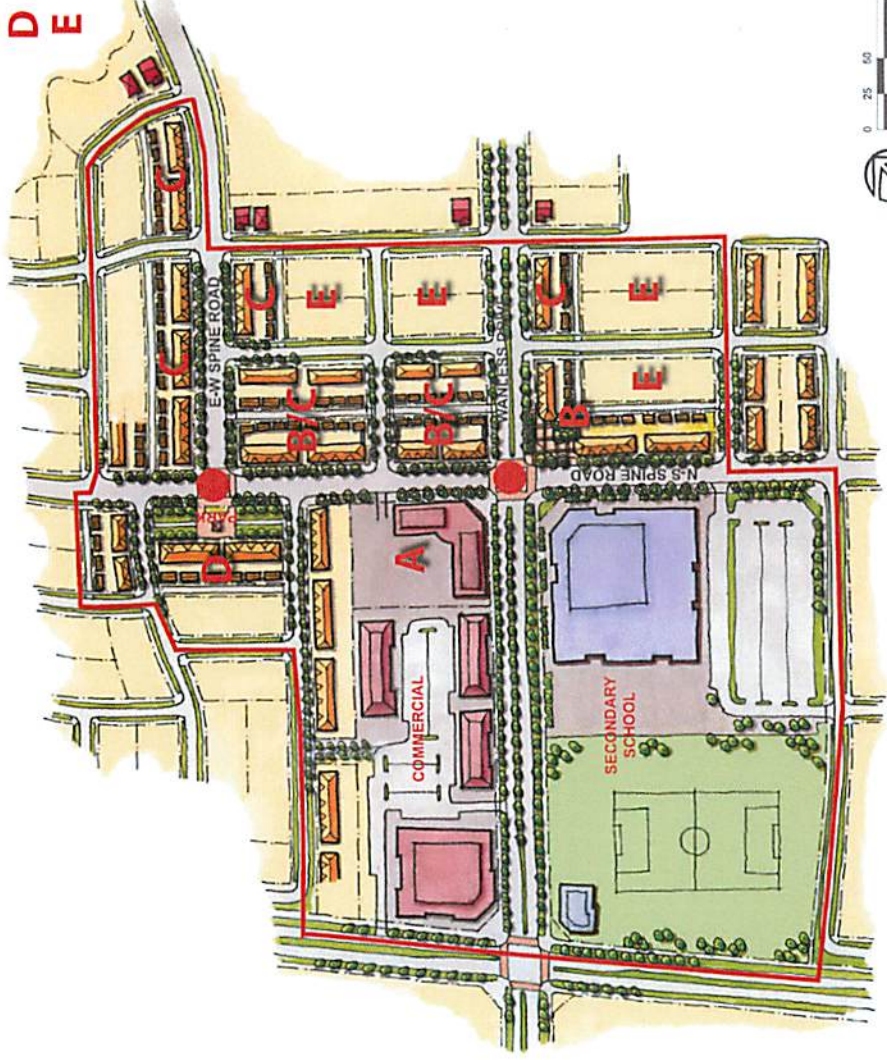
MOUNT PLEASANT COMMUNITY MIXED-USE NODE VIGNETTES

OCTOBER 2009

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- A** 3-6 STOREY MID-RISE w/ SENIORS RESIDENCE OPTION
- B** TOWNHOUSE w/LIVE-WORK OPPORTUNITY
- C** LANE-BASED TOWNHOUSE
- D** LANE-BASED TOWNHOUSE FRONTING ONTO URBAN PARK
- E** FRONT-LOADED TOWNHOUSE



RECOMMENDATIONS:

- 1 DUAL NODAL CENTRES WITH DISTINCTIVE CHARACTERS.
- 2 URBAN PARK AS VIEW TERMINUS.
- 3 INTEGRATES 3-6 STOREY MID-RISE OPPORTUNITY WITH POTENTIAL GROUND FLOOR RETAIL/WORK SPACE.
- 4 TOWNHOUSE WITH POTENTIAL TO CONVERT TO LIVE-WORK IN FUTURE.
- 5 LANE-BASED TOWNHOUSE ENABLES POTENTIAL ADJACENT STREET PARKING.
- 6 STREET RELATED BUILT FORM THROUGHOUT.
- 7 SCHOOL BUILDING ORIENTED TOWARDS INTERSECTION TO STRENGTHEN NODE CORE.
- 8 COMMERCIAL BLOCK WITH MIXED-USE OPPORTUNITIES - RETAIL, OFFICE, SERVICE.
- 9 COMMERCIAL BLOCK - MINIMUM BUILDING SET-BACK / ACCESSIBLE FROM SIDEWALK AND STREET PARKING / NO DRIVE-THRU'S.
- 10 VEHICULAR ACCESS TO COMMERCIAL BLOCK FROM MISSISSAUGA RD.
- 11 INTEGRATION OF EXISTING HERITAGE RESOURCE TO BE CONSIDERED.
- 12 ALTERNATIVE STREET / LANE CONFIGURATION - PROXIMITY TO INTERSECTION / TURNING MOVEMENTS / MAINTENANCE OPERATIONS.



