



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 241-2007

To adopt Amendment Number OP93-~~284~~ and OP2006-~~007~~  
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 - 284 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.
2. Amendment Number OP2006 - 007 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

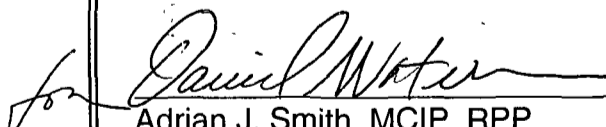
READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL, this 1 day of, August 2007.

  
SUSAN FENNEL - MAYOR

  
K. ZAMMIT - CLERK  
**Peter Fay, Deputy City Clerk**

APPROVED AS TO FORM LAW DEPT. BRAMPTON
C.C.C.
DATE 08 01 07

Approved as to Content:

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

AMENDMENT NUMBER OP93 - 284  
 TO THE OFFICIAL PLAN  
 OF THE CITY OF BRAMPTON PLANNING AREA

1.0 Purpose

The purpose of this amendment is to implement the recommendations of the Churchville Planning and Heritage Study.

2.0 Location

The lands subject to this amendment are generally described as the lands within and adjacent to the Churchville Heritage Conservation District (bounded by Steeles Avenue West to the north and Highway 407 to the south, located generally between Nova Scotia Road on the west and the ORDC rail line on the east).

3.0 Amendment and Policies Relative Thereto:

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

- (1) by adjusting on Schedule A (General Land Use Designations) the boundary and extent of the Village Residential designation within the amendment area as shown on Schedule B to this amendment;
- (2) by deleting on Schedule B (Major Road Network Right-of-Way Widths) the "Collector – 23-26 Metres (76-86 Feet)" designation applying to Creditview Road and Churchville Road south of Steeles Avenue within the amendment area as shown on Schedule C to this amendment;
- (3) by adjusting on Schedule E (Open Space) the boundary and extent of the Open Space designation within the amendment area as shown on Schedule D to this amendment;

3.2 The document known as the Bram West Secondary Plan, being Chapter 40(a) of Part II of the Official Plan of the City of Brampton Planning Area, as amended, is hereby amended:

- (1) by changing the lands on Schedule SP40(a) as shown on Schedule A to this amendment;
- (2) by adjusting on Schedule SP40(a) the Churchville Heritage Conservation District boundary and the Village Residential designation as shown on Schedule A to this amendment;
- (3) by deleting on Schedule SP40(b) Special Policy Area 4 and replacing it with Special Policy Areas 4 and 4A as shown on Schedule B to this amendment;
- (4) by deleting in Section 3.0, Development Principles thereof, Section 3.1.23 and replacing it with the following policy:

"In areas designated Village Residential on Schedule SP40(a), residential uses in accordance with the Village Residential policies in Part I, Section 4.1 of the Official Plan are permitted, subject to Section 5.3 of this Chapter. In addition, within the Village of Churchville, public uses and home workshops/offices in accordance with Part I, Section 4.1.1.11 are permitted. In addition to the foregoing, within the Village of Huttonville, uses in accordance with

the permissions of the Residential Hamlet One (RHm1) zone of By-Law 270-2004 are permitted”;

- (5) by deleting in Section 3.0, Development Principles thereof, the heading and Section 3.1.24 and replacing it with the following:

**“Special Policy Area 4 (Lands Adjacent to the Churchville Heritage Conservation District)”**

Special Policy Area 4 on Schedule SP40(b) is a residential policy area applying to lands adjacent to the Churchville Heritage Conservation District to the east and west of the Village. The Special Policy Area is designated Low/Medium Density Residential on Schedule SP40(a); residential and open space uses are permitted in accordance with Sections 3.1 and 3.3 of this Secondary Plan, subject to policies of Section 5.3 of this Chapter.”

- (6) by deleting in Section 5.0, Environmental. Servicing and Design Considerations thereof, Section 5.3.1 and replacing it with the following policy:

“Heritage resource management activities within the Bram West Secondary Plan Area shall be undertaken in accordance with Part I, Section 4.9 and other relevant policies of the Official Plan. For the purposes of this Plan, heritage resources shall include structures, landscapes, sites, environments and artifacts which are of historical, architectural or archaeological value, significance or interest.”

- (7) by deleting in Section 5.0, Environmental. Servicing and Design Considerations thereof, Section 5.3.3 and replacing it with the following policy:

“Where a development proposal may impact a heritage resource, the City may require the preparation of a Heritage Impact Assessment prior to development approval, to the satisfaction of the City, in accordance with the provisions of Part I, Section 4.9, for the purpose of providing information and presenting recommendations about how to mitigate the development impacts on identified heritage resources.”

- (8) by deleting in Section 5.0, Environmental. Servicing and Design Considerations thereof, the heading and Section 5.3.5 and replacing it with the following:

**“Churchville Heritage Conservation District”**

The Churchville Heritage Conservation District is a designated Heritage Conservation District under Part V of the Ontario Heritage Act. The Heritage Conservation District contains a collection of built heritage resources and equally important, represents a cultural heritage landscape that is itself worthy of protection and preservation. This Plan recognizes the importance of maintaining and enhancing the distinct heritage character of Churchville, which consists of its rural setting (narrow tree lined roads, scenic views over the surrounding landscape and the ever present influence of the Credit River and its steep valley sides) and its vernacular buildings placed into the rural village landscape.

Development within the Village will be subject to the provisions of the Churchville Heritage Conservation District Plan as may be amended from time to time. Development adjacent to the Heritage Conservation District shall be compatible with the Village and shall not detract from the objectives of the District Plan.”

- (9) by deleting in Section 5.0, Environmental. Servicing and Design Considerations thereof, Section 5.3.5 and replacing it with the following:

“The area identified as the Churchville Heritage Conservation District and designated as Village Residential and Open Space (Valleyland, Neighbourhood Park and Cemetery) on Schedule SP40(a) is intended to reflect those lands located within the Churchville Heritage Conservation District. Development within the boundaries of the Churchville Heritage Conservation District (including new development, alterations, redevelopment and infilling) shall be required to be consistent with the guidelines of the Churchville Heritage Conservation District Plan as they relate to conservation, development, design, landscaping and public works. In order to maintain the heritage character, the implementing zoning by-law shall contain provisions limiting maximum building height and density (floor space index).

