



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 235-2007

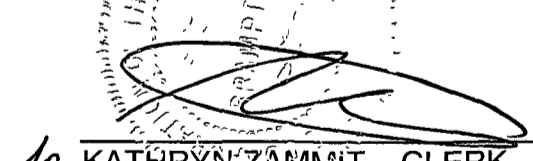
To Adopt Amendment Number OP93- **282**
to the Official Plan of the
City of Brampton Planning Area

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

1. Amendment Number OP93- **282** to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 1 day of August 2007.

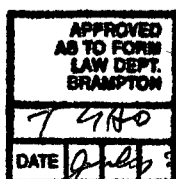

SUSAN FENNELLE - MAYOR


KATHRYN ZAMMIT - CLERK

Peter Fay, Deputy City Clerk

Approved as to Content:


Adrian J. Smith, MCIP, RPP
Director, Planning and Land
Development Services



AMENDMENT NUMBER OP93-~~282~~
 TO THE OFFICIAL PLAN OF THE
 CITY OF BRAMPTON PLANNING AREA

1.0 PURPOSE

The purpose of this amendment together with Schedule BP45-5 is to implement the policies of the Official Plan and Chapter 45 of the Credit Valley Secondary Plan through the preparation and approval of a Block Plan for Sub Area 5.

This amendment to Chapter 45 of the Credit Valley Secondary Plan is based on a block plan that implements the findings of a number of background component studies completed to address environmental, servicing, transportation, urban design and growth management considerations. The end result is a block plan that addresses the principles of sustainability and incorporates the principles of the City's Development Design Guidelines.

2.0 LOCATION

Sub-Area 5 comprises an area of about 200 hectares (500 acres) in southwest Brampton, and is bounded Creditview Road to the west, Queen Street West to the north, Chinguacousy Road to the east and the Orangeville Railway Development Corporation rail line to the south-east.

The lands are within the area described as Parts of Lots 3, 4 and 5, Concession 3. W.H.S., in the former geographic Township of Chinguacousy, now in the City of Brampton. The lands subject to this amendment are specifically indicated on Schedule BP45-5 to this amendment.

3.0 AMENDMENTS AND POLICIES RELATIVE HERETO

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

(1) by adding to the list of amendments pertaining to Secondary Plan Area Number 45: Credit Valley Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP93-~~282~~

(2) adding to Part III, the following heading and associated text:

"PART III: BLOCK PLANS

Schedule "H" to this Plan identifies areas for which Block Plans have been prepared or are proposed to be prepared. The following list indicates the documentation which constitutes the block plan for those areas which have a secondary plan in place."

(3) adding to Part III: BLOCK PLANS, thereof, the following new heading and associated text:

"Area 45: Credit Valley Secondary Plan

Part III of Chapter 45-5 of the 1993 Official Plan (Amendment Number OP93-~~282~~) shall constitute the Block Plan for Sub-Area 45-5."

(4) by adding to PART III, BLOCK PLANS thereof, as Chapter 45-5, the following text:

"Chapter 45-5: Sub Area 5 Block Plan of the Credit Valley
Secondary Plan

1.0 Purpose

The purpose of this amendment together with Schedule BP45-5 is to implement the policies of the Brampton Official Plan and Chapter 45 of the Credit Valley Secondary Plan through the preparation and approval of a Block Plan for Sub Area 5.

This amendment to Chapter 45 of the Credit Valley Secondary Plan is based on a block plan that implements the findings of a number of background component studies completed to address environmental, servicing, transportation, urban design and growth management considerations. The end result is a block plan that ensures the development of a new community in a manner that addresses the principles of sustainability and incorporates the principles of the City's Development Design Guidelines. This Chapter will constitute the Block Plan for Sub Area 5 of the Credit Valley Secondary Plan.