B

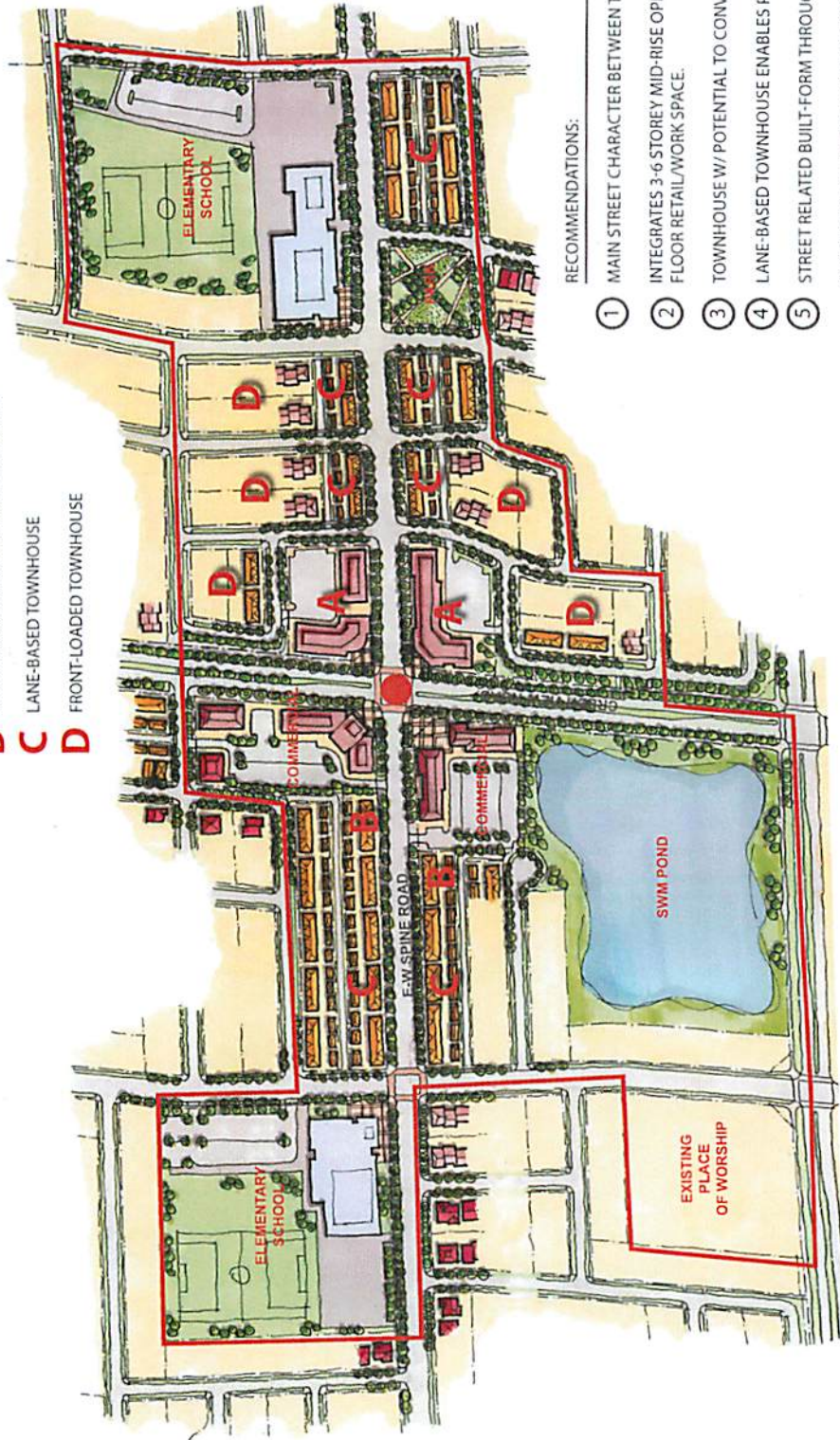
INTERSECTION OF NORTH-SOUTH & EAST-WEST SPINE ROADS