New residential infill should maintain the existing setbacks of adjacent properties, and appropriate zoning variances should be considered where necessary to achieve this intent. New dwellings should generally be located with the front facade parallel to a roadway, except where a building line has been established to the contrary. Ancillary buildings should be located towards the rear of the lot. Garages, in particular, should not form part of the front facade and are best located towards the rear of the building.

Certain lands designated Village Residential within the Churchville Heritage Conservation District are located within the flood plain of the Credit River. Development and redevelopment within these areas shall be subject to the requirements of Credit Valley Conservation and the provisions of Part I, Section 4.5.7 of the Official Plan. These lands will be zoned in an appropriate category that will indicate their susceptibility to flooding. No new lot creation will be permitted in such areas.

In addition to lands within the flood plain, other lands within the Churchville Heritage Conservation District are subject to environmental constraints related to Provincially Significant Wetlands and valley slopes. Development and site alteration will not be permitted within Provincially Significant Wetlands. These lands will be zoned in an appropriate non-development category. Development will be located outside of hazards associated with slope stability and erosion and shall be subject to the requirements of Credit Valley Conservation.

In considering the possible future development of larger existing agricultural parcels within the Village Residential designation, creative design approaches will be required which maintain existing cultural heritage features (including fencerows and planting) and natural heritage features, while maintaining the rural landscape character. Siting of new buildings should reflect topography, road alignments and landscape and should avoid regularized patterns typical of suburban subdivision development.

The narrow pavement widths and rural cross-sections of roads within the Churchville Heritage Conservation District represent an important part of its rural landscape character. Accordingly, existing pavement widths and rural cross-sections shall be maintained where they exist and roadways will be restored to rural cross-sections, when reconstruction opportunities occur. Any new driveways or roadways within the Village shall be designed with narrow pavement widths and rural cross-sections consistent with the Village's landscape character."

- (10) by deleting in Section 5.0, Environmental. Servicing and Design Considerations thereof, Section 5.3.6 and replacing it with the following:

**"Lands Adjacent to the Churchville Heritage Conservation District**

The City will take steps to ensure that development on lands adjacent to the Heritage Conservation District, identified as Special Policy Area 4 on Schedule SP40(b), is compatible with the scale and architecture of the District and does not detract from the unique landscape of the District, as expressed through the Churchville Heritage Conservation District Plan. To ensure consideration of the Churchville Heritage Conservation District Plan in the development approval process, the City will require that the following principles be implemented through zoning, site plan approval and plans of subdivision (incorporating Architectural Design Guidelines) for all development adjacent to the Churchville Heritage Conservation District.

Architectural Design Guidelines

For new development proposals on properties abutting the Churchville Heritage Conservation District, the proponent will be required to prepare Architectural Design Guidelines to the satisfaction of the City as part of draft plan approval for a subdivision plan. These Architectural Design Guidelines are to reflect the manner in which proposed development will consider and integrate the objectives of the Churchville Heritage Conservation District Plan. Specifically, Architectural Design Guidelines shall incorporate the following objectives as well as others which the proponent's consultant, in consultation with the City and the Churchville Heritage Committee, considers appropriate for those areas adjacent to the Heritage Conservation District.

Community Design Guidelines

- View corridors focussed on natural features and vistas should be provided for scenic quality and orientation.
- Significant natural features should be maintained.
- Street patterns should generally be aligned parallel to contours to minimize changes to existing grades and maximize views and vistas.
- Lot layout and grading should have regard for preservation of natural features and significant vegetation.

### Building Design Guidelines

- Building style – low building and roof profiles are encouraged when sympathetic to adjacent properties.
- Elevations - should be no more than 1.5 storeys, subject to consideration of adjacent properties and visual impacts.
- Roof – simple roof configurations with a low or medium pitch are encouraged.
- Garages – prominent garages facing the street are discouraged; free standing rear or sideyard garages are encouraged.

### Streetscape Guidelines

- Lighting – decorative heritage streetlighting may be appropriate for those roads (such as Hallstone Road) that act as gateways to the Village.
- Road intersections between new development areas and the existing historical village shall be designed to discourage non-local traffic within the Village and mitigate the visual impact of wider roads and surfaces.
- Streetscape plantings shall be of a species complementary to the Heritage District.
- Dense buffer landscaping will be required as part of the development of those lands which interface with existing lots within the Heritage District (i.e. Martin's Boulevard, Victoria Street, Churchville Road, Hallstone Road and Creditview Road). The design details of the landscape buffer will be established through the subdivision approval process, in consultation with the Churchville Heritage Committee.

The draft approval of plans of subdivision shall be conditional upon the approval of Architectural Design Guidelines by the City. The approved Guidelines shall be referenced in the applicable subdivision agreements for these developments.

### Zoning

The zoning applying to lands adjacent to the Churchville Heritage Conservation shall specify a maximum height of 1.5 storeys and shall zone the dense buffer landscaping in an appropriate open space zone category which prohibits buildings and structures.

### Road Access

With the exception of the existing Hallstone Road and emergency vehicle access, local traffic access to Churchville Road and other local roads within the Village for Special Policy Area 4, as shown on Schedule SP40(b), will not be permitted. For the avoidance of doubt, no new roads shall be permitted to extend from Special Policy Area 4 into the Churchville Heritage Conservation District.

