

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 320-2010 being a by-law
to adopt Official Plan Amendment OP2006-050 - Gagnon and Law Urban
Planners Ltd. - Sequoia Grove Homes Ltd. (File C03W02.005).

DECLARATION

I, Earl Evans, of the City of Brampton, 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 320-2010 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 15th day of September, 2010, to adopt Amendment Number OP2006-050 to the Official Plan of the City of Brampton Planning Area.
3. Written notice of By-law 320-2010 as required by section 17(23) of the *Planning Act* was given on the 29th day of September, 2010, 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. OP2006-050 is deemed to have come into effect on the 20th day of October, 2010, 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)
26th day of October, 2010.)



Earl Evans



A Commissioner, etc.

Jeanie Cecilia Myers, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Brampton.
Expires April 8, 2012.



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

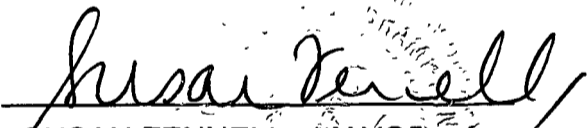
Number 320-2010


To Adopt Amendment Number OP 2006-050
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 OP 2006 - 050 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 15th day of September, 2002010.


SUSAN FENNELL - MAYOR


PETER FAY - CLERK

Approved as to Content:


Adrian Smith, MCIP, RPP
Director, Planning Policy and Growth
Management

APPROVED AS TO FORM LAW DEPT BRAMPTON
<i>MRea</i>
DATE 02 09 10

AMENDMENT NUMBER OP 2006 -*056-2009*
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 - ~~050~~
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment together with Schedule 'A' is to implement the policies of the Official Plan and the Credit Valley Secondary Plan through the preparation and approval of a Block Plan for Sub Area 45-6.

This amendment to Chapter 45 of the Credit Valley Secondary Plan identifies development principles and policies for Block Plan Sub Area 45-6. Policies and principles which apply specifically to the lands subject to City Files: C03W02.005 and 21T-10010B, located within the Sub Area 45-6 Block Plan Boundary, are based on a number of scoped background component studies that address environmental, servicing (including low impact development with respect to stormwater management), transportation, urban design and growth management considerations. The amendment will facilitate low density residential development on the lands subject to City Files C03W02.005 and 21T-10010B that addresses principles of sustainability and incorporates the City's Development Design Guidelines. Future amendments to the Block Plan are to be approved and supported by appropriate background studies prior to the approval of further development applications within the Sub Area 45-6 Block Plan boundary.

2.0 Location:

The Sub-Area 45-6 lands comprise an area of approximately 34.3 hectares (85.0 acres) in southwest Brampton. This area is bounded by Sub-Areas 45-4 and 45-5 of the Credit Valley Secondary Plan to the north, Steeles Avenue West to the south, the Credit River to the west and the Orangeville Railway Development Corporation Rail Line to the east.

The lands are within the area described as Parts of Lots 1 and 2, 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 'A' to this amendment.

3.0 Amendments and Policies Relative Thereto:

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

(1) 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, Amendment Number OP 2006- ~~050~~ .

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

"Area 45: Credit Valley Secondary Plan

Part III, Chapter 45-6 of the Official Plan (Amendment Number OP 2006- ~~050~~) shall constitute the Block Plan for Sub-Area 45-6."

(4) adding to Part III: BLOCK PLANS, thereof, as Chapter 45-6, the following text:

“Chapter 45-6: Sub-Area 45-6 Block Plan of the Credit Valley Secondary Plan.”

1.0 Purpose

The purpose of this amendment together with Schedule ‘A’ 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 45-6.

This amendment to Chapter 45 of the Credit Valley Secondary Plan identifies development principles and policies for Block Plan Sub Area 45-6. Policies and principles which apply specifically to the lands subject to City Files: C03W02.005 and 21T-10010B, located within the Sub Area 45-6 Block Plan Boundary, are based on a number of scoped background component studies that address environmental, servicing (including low impact development with respect to stormwater management), transportation, urban design and growth management considerations. The amendment will facilitate low density residential development on the lands subject to City Files C03W02.005 and 21T-10010B that addresses principles of sustainability and incorporates the City’s Development Design Guidelines. Future amendments to the Block Plan are to be approved and supported by appropriate background studies prior to the approval of further development applications within the Sub Area 45-6 Block Plan boundary.