MOUNT PLEASANT COMMUNITY MIXED-USE NODE VIGNETTES

OCTOBER 2009



- A** 3-6 STOREY MID-RISE
- B** TOWNHOUSE w/LIVE-WORK OPPORTUNITY
- C** LANE-BASED TOWNHOUSE
- D** FRONT-LOADED TOWNHOUSE



RECOMMENDATIONS:

- 1 MAIN STREET CHARACTER BETWEEN THE TWO SCHOOL SITES.
- 2 INTEGRATES 3-6 STOREY MID-RISE OPPORTUNITY W/ POTENTIAL GROUND FLOOR RETAIL/WORK SPACE.
- 3 TOWNHOUSE W/ POTENTIAL TO CONVERT TO LIVE-WORK IN FUTURE.
- 4 LANE-BASED TOWNHOUSE ENABLES POTENTIAL ADJACENT STREET PARKING.
- 5 STREET RELATED BUILT-FORM THROUGHOUT.
- 6 ESTABLISH 'VILLAGE' CHARACTER FOR COMMERCIAL BLOCKS - MINIMUM BUILDING SET-BACK / ACCESSIBLE FROM SIDEWALK AND STREET PARKING / NO DRIVE-THRU'S.
- 7 INTEGRATION OF HERITAGE RESOURCES TO BE CONSIDERED.
- 8 ALTERNATIVE STREET / LANE CONFIGURATION - PROXIMITY TO INTERSECTION / TURNING MOVEMENTS / MAINTENANCE OPERATIONS.