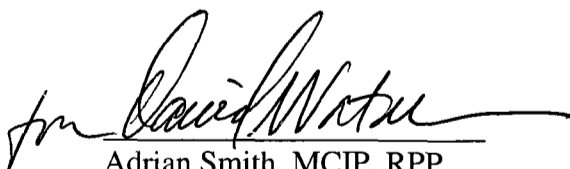
### Lands North and East of Churchville Cemetery

In order to ensure effective protection and preservation of the historic, aesthetic and contextual values of the Churchville Cemetery, the development of lands north and east of the Churchville Cemetery, identified as Sub-Area A within Special

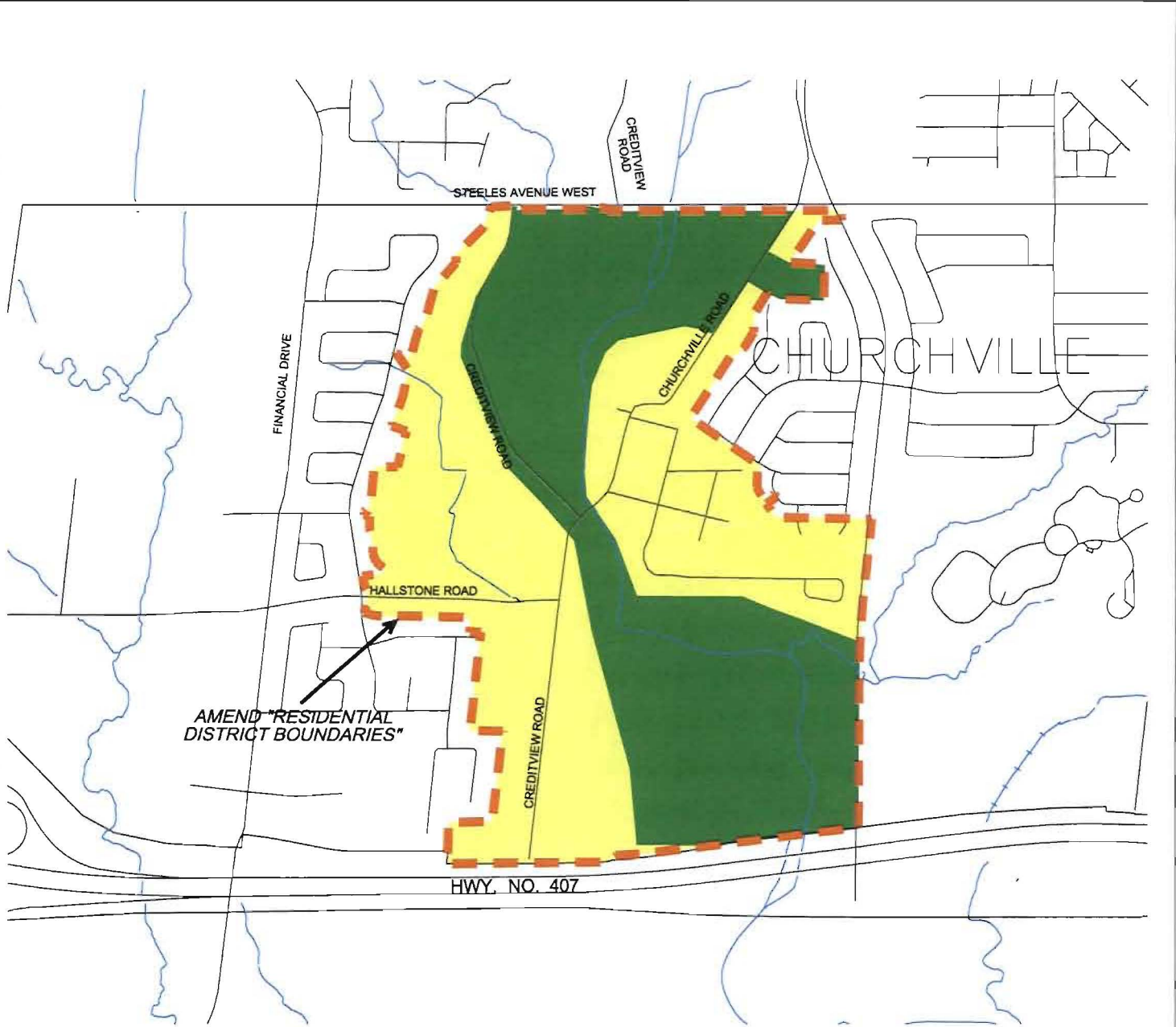
Policy Area 4 shall be subject to the provisions of Special Policy Area 4, and the following:

- In order to ensure effective protection and preservation of the historic, aesthetic and contextual values of the Churchville Cemetery, the development of lands north and east of the Churchville Cemetery, identified as Sub-Area A within Special Policy Area 4 shall be subject to the provisions of Special Policy Area 4, and the following policies:
- Only single family detached dwellings shall be permitted on large lots (ranging up to 18 metres or 60 feet fronting Churchville Road) as an extension of the existing subdivision to the south with a built form that is compatible and complementary to the existing residences fronting the west side of Churchville Road. In this regard, dwellings shall be designed to have frontage appearance on Churchville Road, but vehicle access will be from the internal extension of Stephanie Avenue;
- New development will be served by the extension of Stephanie Avenue as a cul-de-sac and no new access will be permitted to Steeles Avenue West, except if required for emergency vehicles;
- A generous buffer of landscaping together with appropriate fencing (such as wrought iron, stone and/or brick) shall be provided along the easterly and northerly edges of the cemetery in order to minimize visual impact on the cemetery landscape and to ensure no disturbance of burial sites; and,
- Enhanced and mature landscaping shall be provided along Churchville Road and Steeles Avenue West in a manner which maintains views and vistas to the cemetery, while screening new development so as to maintain, as much as possible, the rural landscape character of the entrance to Churchville along Churchville Road.” Any noise wall treatments required along Steeles Avenue and Churchville Road will be of an upgraded design appropriate to the heritage character of Churchville and will be supplemented with generous mature landscaping.