2.0 Location

Sub-Area 5 comprises an area of about 200 hectares (500 acres) in southwest Brampton, and is bounded Creditview Road to the west, Queen Street West to the north, Chinguacousy Road to the east and the Orangeville Railway Development Corporation rail line to the south-east as outlined on Schedule BP 45-5. The lands are within the area described as Parts of Lots 3, 4 and 5, Concession 3. W.H.S., in the former geographic Township of Chinguacousy, now in the City of Brampton, as shown on Schedule BP45-5.

3.0 Effect of this Chapter and its Relationship to the Official Plan and Credit Valley Secondary Plan

Lands subject to Chapter 45-5 outlined on Schedule BP45-5 shall be developed in accordance with the policies of Chapter 45 of Part II and with Schedule SP45(a) and also in accordance with all other relevant policies and schedules of the Brampton Official Plan.

Accordingly, the policies herein are intended to supplement those of the Credit Valley Secondary Plan and the Official Plan, not to replace or repeat them. An accurate understanding of all the policies pertaining to this Chapter can only be achieved by reading the Official Plan together with Chapter 45.

4.0 Sub Area 5 Block Plan Principles

The Sub Area 5 Block Plan has been designed to promote integration and compatibility between designated land uses of the Credit Valley Secondary Plan and to provide a smooth transition and incorporation of natural and cultural heritage features.

The community vision for the Block 5 Plan area incorporates the major elements of the existing natural and cultural heritage landscape of the surrounding area and its relationship to the Credit River valley and related tributaries, as well as recognizing the settlement patterns over the last century.

The design principles for the Block 5 Plan area include:

- Preserve and protect the Springbrook Creek and Tributary 8B, which are major environmental components of the Credit River;
- Maintain the rural character of Creditview Road;
- Provide linkages for the natural features within a comprehensive community open space system together with parks, view vistas and stormwater management ponds;
- Create a safe, attractive and pedestrian-oriented community offering a range of housing options and densities;
- Create a distinct and attractive built form which will reinforce a high standard of quality and a positive visual image for this block plan area;
- Develop a distinct centre for the community that provides a mix of land uses, amenities, destinations and a sense of place;
- Create interconnected neighbourhoods, each having its own local identity and focal point;
- Develop a street network that promotes pedestrian accessibility to schools, parks, open space and shopping areas; and,
- Incorporate the City's Flower City Strategy through provision of civic design elements within public areas and at strategic points in the community.

5.0 Block Plan Development Policies

There are various neighbourhoods provided within this block plan area that are bordered by major roads or prominent landform features (i.e. valleyland, Hydro One corridor, etc.) that provide a natural edge. The neighbourhoods are connected to one another by a network of roads and pedestrian systems that provide a safe and convenient access throughout the community supported by the following policies:

- 5.1 Schedule BP45-5 illustrates the design attributes of the Block 5 Plan area that addresses and implements the land use designations and policies of the Credit Valley Secondary Plan. Minor adjustments and relocations of the community features and infrastructure shown on Schedule BP45-5 can be made without an official plan amendment as long as the general intent and policy direction of the Credit Valley Secondary Plan are maintained.
- 5.2 Live-work units shall be permitted in Sub Area 5 in appropriate locations provided that matters of access, parking, urban design and land use compatibility are addressed at the subdivision stage of approval.
- 5.3 A distinct centre for the community that provides a range of community uses, housing options and densities, amenities and a sense of place shall be provided at the intersection of James Potter Road and Bonnie Braes Drive as shown on Appendix A. In addition to the permitted uses in the Secondary Plan, apartments, live-work units and housing that is designed with access from rear lanes on a public right-of-way shall be permitted in this general location at a

maximum density of 125 units per net hectare (50 units per net acre) without the need for an official plan amendment.