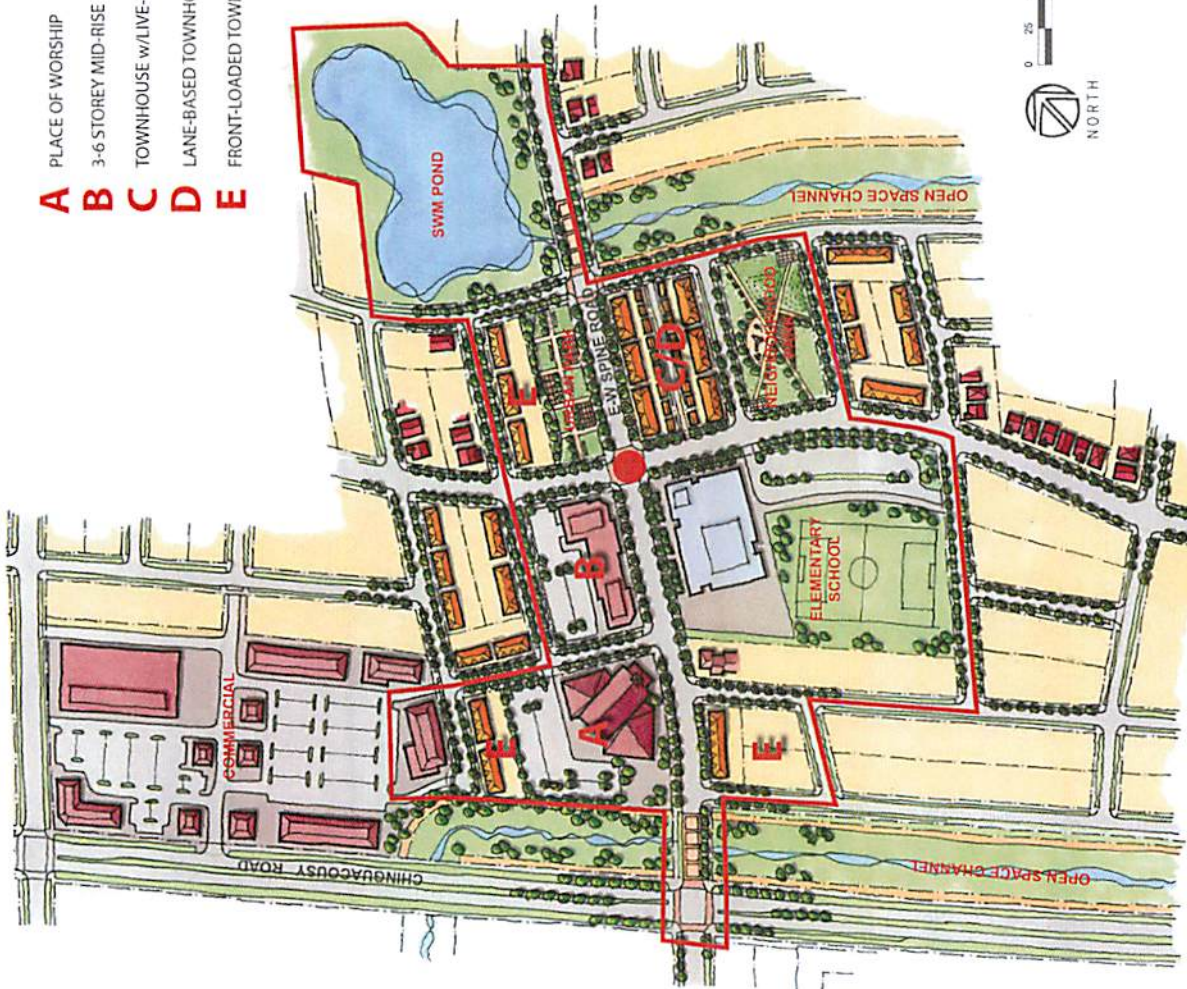
EAST-WEST SPINE ROAD AT CREDITVIEW ROAD

MOUNT PLEASANT COMMUNITY MIXED-USE NODE VIGNETTES

OCTOBER 2009



- A** PLACE OF WORSHIP
- B** 3-6 STOREY MID-RISE
- C** TOWNHOUSE w/LIVE-WORK OPPORTUNITY
- D** LANE-BASED TOWNHOUSE
- E** FRONT-LOADED TOWNHOUSE



RECOMMENDATIONS:

- 1 HAMLET CHARACTER BETWEEN THE OPEN SPACE CHANNELS.
- 2 PLACE OF WORSHIP BUILT FORM ORIENTED TO STREET EDGE.
- 3 INTEGRATES 3-6 STOREY MID-RISE OPPORTUNITY WITH POTENTIAL GROUND FLOOR RETAIL/WORK SPACE.
- 4 URBAN PARK ORIENTED TO NODE CORE.
- 5 NEIGHBOURHOOD PARK INTEGRATED WITHIN NODE.
- 6 TOWNHOUSE WITH POTENTIAL TO CONVERT TO LIVE-WORK IN FUTURE.
- 7 LANE-BASED TOWNHOUSE ENABLES POTENTIAL ADJACENT STREET PARKING.
- 8 COMMERCIAL BLOCK W/ BUILT FORM ORIENTED TO LOCAL STREET INTERFACE FOR BETTER INTEGRATION WITH NODE AND PEDESTRIAN ACCESSIBILITY.
- 9 SCHOOL BUILDING ORIENTED TOWARDS INTERSECTION TO STRENGTHEN NODE CORE.
- 10 ALTERNATIVE STREET / LANE CONFIGURATION - PROXIMITY TO INTERSECTION / TURNING MOVEMENTS / MAINTENANCE OPERATIONS.

D

EAST-WEST SPINE ROAD EAST OF CHINGACOUSY ROAD

MOUNT PLEASANT COMMUNITY MIXED-USE NODE VIGNETTES

OCTOBER 2009

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Appendix L

**“Implementation Principles for the
Subwatershed Study dated November 24, 2009”**

**MOUNT PLEASANT SECONDARY PLAN
APPENDIX**

**IMPLEMENTATION PRINCIPLES FOR THE MOUNT PLEASANT
SUBWATERSHED STUDY**

November 24, 2009

This document forms an Appendix to the Mount Pleasant Secondary Plan and is to be read as part of the Mount Pleasant Secondary Plan and reflects agreements reached on October 29, 2009, November 10, 2009, November 17, 2009 and November 24, 2009 after meetings involving the City of Brampton, Credit Valley Conservation, Ministry of Natural Resources and the Mount Pleasant Landowners' Group. This Appendix is to be read in conjunction with attached Schedules A, B and C. It is the intention of the parties that this Appendix is to form an integral part of the Mount Pleasant Secondary Plan and that the items identified in the Appendix shall be fully incorporated into the Mount Pleasant Secondary Plan.

1. **Natural Heritage System** - The Secondary Plan Natural Heritage System (SPNHS) is shown on the attached Schedule A. It forms part of the Second Generation (2G) Land Use plan to be tested in the second round of the Mount Pleasant Subwatershed Study (SWS) Phase 2 impact assessments. It is expected that the Phase 2 impact assessment results will support the SPNHS (Schedule A). If so, no further SWS impact assessment is required and the SWS Phase 3 report will be prepared. However, if the SWS Phase 2 impact assessments recommend major changes to the SPNHS, additional rounds of testing will be completed as part of the SWS. NOTE: This document also refers to a "final Natural Heritage System (final NHS)" which will be reflected in the SWS and Environmental Implementation Reports (EIRs) and which may or may not be the SPNHS.