Approved as to Content



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



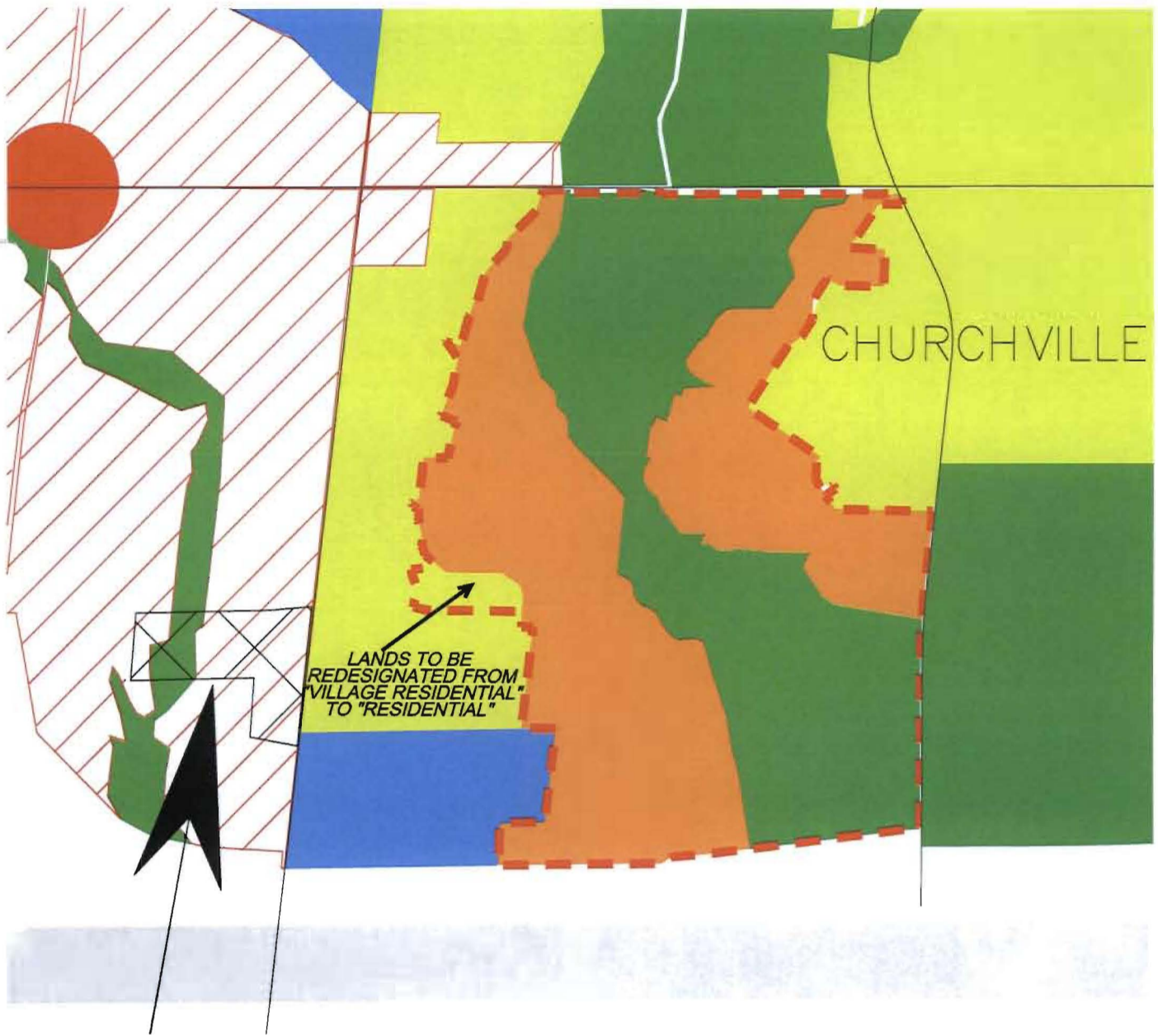
EXTRACT FROM CITY CONCEPT

LEGEND

- RESIDENTIAL DISTRICT
- NATURAL CORRIDORS
- MAN-MADE CORRIDORS
- CORE NODE
- NODE
- INDUSTRIAL DISTRICT
- MIXED USE DISTRICT
- LANDS SUBJECT TO THIS AMENDMENT








EXTRACT FROM SCHEDULE "A" - GENERAL LAND USE DESIGNATIONS

LEGEND

-  RESIDENTIAL
-  VILLAGE RESIDENTIAL
-  OPEN SPACE
-  INDUSTRIAL
-  BUSINESS INDUSTRIAL

-  OFFICE NODE
-  LANDS SUBJECT TO THIS AMENDMENT

SCHEDULE 'B' to Official Plan  
 Amendment No. OP 93- 284  
 SCHEDULE 'A' -  
 General Land Use Designations





CITY OF BRAMPTON  
 PLANNING, DESIGN & DEVELOPMENT



EXTRACT FROM  
 SCHEDULE "B" - MAJOR ROAD NETWORK RIGHT-OF-WAY WIDTHS




LEGEND

-  LANDS SUBJECT TO THIS AMENDMENT
-  FREEWAY
-  HIGHWAY
-  TRANSPORTATION CORRIDOR CONCEPTUAL ALIGNMENT
- MAJOR ARTERIAL**
  -  40-45 METRES (130/150 FEET)
  -  36 METRES (120 FEET)

MINOR ARTERIAL

-  36 METRES (120 FEET)
-  30 METRES (100 FEET)
-  26 METRES (86 FEET)

