

**Notice of Passing of Official Plan Amendment OP2006-191
Springbrook Settlement Area Tertiary Plan**

Date of Decision: October 28, 2020
Date of Notice: November 12, 2020
Last Date of Appeal: December 2, 2020

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 217-2020, to adopt **Official Plan Amendment OP2006-191**, under Section 17 of the *Planning Act*, R.S.O., c.P.13, as amended.

This Official Plan amendment is exempt from approval by the Region of Peel and the decision of Council is final if a notice of appeal is not received on or before the last day for filing such notice.

Purpose and Effect of the Official Plan Amendment: To establish a policy framework to guide future development of the area subject to the “Springbrook Tertiary Plan”. This amendment sets out land use designations, a conceptual local road network and natural heritage system, and related policies to achieve a vision for the tertiary plan area..

Location of the Lands Affected:The lands are approximately 17.8 hectares (44 acres) in size and are located north of Queen Street West between Elbern Markell Drive and Creditview Road, and on both sides of Queen Street West, between Creditview Road and Springbrook Creek – Wards 4 and 5.

Obtaining Additional Information: The complete by-law and background materials are available for inspection in the City Clerk’s Office during regular office hours, or online at www.brampton.ca. Further enquiries or questions should be directed to Claudia LaRota, Policy Planner, Planning, Building and Economic Development, at 905. 874.3844, or at claudia.larota@brampton.ca.

Any and all written submissions relating to this amendment that were made to Council, and the Planning and Development Committee, before its decision and any and all oral submissions related to these applications that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on these matters.

The City is currently processing various applications under the *Planning Act* for lands subject to this amendment. Information regarding current applications can be obtained by contacting the Planning, Building and Economic Development Department at 905-874-2050, or online at <https://www.brampton.ca/EN/Business/planning-development/Pages/welcome.aspx>

When and How to File an Appeal: An appeal of the Official Plan amendment to the Local Planning Appeal Tribunal (LPAT) must be filed with the Clerk of the City of Brampton **no later than December 2, 2020**. An appeal form is available from the LPAT website at <https://olt.gov.on.ca/tribunals/lpat/forms/>

The Notice of Appeal must:

- (1) set out the reasons for appeal; and,
- (2) be accompanied by the fee required by the Local Planning Appeal Tribunal in the amount of \$1,100.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario. A copy of the Local Planning Appeal Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/tribunals/lpat/lpat-process/fee-chart/>

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal (LPAT). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

Notice of Appeal may be hand delivered to:

City of Brampton
Office of the City Clerk
2 Wellington Street West
Brampton, ON L6Y 4R2
Contact: (905) 874-2116

Note: In consideration of current public health orders requiring physical distancing, Notice of Appeals may be hand delivered by appointment only; walk-ins are not permitted.

Appointments to attend City Hall may be booked online at:

<https://www.brampton.ca/EN/Online-Services/Skip-the-line/Pages/Welcome.aspx>

<p>Note: In consideration of the ongoing COVID-19 pandemic and community-wide restrictions and closures, if you have any questions regarding this public notice, please contact the City Clerk's Office at cityclerksoffice@brampton.ca.</p>



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 217 -2020

To Adopt Amendment Number 2006- 191
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 OP2006- 191 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this Official Plan.

ENACTED and PASSED this 28th day of October, 2020.

Approved as to
form.

2020/09/14

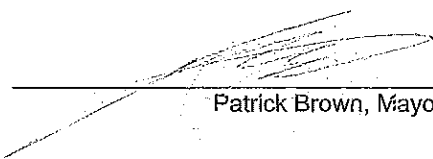
AWP


Approved as to
content.

2020/09/11

RJB

(Springbrook Tertiary Plan)



Patrick Brown, Mayor

Peter Fay, City Clerk

AMENDMENT NUMBER OP2006-191

To the Official Plan of the
City of Brampton Planning Area

1. **PURPOSE**

The purpose of this amendment is to establish a policy framework to guide future development and redevelopment of the "Springbrook Tertiary Plan" in accordance with the plan prepared by WSP and dated August 5, 2020. This amendment sets out land use designations, a conceptual local road network and natural heritage system, and related policies to achieve a vision for the tertiary plan area.

2. **LOCATION**

The lands subject to this amendment are approximately 17.8 hectares (44 acres) in size and are located north of Queen Street West between Elbern Markell Drive and Creditview Road, and on both sides of Queen Street West, between Creditview Road and Springbrook Creek.

3. **AMENDMENT AND POLICIES THERETO**

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

1. by adding to the list of amendments pertaining to Secondary Plan Area Number 45: Credit Valley as set out in Part Two: Secondary Plans thereof, Amendment Number OP 2006- 191.

3.2 The portions of the document known as the 1993 Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Credit Valley Secondary Plan, being Chapter 45 of Part Two: Secondary Plans, as amended, are hereby further amended:

1. By amending schedule SP45(a) to add the boundaries of the Springbrook Tertiary Plan as shown on Schedule A to this amendment.
2. by adding as Schedule SP45(b), the "Springbrook Tertiary Plan" as shown on Schedule B to this amendment.
3. by adding the following as Section 5.2.7.3:

"5.2.7.3

Springbrook Tertiary Plan

The Springbrook Tertiary Plan is located at the intersection of Queen Street West and Creditview Road. Properties within the tertiary plan area consist of mainly low density residential properties.

Planning Vision

The vision for this area directs proposed redevelopment to be efficient and well-integrated with the low density community, in a manner that protects the area's natural heritage features and hamlet character.