The SPNHS includes the protection of woodlands and wetlands, channel relocation/realignment/lowering, restoration and wetland creation areas as shown on Schedule A. All areas outside of the final NHS are fully developable and not subject to any additional setbacks or restrictions. Within the SPNHS:

- a) Buffers are included in the SPNHS as shown on Schedule A. Grading in buffers is acceptable where necessary to maintain drainage/water balance to environmental features, to accommodate trails or Low Impact Development (LID) (e.g., dry swales, bioretention swales, etc.), or to accommodate minor activities related to mounding for topographic diversity, topsoil enhancement and/or adjacent site grading.
- b) Channel widths are shown on Schedule A. East Huttonville Creek widths are fixed subject to confirmation through the SWS Phase 2 impact assessment. Fletcher's Creek channel widths are minimums with minor refinements expected through the Environmental Implementation Report (EIR) process on the basis of the greater of: the fisheries setback; meander belt allowance; Regional Storm storage/conveyance requirements; and, 6 m top of bank setback (equivalent to provincial erosion allowance). Notwithstanding the above, a linkage between the large woodland south of Mayfield Drive west of McLaughlin Road southerly to the smaller woodland north of Wanless Drive will be 60m in total width including the

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relocated Fletcher's Creek channel in this location, subject to hydrology and hydraulic requirements.

- c) Within the East Huttonville portion of the SPNHS, the extent of habitat enhancement and wetland creation is to be implemented as per the concepts/principles illustrated on the Landowners' Group vignettes dated March 2009 (Schedule B attached) and includes other concepts such as natural channel design, habitat requirements for Redside Dace, etc. Comparable habitat enhancements will be implemented in the Fletcher's Creek subcatchments where channels are realigned and/or lowered. Implementation and additional design details will be established at the EIR stage (e.g., actual species for planting, size of plantings, phasing of development, etc.).
- d) Buffers will be allowed to naturally regenerate except in areas where the buffer is disturbed and/or requires enhancement or mitigation (e.g. trails, LIDs, grading, etc.), in which case restoration plans will be prepared through the EIR process to the satisfaction of the City and also, in the case where regulatory approvals are required, to the satisfaction of CVC.
- e) The City and Landowners' Group agree to add the area highlighted as Area H on Schedule A to form part of the SPNHS. Planting or restoration in this area will not be done by the City of Brampton or the Mount Pleasant Landowners' Group, but may be done by others and/or allowed to occur naturally.
- f) Channel relocation and lowering is required to permit the development of the Mount Pleasant lands. It is expected to have minimal impact on the water table. The degree of lowering will be confirmed, refined or removed if needed following the completion of the SWS Phase 2 impact assessment.
- g) Trails will be accommodated in appropriate areas in the SPNHS. Trail locations are to be confirmed through the EIRs.
- h) The Ministry of Natural Resources will designate Provincially Significant Wetlands (PSWs) within the Mount Pleasant Secondary Plan area on the basis of the SPNHS (Schedule A) and will not preclude works, including site alteration, within PSWs specifically designed to enhance the wetland feature, wetland water balance, or required to implement the final NHS as refined through the EIRs.
- i) The Mount Pleasant Secondary Plan and all future applications within the Secondary Plan will be evaluated on the basis of the agreed upon final NHS, the approved SWS and EIRs, and the policies and guidelines in effect as of the date of this document. This does not preclude the application of future new legislation and/or regulations and related implementation directions.

2. **Stormwater Management** – With respect to the Stormwater Management (SWM) concept which is to be further detailed through EIR work:

- a) SWM facility locations/numbers are shown on Schedule A. Facility geometry is conceptual only; actual geometry, orientation, temperature mitigation measures and number of facilities will be determined through the EIRs.