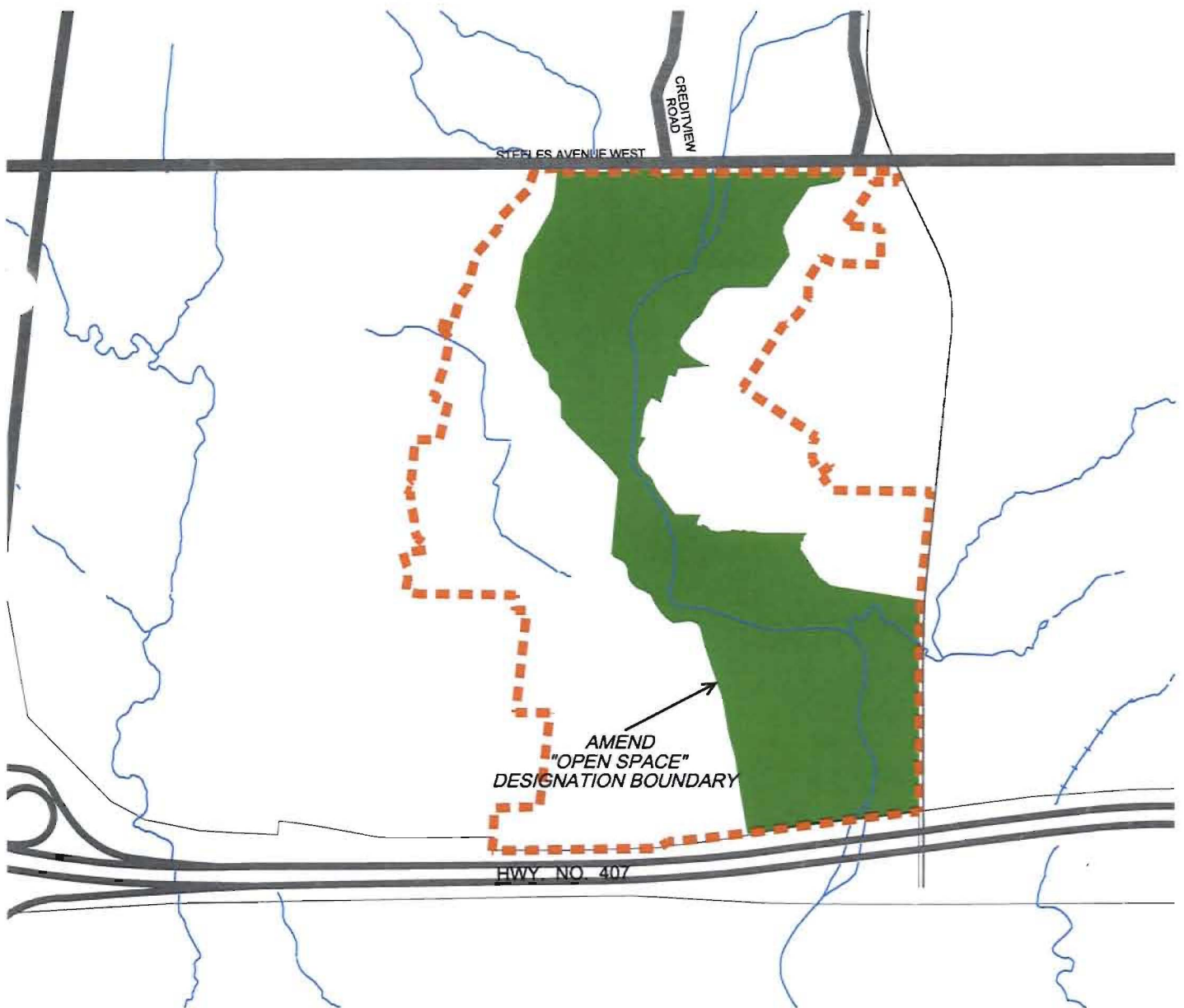
COLLECTOR

-  30 METRES (100 FEET)
-  23-26 METRES (76-86 FEET)
-  ALTERNATIVE ALIGNMENT

SCHEDULE 'C' to Official Plan  
 Amendment No. OP 93- **284**  
 SCHEDULE 'B' - Major Road  
 Network Right-of-Way Widths