- 5.4 The historic Bonnie Brae farmstead dwelling and the eastern portion of the entry drive allée of trees contribute to the conservation of cultural heritage resources within the Credit Valley Secondary Plan area. These features have been protected through appropriate community design of the Block 5 Plan as shown on Schedule SP45-5 and as conceptually shown on Appendix B. Protection of this heritage resource will be provided for through appropriate conditions of development approval, such as by requiring a heritage designation under the Heritage Act and by registering a heritage easement on title.
- 5.5 The lands designated 'Low Density 1 Residential' within Sub-Area 5 may have a maximum density of 24 units per net hectare (9.7 units per net acre) subject to providing the following:
- 1) a minimum lot frontage of 15.2 metres (50 feet) is provided for lots adjacent to areas designated 'Executive Residential'; and,
 - 2) a minimum lot frontage of 12.2 metres (40 feet) is provided for lots adjacent to areas designated 'Primary Valleyland.'
- 5.6 Creditview Road shall maintain its rural character by providing the following:
- 1) a 6.5 metre to 6.8 metre paved surface;
 - 2) a maximum of three full-moves accesses to Creditview Road between Queen Street West and the southerly limits of Sub-area 5 be permitted; and,
 - 3) traffic calming measures (may include, but not limited to curb extensions, intersection bump-outs) shall be implemented on Creditview Road from Queen Street West to the southerly limits of Sub-area 5.
- 5.7 The City has designated Creditview Road as a "two-lane scenic road". The existence of mature trees along Creditview Road provides important community character to the Credit Valley Secondary Plan. New dwellings with frontage onto Creditview Road shall be designed with appropriate architectural elements and driveway locations, to reinforce Creditview Road as a "scenic country lane" and the continued viability of existing mature trees.
- 5.8 The design of the Block 5 Plan shall provide appropriate development opportunities and options for the existing residences fronting Queen Street West and Chinguacousy Road that can appropriately be integrated with the planned community character of the block plan area to the satisfaction of the City of Brampton.
- 5.9 Prior to the registration of the first draft plan of subdivision in Sub-Area 5, a Developer Cost Sharing Agreement shall be executed. The cost sharing agreement shall provide for the early delivery of community use lands (such as schools,

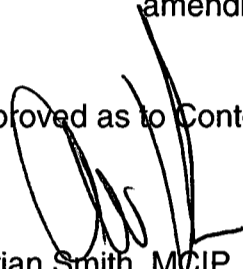
parks, arterial and collector roads, community entrance or gateway features, bridge crossings). Final development approvals will be withheld until this agreement is executed.

- 5.10 Prior to draft plan approval of any subdivision in Sub-area 5, the Region of Peel shall confirm that municipal water and sanitary sewer will be made available at the time the City is ready to issue an occupancy permit.
- 5.11 All development applications submitted within the boundaries of Sub-area 5 shall conform to the approved recommendations of the Sub-area 5 Environmental Implementation Report.
- 5.12 All development applications submitted within the boundaries of Sub-area 5 shall conform to the approved Sub-area 5 Growth Management and Development Staging Strategy, which shall establish the specific detailed approach for matching development with required internal and external infrastructure such as roads, schools, recreation and services, in particular:
- i) Prior to the registration of the first draft plan of subdivision, the two elementary school sites shall be made available for acquisition by the Local School Boards.
 - ii) Prior to registration of the first draft plan of subdivision, a strategy to the satisfaction of the City shall be in place to provide for the timely provision of the required widening of Chinguacousy Road.
 - iii) James Potter Road from Queen Street West to Steeles Avenue is required to be provided prior to occupancy within Sub-area 5 in order to provide traffic capacity for the development of the Block 5 Plan area. In this regard, the City may impose specific staging of development approvals to ensure that this vital connection is provided prior to occupancy.
- 3.2 The document known as the Credit Valley Secondary Plan, being Chapter 45 of Part II of the City of Brampton Official Plan is hereby further amended:
- (1) by changing on Schedule SP45 (a) the land use designation of the lands at the southeast corner of the future north-south arterial road (also known as James Potter Road) and the westerly extension of Sterritt Drive (also known as Bonnie Braes Drive) from "Convenience Commercial" to "Neighbourhood Park" and "Low Density 1 Residential."
 - (2) by permitting a density of up to 50 units per net acre within the "Low Density 2 Residential" designation to permit a mix of medium to high density residential uses (i.e. apartment buildings, townhouses, live-work units) only within the "community core" at the intersection of James Potter Road and Bonnie Braes Drive.
 - (3) by permitting a maximum density of 24 units per net hectare (9.7 units per net acre) for lands designated 'Low Density1 Residential' within the boundaries of Sub-area 5.