- b) SWM facilities are acceptable in outer portions (30m) of the 100m channel and outside of the stable top of slope in the SPNHS north of the CNR and south of the pipeline.
 - c) Regional Storm on-line storage is approved in principle subject to the SWS Phase 2 impact assessment.
 - d) LID requirements are to be met primarily through measures such as utilization of increased topsoil depths in appropriate locations. Other appropriate methods may also be determined through the SWS, EIR, and Block Plan processes, but require approval by the City in consultation with CVC. Subsequent to the Block Plan approval, further regulatory approvals may be required from the CVC to implement LID measures.
 - e) Drainage diversions as discussed on November 3, 2009 with Philips, CVC and the Mount Pleasant Landowners' Group representatives are to be modeled as a component of the SWS Phase 2 impact assessment. Provided that modeling results are acceptable, it will be approved in principle and further refined at the EIR stage to identify specific mitigation and SWM measures to be implemented.
 - f) On-site SWM (e.g., parking lot storage, rooftop storage) outside the final NHS is permissible.
3. **CFCP** – A Comprehensive Fisheries Compensation Plan (CFCP) will be completed and submitted for approval concurrent with the preparation of Phase 3 of the SWS and the EIRs during the Block Plan process. The CFCP will be a free-standing document with a separate submission and approval process.
4. **Drainage Density** – All drainage density requirements, as set out in the hierarchy by Parish Geomorphic have been met based on calculations presented in the Stonybrook letter dated July 27, 2009 and Parish Geomorphic's acceptance of same, but are subject to CVC's review/acceptance. Further assessment of drainage density calculations at the EIR stage is not necessary. However, further assessment at the EIR stage will address how and where the hierarchy of surface drainage features will be provided and will, as much as possible, use methods and locations of greatest benefit to the environment as identified in the hierarchy.
5. **Roads** – Schedule A conceptually illustrates the location of new road crossings of the SPNHS. Road crossings and designs will be confirmed through the Sandalwood Parkway Environmental Assessment and other Integrated Planning/Environmental Assessment(s), where necessary, to be completed as part of the Block Plan process. Spans for road crossings will be designed to address fluvial considerations including watercourse form and functions (not spanning meander belt) and accommodate conveyance and storage of Regional Storm flows, where appropriate, to provide flood free road crossings, and wildlife passage as appropriate. EIR work with respect to road designs shall address wildlife passage for large mammal movement where appropriate. Design considerations will include road signage, road speed, warning lights, fencing, clear passage and/or other measures to accommodate movement across roads.
6. **Implementation** – With respect to the design, approval and implementation of the final NHS:
- a) Timelines for approval – See attached Schedule C (Work Plan and Schedule) regarding the nature and timing of approvals. All parties will use best efforts to work within this timeline to process development applications and permits

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recognizing that an EIR will not be submitted until the SWS Phase 3 report is submitted. Should there be major issues with SWS Phase 2 impact assessment such as diversions or lowerings, Schedule C would have to be renegotiated.

- b) Groundwater monitoring wells and piezometers, where they can be maintained after development, will be available to CVC for long term monitoring. All of the data collected by the Landowners' Group will also be provided as input to the CVC's long term monitoring program. Monitoring requirements will be set out in Phase 3 of the SWS.
- c) The City will provide CVC all requisite data, methodologies, assumptions and modeling results from the SWS Phase 2 impact assessments of the SPNHS and subsequent versions of the SPNHS should they be necessary.
- d) All parties will review the 2G Plan SWS Phase 2 impact assessment results upon release and will provide an immediate determination of whether the impacts are major or minor using an all agency workshop. Initial comments from all parties will be provided within 30 days following the workshop.

7. Permitting Requirements

- a) In context of the urbanizing Mount Pleasant Secondary Plan area, the final NHS demonstrates an environmental benefit and will form the basis for all permitting requirements.
- b) The final NHS will be implemented in a coordinated manner through several phases as defined through the Block Plan/EIR process. The final NHS will be conveyed to the City in several phases. Provided that plans of subdivision are consistent with approved EIRs, CVC will provide draft plan conditions, clearances and permits as soon as possible.
- c) The implementation of the warm water fisheries window (i.e. July 1st to March 31st) shall be applied to all final NHS components including grading, channel realignment, lowering, crossings, restoration/enhancement and SWM for the portion of the East Huttonville Creek system lying to the north of the pipeline right-of-way, and for Fletcher's Creek (west, central and east). For the portion of the East Huttonville Creek lying between the pipeline right-of-way to the north and the limit of the Secondary Plan area to the south, the Redside Dace timing window shall be applied (July 1st to September 15th). Requests for extension(s) to the Redside Dace timing may be made and will be reviewed by MNR where an extension would reduce the overall construction period to minimize potential construction impacts to fish habitat.
- d) Multiple, staged permits may be issued by the CVC (and MNR if needed) to accommodate implementation phasing of the final NHS prior to issuance of complete, final NHS permits. EIRs shall address final NHS implementation phasing.