CITY OF BRAMPTON  
 PLANNING, DESIGN & DEVELOPMENT

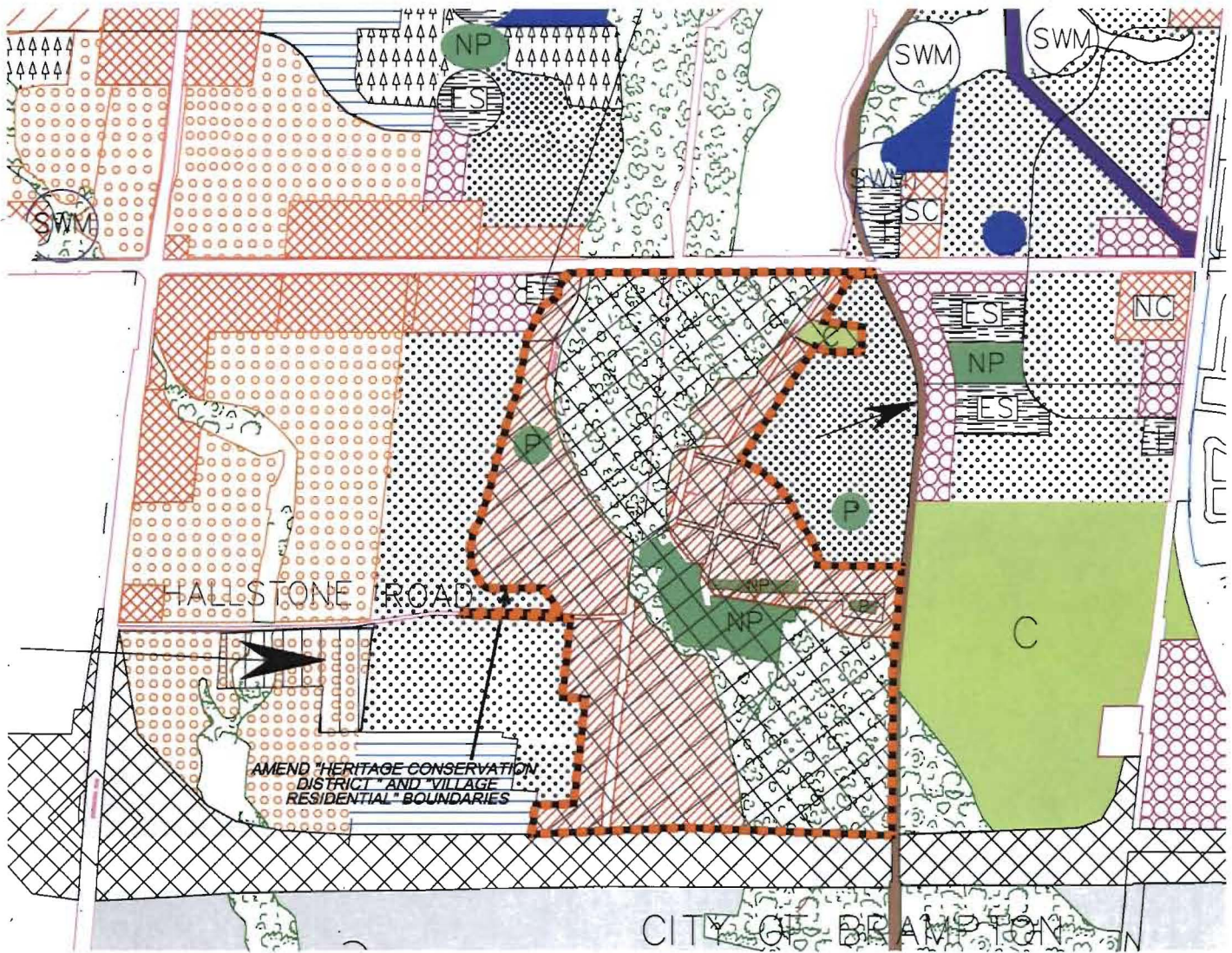


EXTRACT FROM SCHEDULE "E" - OPEN SPACE

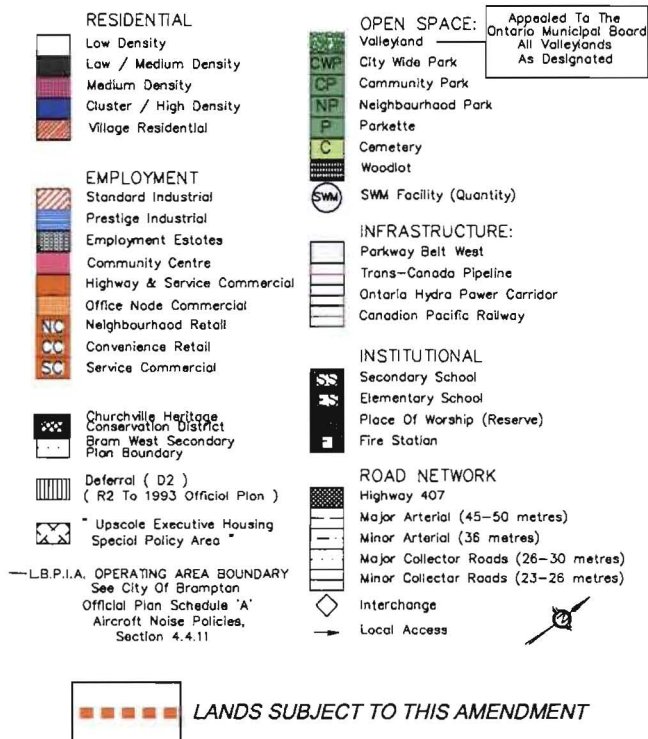
LEGEND

- OPEN SPACE
- CONSERVATION AREA
- \* CITY-WIDE PARK
- PRIVATE COMMERCIAL RECREATION
- ⊕ MAJOR CEMETERIES
- LANDS SUBJECT TO THIS AMENDMENT





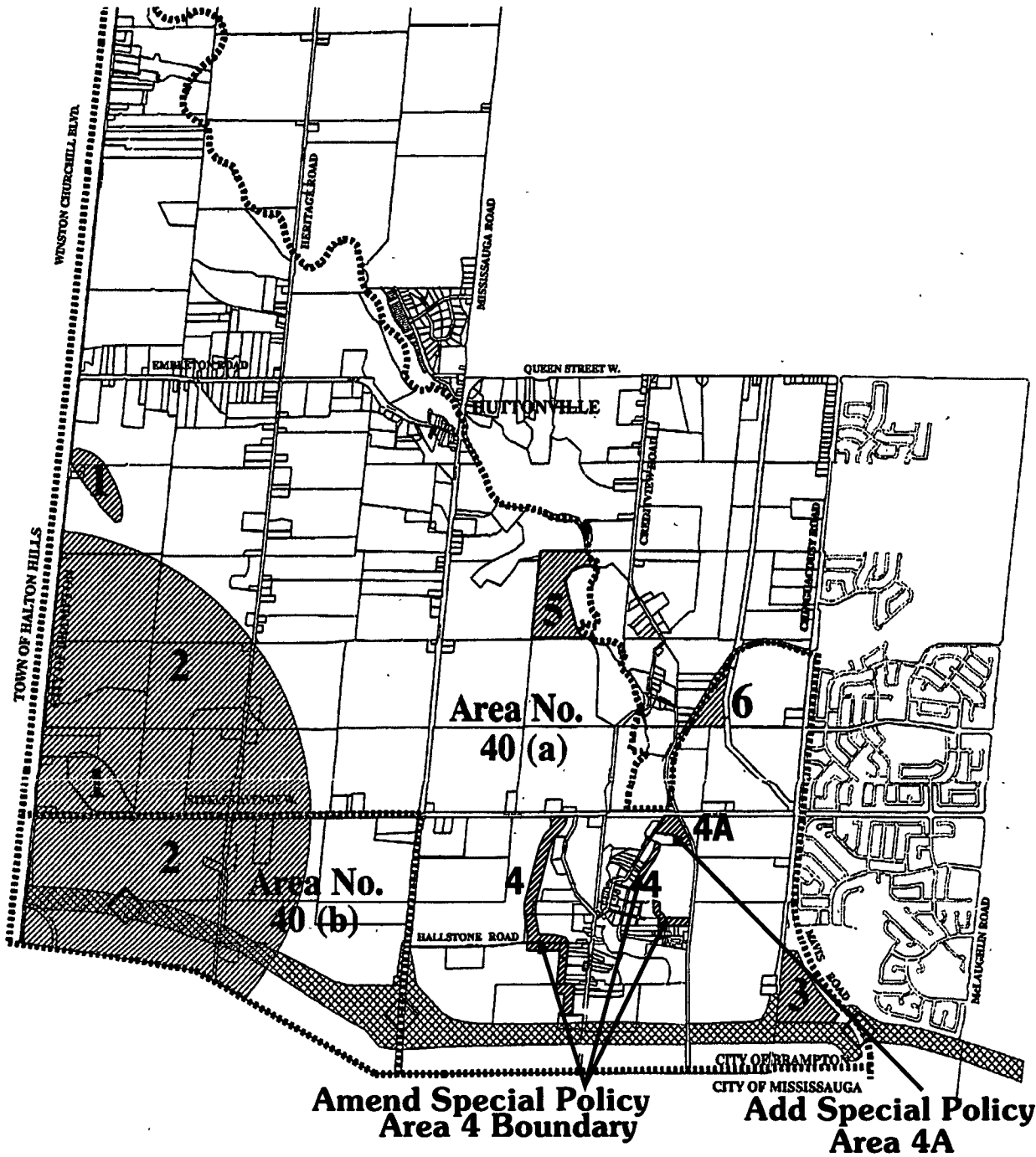
EXTRACT FROM SCHEDULE SP40(a) AREA No. 40(a)



SCHEDULE 'E' to Official Plan  
Amendment No. OP 93-284  
SCHEDULE SP40(a) Bram West  
Secondary Plan Area No. 40 (a)







CITY OF BRAMPTON  
PLANNING, DESIGN & DEVELOPMENT



**SPECIAL POLICY AREAS**

**LEGEND**

-  Highway 407
-  Secondary Plan Boundary
-  Interchange
-  Special Policy Areas

SCHEDULE 'F' to Official Plan  
 Amendment No. OP 93- **284**  
 SCHEDULE SP40(b) Bram West  
 Secondary Plan Area No. 40 (b)  
 Special Policy Areas



**CITY OF BRAMPTON**  
 PLANNING, DESIGN & DEVELOPMENT

AMENDMENT NUMBER OP2006 - 007  
 TO THE OFFICIAL PLAN  
 OF THE CITY OF BRAMPTON PLANNING AREA

1.0 Purpose

The purpose of this amendment is to implement the recommendations of the Churchville Planning and Heritage Study.