- (4) by amending Section 14, Interpretation thereof, by adding the following policy as Section 14.3 under the heading Sustainable Development:

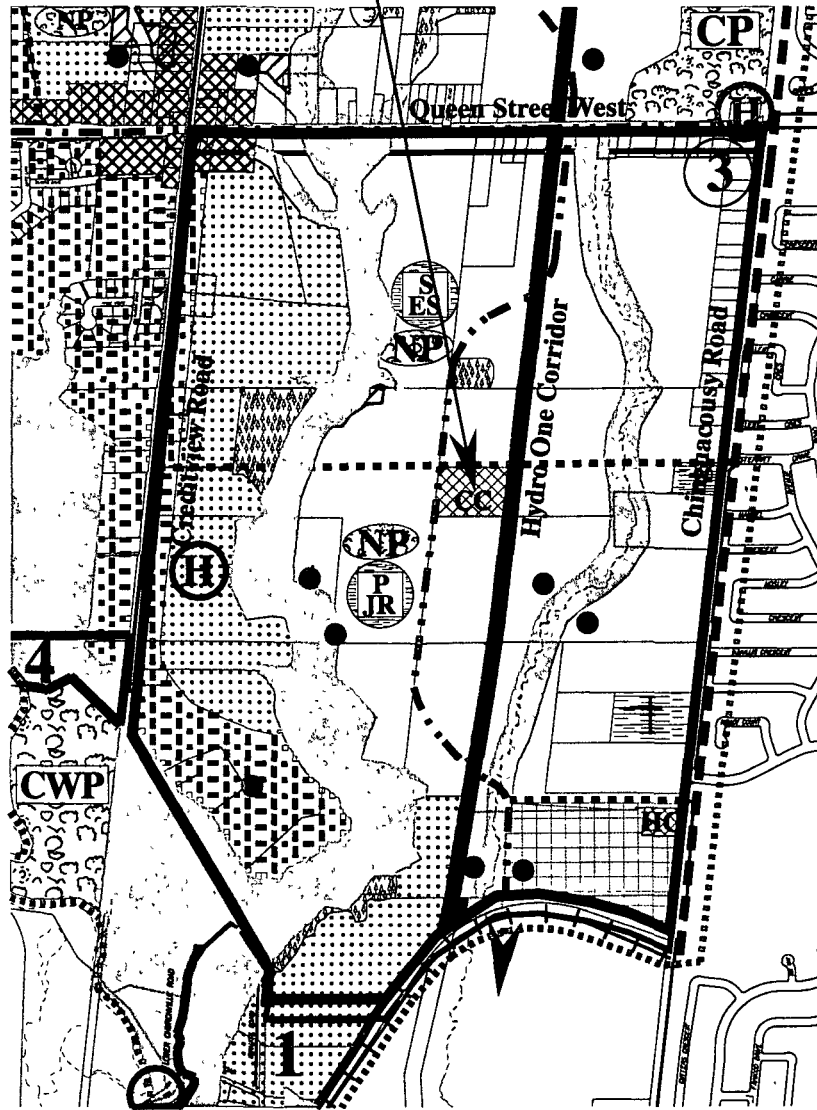
“The City may enact a zoning by-law authorizing increases in height and density and/or a broader range of uses for a development proposal that implements sustainable development principles. Such principles include but are not limited to the following: providing a mix of land uses, a variety of housing forms that satisfies the City’s urban design objectives, energy-efficient buildings, transit-supportive densities, walkable, safe and accessible communities that facilitate social interaction, and enhanced protection of the natural and cultural heritage features, such a zoning by-law shall be permitted without the need for an official plan amendment.”