This Chapter will constitute the Block Plan for Sub-Area 45-6 of the Credit Valley Secondary Plan.

2.0 Location

The Sub-Area 45-6 lands comprise an area of approximately 34.3 hectares (85.0 acres) in southwest Brampton. This area is bounded by Sub-Areas 45-4 and 45-5 of the Credit Valley Secondary Plan to the north, Steeles Avenue West to the south, the Credit River to the west and the Orangeville Railway Development Corporation Rail Line to the east.

The lands are within the area described as Parts of Lots 1 and 2, 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 ‘A’ to this amendment.

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

Lands subject to Chapter 45-6 outlined on Schedule ‘A’ 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.

4.0 Sub-Area 45-6 Block Plan Principles

The Sub-Area 45-6 Block Plan is to be designed to promote integration and compatibility between designated land uses, provide appropriate transitions between land uses, and incorporate natural and cultural heritage features.

The community vision for the 45-6 Block Plan Area is innovative and representative of sustainable development which protects elements of the existing natural and cultural heritage landscape of the Credit River Valley, and recognizes the settlement patterns of this area over the last century.

Principles for the development of the 45-6 Block Plan Area include:

- Preserve and protect the Credit River and its environmental components;
- Maintain the rural character of Old Creditview and Churchville Road;
- Create a safe, attractive, upscale and pedestrian-oriented community, offering a range of housing options;
- Create a distinct and attractive built form which will reinforce a high standard of quality and a positive visual image; 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

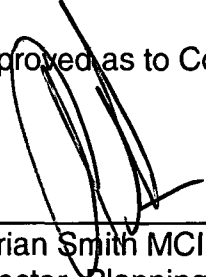
Block Plan Sub-Area 45-6 shall be developed in accordance with the following policies:

- 5.1 Schedule 'A' illustrates the attributes of Block Plan Area 45-6 that address and implement the land use designations and policies of the Credit Valley Secondary Plan. Minor adjustments and relocations of community features and infrastructure 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 The Historic Eldorado Mills Resource, Old Creditview Road, Bowstring Arch Bridge, Primary Valleyland and established tree vegetation contribute to the conservation of cultural heritage resources within the Credit Valley Secondary Plan Area.
- 5.3 Prior to draft plan approval of any condominium/subdivision in Block Plan Sub-Area 45-6, 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.
- 5.4 All development applications submitted within Block Plan Sub-Area 45-6 shall conform to the approved Growth Management Report, which shall establish the specific detailed approach for matching development with required internal and external infrastructure such as roads, parks and services.
- 5.5 Safe and enhanced pedestrian access and connectivity along the roads within Block Plan Sub-Area 45-6, including, boulevards, sidewalks, bike lanes, trails and pathways will be