2.0 Location

The lands subject to this amendment are generally described as the lands within and adjacent to the Churchville Heritage Conservation District (bounded by Steeles Avenue West to the north and Highway 407 to the south, located generally between Nova Scotia Road on the west and the ORDC rail line on the east).

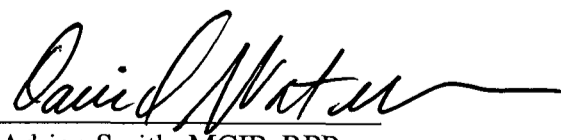
3.0 Amendment and Policies Relative Thereto:

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

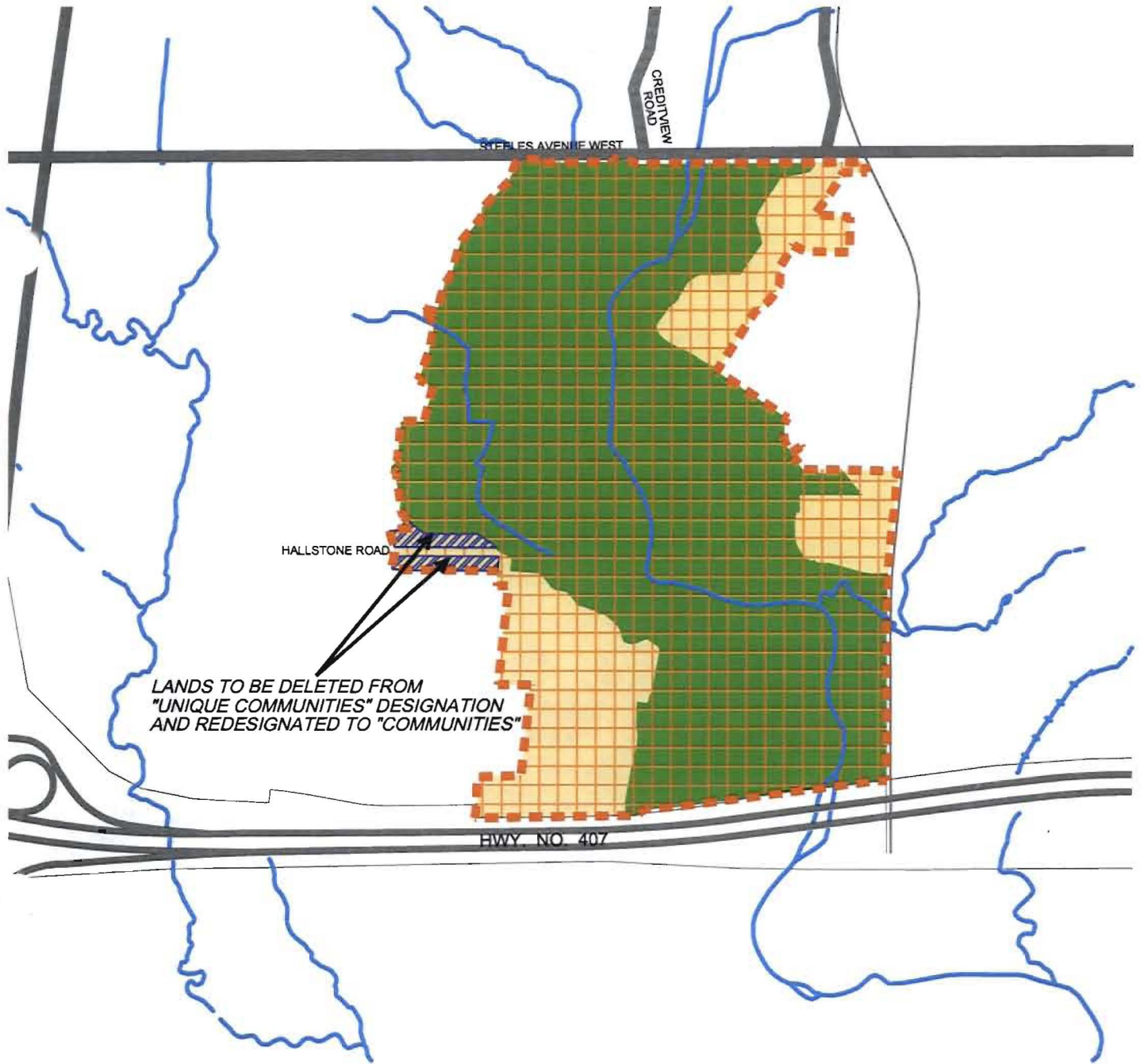
- (1) by adjusting on Schedule 1 (City Concept) the Churchville Heritage Conservation District boundary as shown on Schedule A to this amendment;
- (2) by adjusting on Schedule A (General Land Use Designations) the boundary and extent of the Village Residential designation as shown on Schedule B to this amendment;
- (3) by adjusting on the Cultural Heritage Map the Churchville Heritage Conservation District boundary as shown on Schedule C to this amendment;
- (4) by deleting on Schedule B (City Road Hierarchy) the "Collector" designation applying to Creditview Road and Churchville Road south of Steeles Avenue West as shown on Schedule D to this amendment;
- (5) by deleting on Schedule B1 (City Road Right-of-Way Widths) the "23-26 metres" right-of-way designation applying to Creditview Road and Churchville Road south of Steeles Avenue as shown on Schedule E to this amendment; and,
- (6) by adding the following new policy to the end of Section 4.9.3.1:

"In particular, the Advisory Committee shall provide recommendations to City Council regarding heritage permit applications within the Heritage Conservation District. As well, all proposed public works and planning applications (including minor variances and consents) affecting lands within the Heritage Conservation District or adjacent to it shall be circulated to the Advisory Committee for review and comment."