Approved as to Content:



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

LANDS SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED FROM "COMMERCIAL - CONVENIENCE COMMERCIAL" TO "OPEN SPACE - NEIGHBOURHOOD PARK" AND "RESIDENTIAL - LOW DENSITY 2"



EXTRACT FROM SCHEDULE SP45(A) OF THE DOCUMENT KNOWN AS THE CREDIT VALLEY SECONDARY PLAN

RESIDENTIAL

- Executive Residential
- Low Density 1
- Low Density 2
- Medium Density
- Springbrook Settlement Area

COMMERCIAL

- Highway Commercial
- Convenience Commercial

INSTITUTIONAL

- Public / Junior Elementary School
- Separate Elementary School
- Place Of Worship

OPEN SPACE

- Secondary Plan Boundary
- Primary Valleyland
- Secondary Valleyland

- Significant Woodlots
- Terrestrial Features
- City Wide Park
- Community Park
- Neighbourhood Park

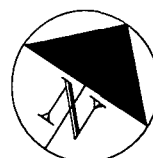
Potential Stormwater Management Ponds

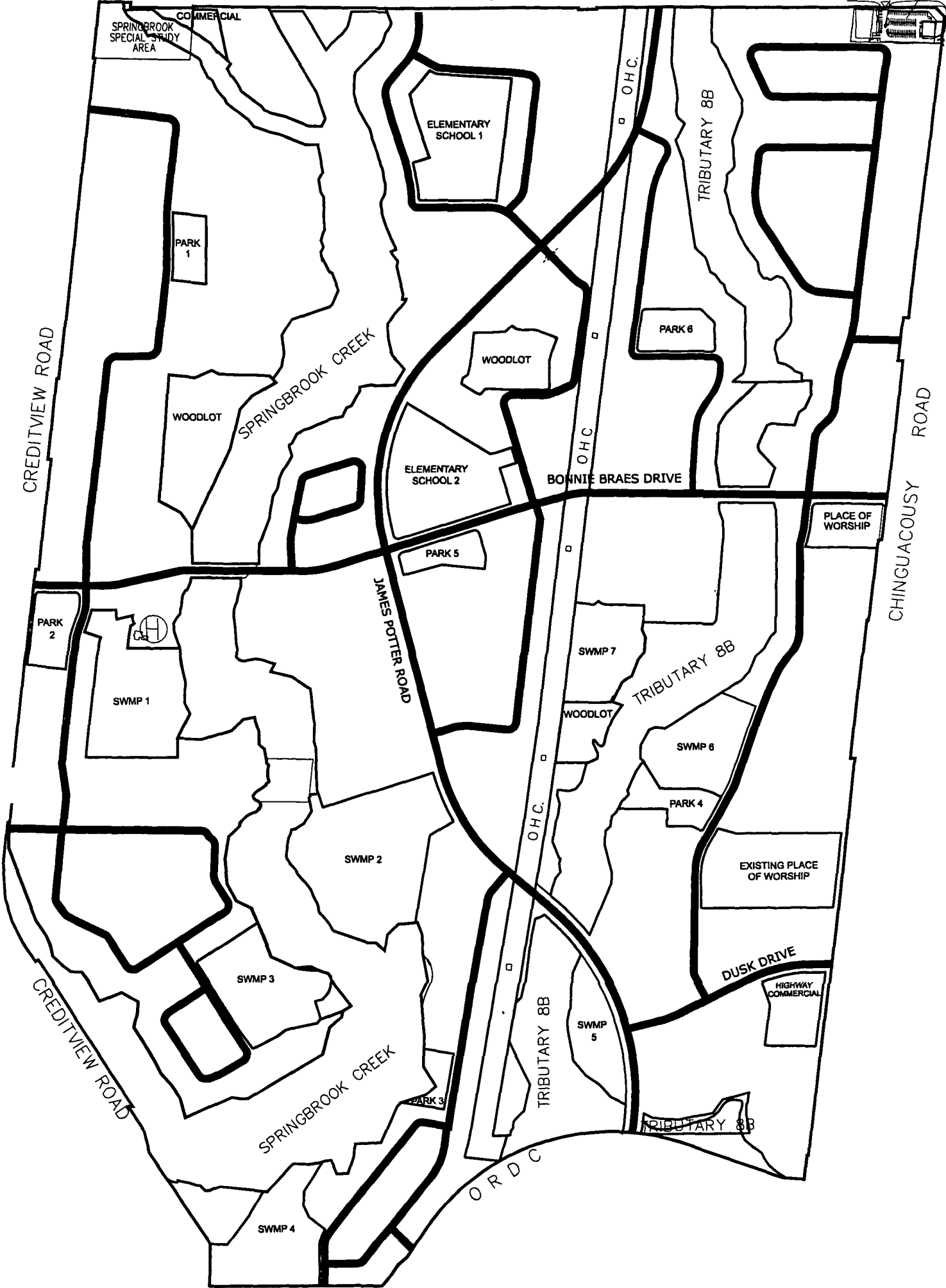
INFRASTRUCTURE

- Ontario Hydro Power Corridor
- Major Arterial Roads
- Minor Arterial Roads
- Collector Roads
- Two Lane Scenic Road
- Railways