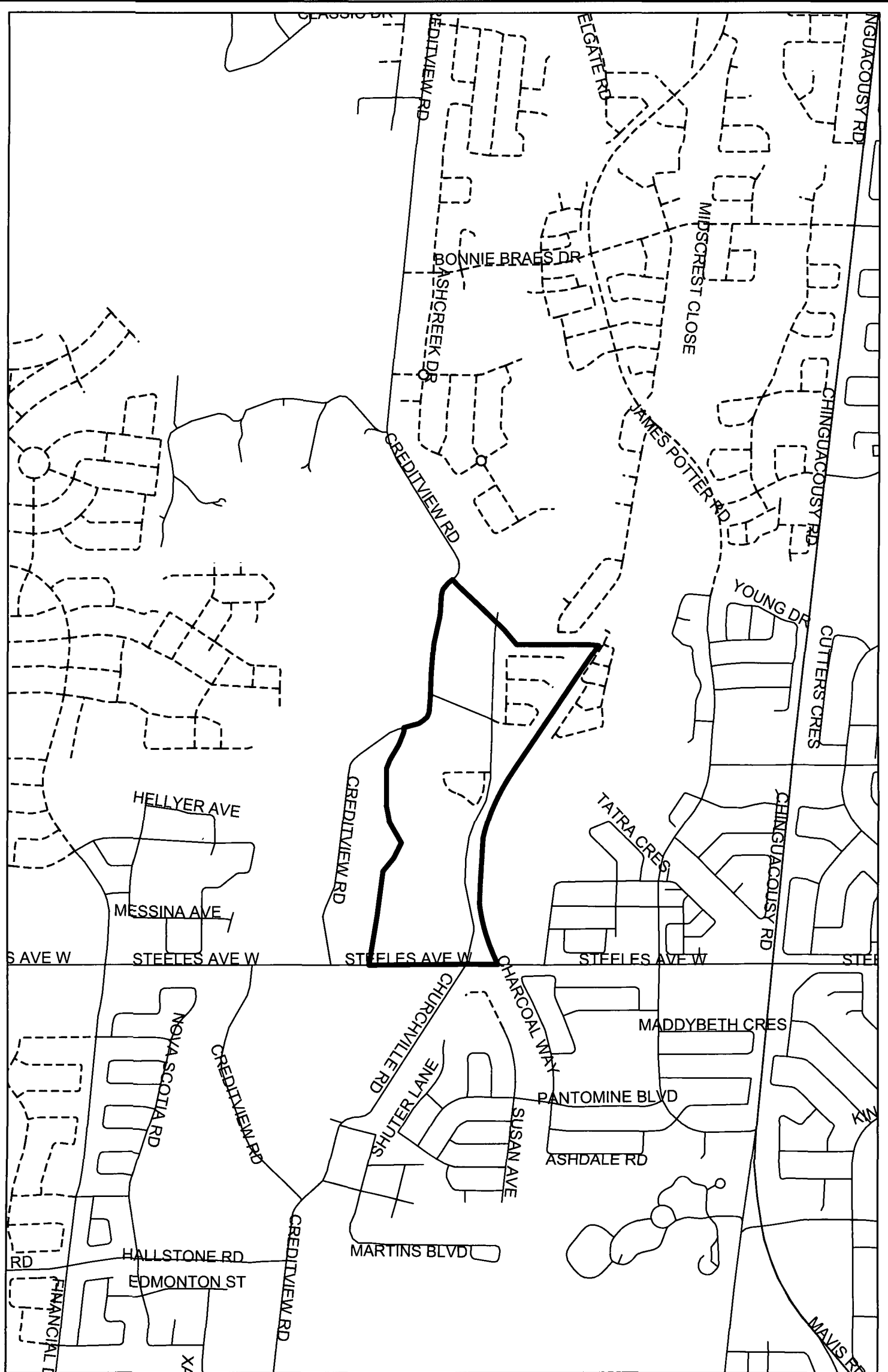
obtained through future development applications and road widening conveyances.

- 5.6 Low Impact Development (LID) shall be encouraged within Block Plan Sub-Area 45-6 to the greatest extent practicable and to the satisfaction of the City, in consultation with Credit Valley Conservation.
- 5.7 Block Plan Sub-Area 45-6 should generally be developed in accordance with superior upscale executive residential design standards involving overall subdivision design, architecture, built form, landscaping and fencing.
- 5.8 All development applications submitted within Block Plan Area 45-6 shall include the submission of various supporting studies to be determined by the City, which should include but not be limited to studies regarding the natural heritage system, traffic impact, urban design, staging and sequencing and low impact development.
- 5.9 Prior to draft plan approval of any subdivision in Block Plan Sub-Area 45-6, an owner shall sign the Credit Valley Master Cost Sharing Agreement (CSA) and the Cost Sharing Agreement for Block Plan Sub-Area 45-6, and provide the City with a written acknowledgement from the Trustees appointed pursuant to the agreements that the owner has signed the agreements and is in good standing.