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8. Not Precedent Setting

- a) It is understood that the process for arriving at the Mount Pleasant Secondary Plan is not intended to set a precedent for CVC to follow. CVC will expect that future secondary planning initiatives will conform to prevailing City of Brampton Official Plan policies (i.e. that the Secondary Plan and related servicing and infrastructure plans will be directed by a substantially advanced comprehensive Subwatershed Study, to the satisfaction of CVC and the City, and an agreed upon Natural Heritage System). This does not preclude integrated Environmental Assessments.

- b) It is understood that the proposed characteristics and/or modifications to the natural heritage features and areas for this plan are based on specific characteristics of the Mount Pleasant Secondary Plan area. These include stream lowering, stream realignment, drainage diversion, buffer widths and modifications to wetlands and other natural features. It is understood that these modifications do not set a precedent for any future planning considerations and permitting requirements by CVC and that development areas must each be planned according to their own specific natural characteristics and features.

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LEGEND:

Number	Name	Description
1a	New woodland/forest restoration	Restoring patches that have been disturbed from existing woodlots. For Northern and Southern woodlots, this includes the Woodlot Management/Conservation Forests and other forested areas.
1b	Existing woodlot	Northern woodlot - Green Ash Woodlot Southern woodlot - Green Ash Woodlot These woodlots are important to provide habitat for native species. They are located in the Woodlot Management/Conservation Forests.
1c	Woodland channel	Channeling water from the Woodlot Forests in the Woodlot Management/Conservation Forests to the Woodlot Management/Conservation Forests.
2	Stormwater management pond	Grassland retention pond and cultural structure from stormwater treatment.
3	Waterway wetland	Characteristics: - 30% of wetland - regular standing water - 1-1.5m of open water and marsh to maximize species diversity and habitat use - permanent pond dry in drought conditions but recovers in 2-3 days - marsh, a 3m flow channel to maintain habitat and flow - Woodlot Forest 1 will receive water from the MFC channel via culverts during dry years, most about 2-3m deep. There is a positive change from the National Standard 1 to channel on the "natural" side will receive the channel via culverts after the rain event. - Woodlot Forest 2 will receive water from the MFC channel during wet years about 2-3m deep. The channel can be used as a retention pond for the National Standard 1 to channel on the "natural" side will receive the channel via culverts after the rain event. - Woodlot Forest 3 will receive water from the MFC channel during wet years about 2-3m deep. The channel can be used as a retention pond for the National Standard 1 to channel on the "natural" side will receive the channel via culverts after the rain event. - Woodlot Forest 4 will receive water from the MFC channel during wet years about 2-3m deep. The channel can be used as a retention pond for the National Standard 1 to channel on the "natural" side will receive the channel via culverts after the rain event.
4a	Grassland retention	80% grassland 10% shrub
4b	Existing grassland	Cultural retention, meadow, forest, and cultural forest
4c	Grassland channel	80% grassland 10% shrub
4d	Grassland channel	80% grassland 10% shrub
5a	Grassland channel	80% grassland 10% shrub
5b	Grassland channel	80% grassland 10% shrub
5c	Grassland channel	80% grassland 10% shrub
5d	Grassland channel	80% grassland 10% shrub
5e	Grassland channel	80% grassland 10% shrub
6	Area of Development	Outside of MFC and within area of development



Channel Alignment with NHS Restoration Preliminary Conceptual Plan - Vignette Area 1

Mount Pleasant Landowners Group - Northwest Brampton

Date: Mar 19, 2009
 Scale: 1:1500
 No: 1-08106

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LEGEND:

Number	Name	Description
1a	New woodlot/forest restoration	Reconnect woodlots to increase total woodlot length and area by restoring areas that were historically logged and converted to agricultural uses. Geotechnical and post-development drainage studies to determine whether Fresh-Moist Forest or Dry-Fresh Forest supported. Use pit and mound techniques to create complex microtopography with upland species or mounds and wetland species in pits. Tree planting and natural seed dispersal from adjacent woodlots and areas of high regional population. (Mayfield woodlot)
1b	Existing woodlot	Wanless woodlot (small) - Located just south of Wanless Drive is a Fresh-Moist Ash-Lowland Deciduous Forest. Wanless woodlot (large) - Disconnected from woodlot above and to the south is a Dry-Fresh Oak-Hardwood Deciduous Forest with a Green Ash-Silver Birch Deciduous Swamp in the northeast corner.
4c	Grassland channel	80% grassland 10% shrub
5b	Fish habitat	Tear drop shaped ponds, with brush drain at top, gravel areas, woody debris scattered throughout pond. Connected by culvert to NHS channel.
6	Area of Development	Outside of NHS and within area of development.