Approved as to Content

*for*   
 Adrian Smith, MCIP, RPP

Director, Planning, & Land Development Services



EXTRACT FROM SCHEDULE '1' - CITY CONCEPT PLAN

LEGEND

-  COMMUNITIES
-  UNIQUE COMMUNITIES
-  OPEN SPACE SYSTEM

 AMENDMENT AREA

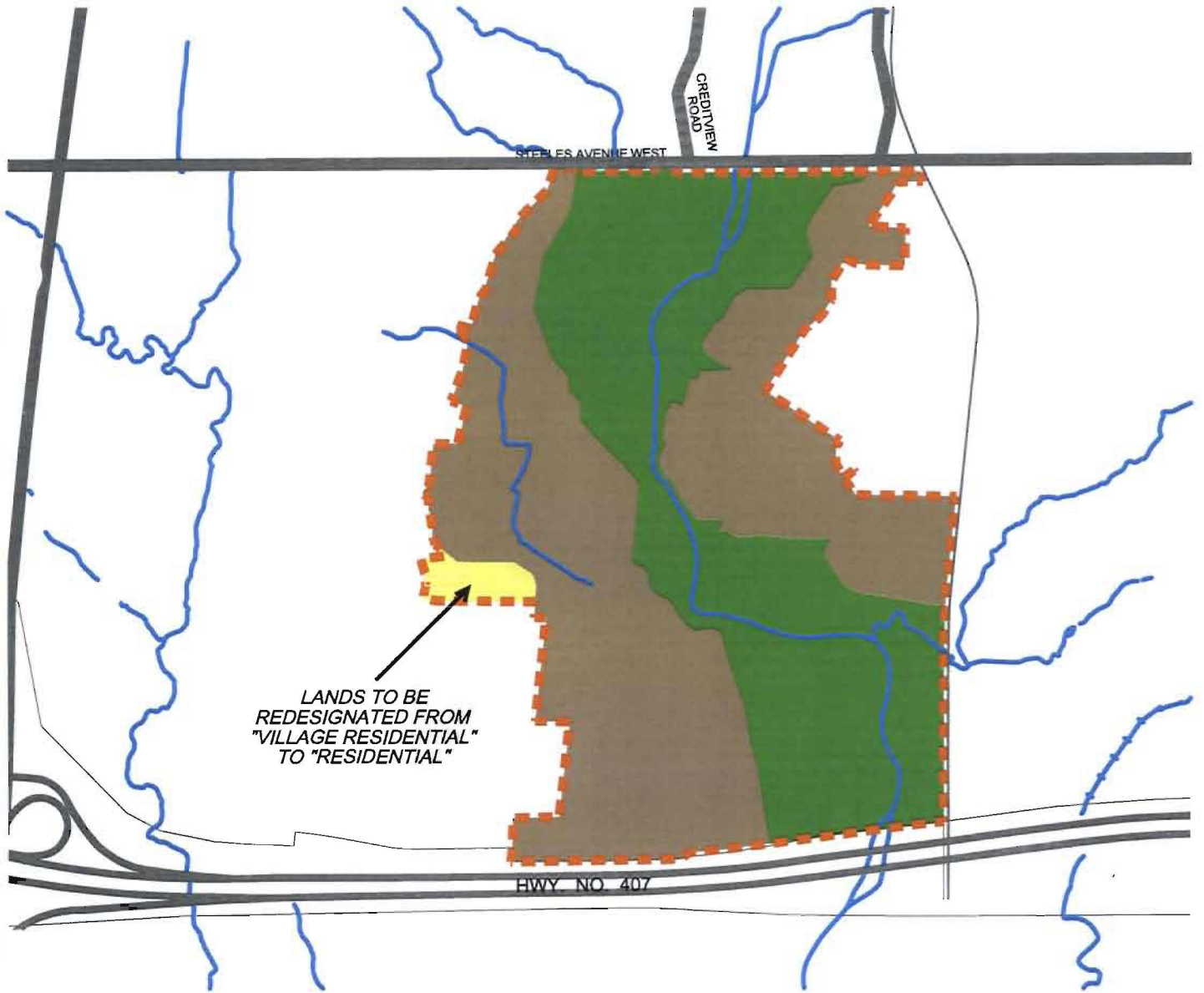
SCHEDULE 'A' to Official Plan  
Amendment No. OP 2006-007

Part of Lots 13, 14 and 15 Concessions 3 and 4 W.H.S.



CITY OF BRAMPTON  
PLANNING, DESIGN & DEVELOPMENT

Date : May 28-07



EXTRACT FROM SCHEDULE "A" - GENERAL LAND USE DESIGNATIONS

LEGEND

- VILLAGE RESIDENTIAL
- RESIDENTIAL
- OPEN SPACE

LANDS SUBJECT TO THIS AMENDMENT


















EXTRACT FROM SCHEDULE "B" - CITY ROAD HIERARCHY

LEGEND

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

SCHEDULE 'C' to Official Plan  
Amendment No. OP 2006-007

Part of Lots 13, 14 and 15 Concessions 3 and 4 W.H.S.



CITY OF BRAMPTON  
PLANNING, DESIGN & DEVELOPMENT


Date : May 28-07



EXTRACT FROM SCHEDULE "B1" - CITY ROAD RIGHT-OF-WAY WIDTHS

LEGEND

-  36 Metres (120 Feet)
-  26-30 Metres (86-100 Feet)
-  23-26 Metres (76-86 Feet)
-  Local Road
-  Proposed Local Road

 LANDS SUBJECT TO THIS AMENDMENT









LANDS TO BE DELETED FROM  
 "DESIGNATED HERITAGE RESOURCES  
 UNDER PART V OF THE ONTARIO  
 HERITAGE ACT  
 (HERITAGE CONSERVATION DISTRICT)"

EXTRACT FROM CULTURAL HERITAGE MAP

LEGEND

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

 LANDS SUBJECT TO THIS AMENDMENT