Heritage Resource

1-4 Special Policy Area



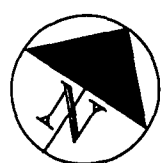


HERITAGE FEATURE

- SWMP STORM WATER MANGEMENT POND
- O.H.C. ONTARIO HYDRO CORRIDOR
- O.R.D.C. ORANGEVILLE RAILWAY DEVELOPMENT CORPORATION

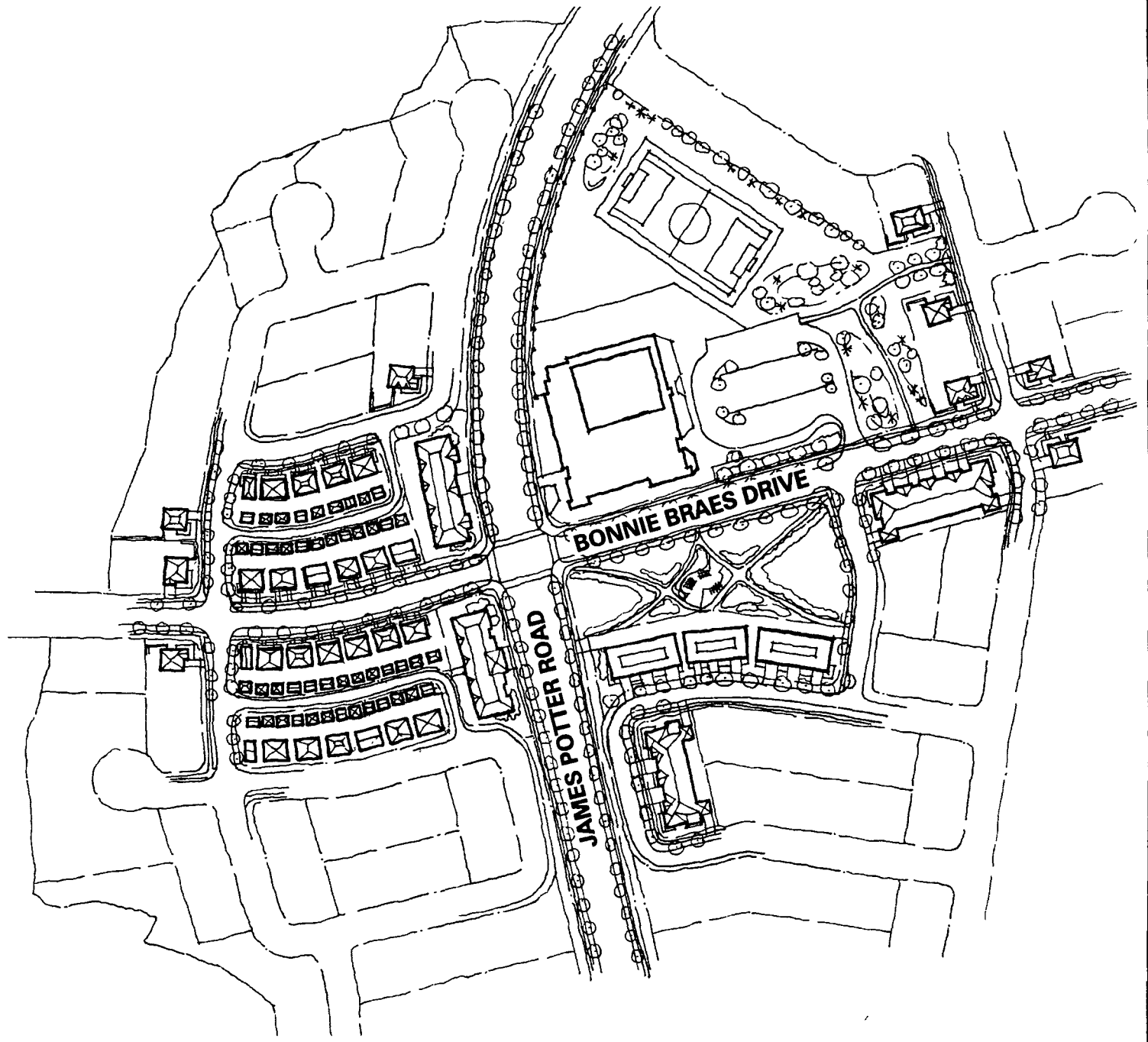
OFFICIAL PLAN AMENDMENT OP93 #. 282

Schedule BP45-5



CITY OF BRAMPTON
Planning, Design and Development

Date: 2007 07 09 Drawn by: CJK
 File no C03W04.0050PPA Map no. 57-31



OFFICIAL PLAN AMENDMENT OP93 #. 282

Appendix A - Community Core



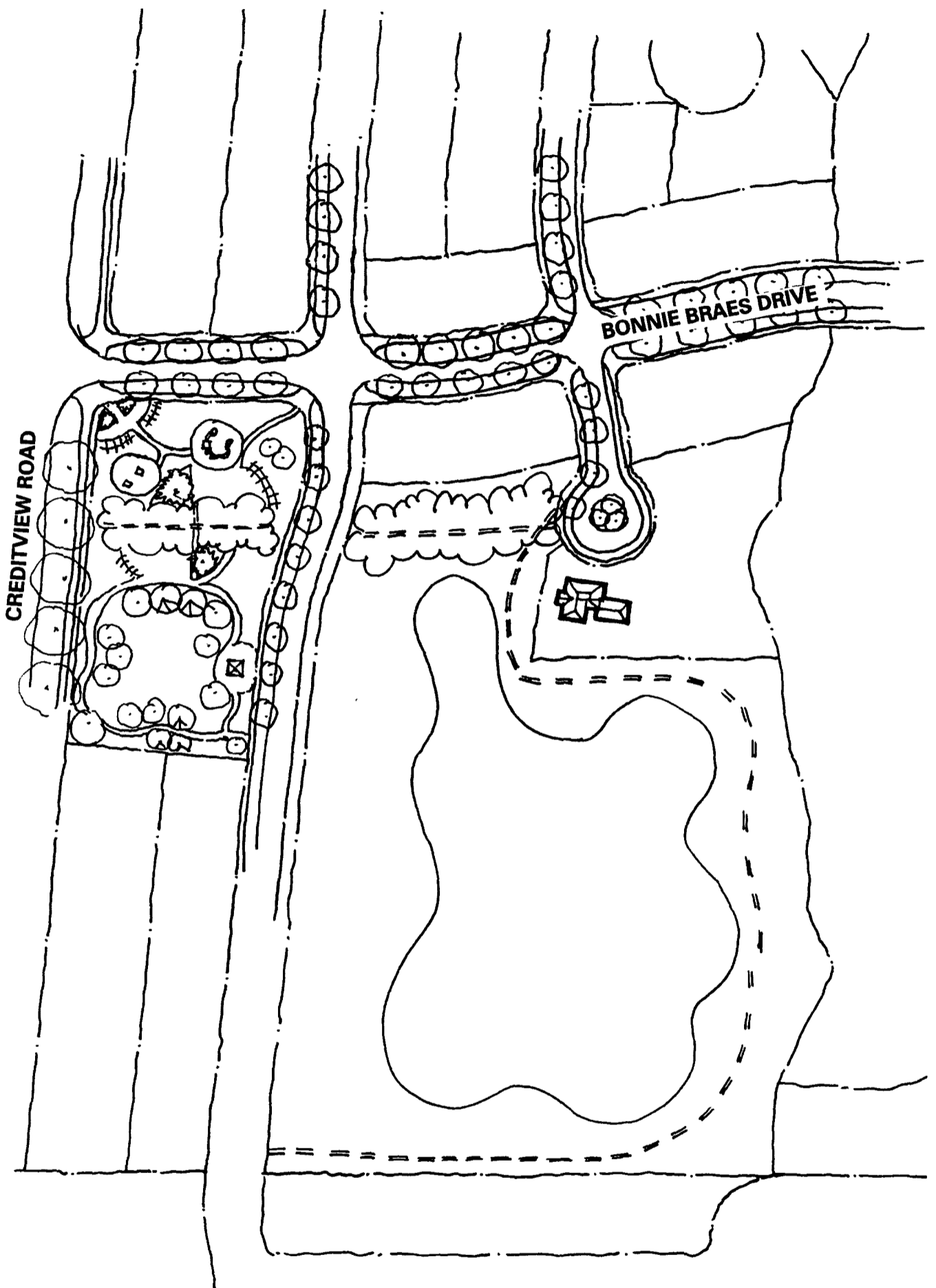
CITY OF BRAMPTON
Planning, Design and Development

Date: 2007 07 09

Drawn by: CJK

File no C03W04 005APPA

Map no. 57-31



OFFICIAL PLAN AMENDMENT OP93 #. 282