Channel Alignment with NHS Restoration Preliminary Conceptual Plan - Vignette Area 2 Mount Pleasant Landowners Group - Northwest Brampton

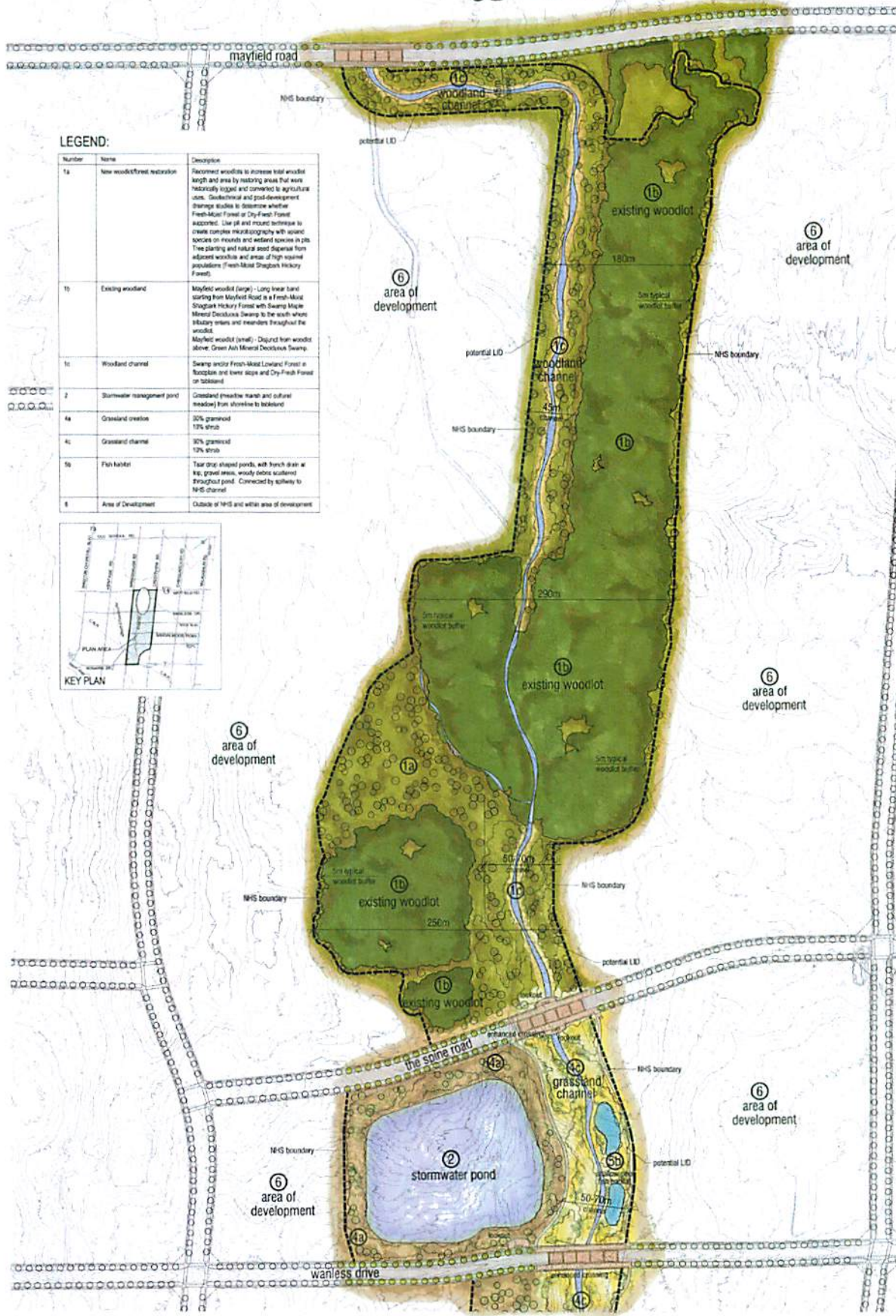





Date: Mar 10, 2009
 Scale: 1:500
 Date: 1-08-106



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Channel Alignment with NHS Restoration

Preliminary Conceptual Plan - Vignette Area 3

Mount Pleasant Landowners Group - Northwest Brampton






Date: Mar 19, 2009
 Scale: 1:1500
 Job No: 1-08106