Approved as to Content:



Adrian Smith MCIP, RPP
Director, Planning Policy and Growth
Management

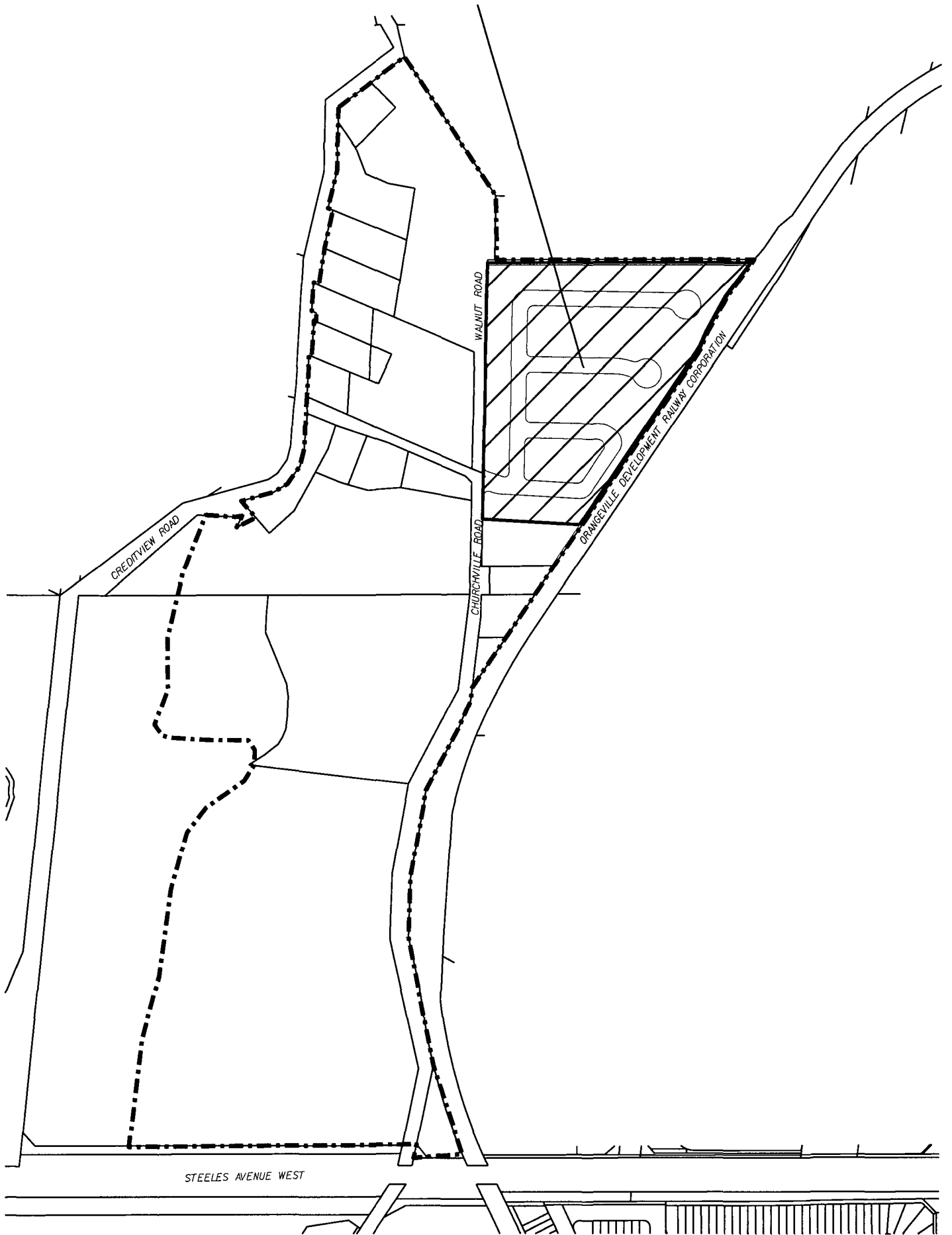


SUBJECT LANDS
 PROPOSED STREETS
 BUILT STREETS



Date 2010/09/21 Drawn By CJK
 File: CVSP_BLOCK_PLAN_SA45_6_ZKM

Key Map By-Law 320-2010



 BLOCK PLAN SUB-AREA 45-6 BOUNDARY

 LOW DENSITY RESIDENTIAL 1

OFFICIAL PLAN AMENDMENT OP06 #. 080
BLOCK PLAN FOR SUB-AREA 45-6
CREDIT VALLEY SECONDARY PLAN
Schedule A TO BY-LAW 320-2010



CITY OF BRAMPTON
Planning, Design and Development
Date: 2010 08 30 Drawn by: CJK
File no CVSP_BLOCK_PLAN_SA45-6