Appendix B - Bonnie Braes Heritage Dwelling & Neighbourhood Park



CITY OF BRAMPTON
Planning, Design and Development

Date. 2007 07 09

Drawn by. CJK

File no. C03W04APPA_B

Map no 57-31

IN THE MATTER OF the *Planning Act*, R.S.O. 1990,
as amended, section 17

AND IN THE MATTER OF the City of Brampton By-law 235-2007
being a by-law to adopt Official Plan Amendment OP93-282
Credit Valley Block 5 Landowners Group Inc.- File C3W4.5

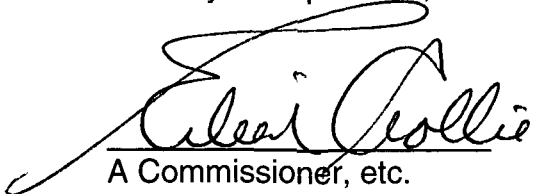
DECLARATION

I, Peter Fay, of the City of Mississauga, in the Region of Peel, hereby make oath and say as follows:

1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared:
2. By-law 235-2007 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 1st day of August, 2007, to adopt Amendment Number OP93-282 to the Official Plan of the City of Brampton Planning Area.
3. Written notice of By-law 235-2007 as required by section 17(23) of the *Planning Act* was given on the 10th day of August, 2007, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
4. No notice of appeal was filed under section 17(24) of the *Planning Act* on or before the final date for filing objections.
5. OP93-282 is now approved and deemed to have come into effect on the 31st day of August, 2007, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
27th day of September, 2007.)



A Commissioner, etc.

EILEEN MARGARET COLLIE, A Commissioner
etc., Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires February 2, 2008.