Principles and Objectives

The *Springbrook Tertiary Plan: Background, Analysis and Recommendation Report* prepared by WSP Canada Group Ltd. and dated

January 7, 2019, provides the general background and guidance for redevelopment within the Springbrook area, in accordance with Schedule 45(b) of this Plan.

The objective of the Springbrook Tertiary Plan is to develop a comprehensive land use plan that ensures that proposed redevelopment within the Springbrook area is of a scale and built form compatible with existing low density residential uses.

To limit the number of accesses to both Queen Street West and Creditview Road, the Tertiary Plan contemplates the consolidation of accesses between neighbouring properties, and the creation of internal local roads that extend and connect to the existing road network in the area. A conceptual road network is identified in the Tertiary Plan, which will be further refined as part of the development approval process of applications within the Tertiary Plan area.

The Tertiary Plan is also intended to ensure the protection and conservation of existing natural heritage features in the area and support a robust natural heritage system. The Tertiary Plan identifies a conceptual trail network, which provides opportunities for pedestrian access and connectivity to natural heritage features, which will also be further refined as part of the development approval process of applications within the Tertiary Plan area.

Enhancing existing vegetation is an element of maintaining the rural cultural heritage of the Springbrook community. Existing mature trees are a prominent, unified natural feature that create a strong street edge definition and canopy that should be preserved and enhanced to the extent practical. The enhancement of existing tree rows will accentuate the rural scenic qualities of Creditview Road.

Development Policies

a. Low Density Residential

- i. Low Density Residential uses shall be developed in accordance with the Low Density 1 Residential policies of this plan.
- ii. A high quality architectural treatment and streetscape is to be incorporated, in keeping with the built form and character of the adjacent Executive Residential area.

b. Low-Medium Density Residential

- i. Lands within the Medium Density designation may be developed for a range of detached, semi-detached and townhouse units, in accordance with the Medium Density Residential policies of this plan.

c. Natural Heritage System

- i. Schedule 45(b) of this plan designates a conceptual natural heritage system, which identifies potential development constraints, and opportunities for natural heritage feature enhancements. Lands within the Natural Heritage System shall be developed in accordance with the Natural Heritage and Environmental Management policies of Section 4.6, and other relevant policies of the Official Plan.
- ii. The final delineation of the natural heritage system and associated features, required setbacks, and other mitigation measures will be undertaken through the approval of an Environmental Implementation Report (EIR)/Environmental Impact Study (EIS) to the satisfaction of

the City and Credit Valley Conservation (CVC) prior to the approval of any development application within the Springbrook Tertiary Plan area.

- iii. The Springbrook Creek and its tributaries are regulated habitat for Redside Dace. The west tributary north of Queen Street is a contributing habitat for this species at risk. Consultation with the Province will be required as part of the development approval process to determine appropriate development setbacks, and other mitigation measures

d. *Transportation*

- i. A key objective of the Tertiary Plan is to ensure that a coordinated road network and approach to access is provided to meet the City's and Region's standards, and to ensure optimization of development opportunity. A conceptual road network, which includes potential accesses to Queen Street West and Creditview Road, is shown on Schedule SP45(b).
- ii. It is the intent of the Tertiary Plan to minimize site access to/from both Queen Street and Creditview Road, and to consolidate accesses between neighbouring properties to the extent possible. The proposed conceptual local roads within the Tertiary Plan area will connect with the existing Springbrook road network, in particular through the extension of Hosta Street and Haywood Drive. The final road alignments and accesses to Queen Street West and Creditview Road will be determined as part of the development approval process of applications within the Tertiary Plan.
- iii. As a condition of development approval, applicants will be required to convey the necessary property, construct and/or provide financial contributions to the City's satisfaction, towards the development of new roads that facilitate the development of the local road network as shown conceptually on Schedule SP45(b).
- iv. To ensure that future development within the Tertiary Plan area has an opportunity to front onto a public road, and accesses between neighbouring properties are consolidated, as part of the development approval process, applicants shall be responsible for providing the necessary easements and making other arrangements as may be necessary, to the satisfaction of the City and the Region.
- v. The Tertiary Plan road accesses and network are conceptual, and represent an illustration of a feasible network that best support the policies and principles of the Tertiary Plan. However, the City will consider alternative local road options and accesses, provided the objectives of the Tertiary Plan are maintained, including the completion of the existing road network, minimizing accesses to Queen Street West and Creditview Road, where feasible, and ensuring optimal use of land and development opportunity. Landowners within the Tertiary Plan are encouraged to coordinate with adjacent properties, to create consolidated accesses and an efficient road network.
- vi. Pedestrian connectivity should be provided through trail connections and pedestrian walkways. The Tertiary Plan identifies a conceptual trail network that promotes better pedestrian connectivity within the area, and provides opportunities for public access to the natural heritage features.

- vii. Buildings with frontage on Queen Street West and Creditview Road shall continue to have direct access to the existing road network, until access from an alternative road becomes available, or the property is redeveloped.

e. *Servicing*

- i. The detailed design and installation of municipal services within the Tertiary Plan shall be undertaken in an ecologically responsible manner with regard for the recommendations of the *Region of Peel, Water and Wastewater Springbrook Area Study* dated July 20, 2018, and the *Functional Servicing Report*, prepared by WSP Canada Inc., dated September 2020.
- ii. Adequacy of water and wastewater servicing capacity shall be confirmed prior to development approval.
- iii. Where water and wastewater servicing improvements are required, cost responsibility and construction requirements will be secured through servicing agreements to the satisfaction of the Region of Peel.

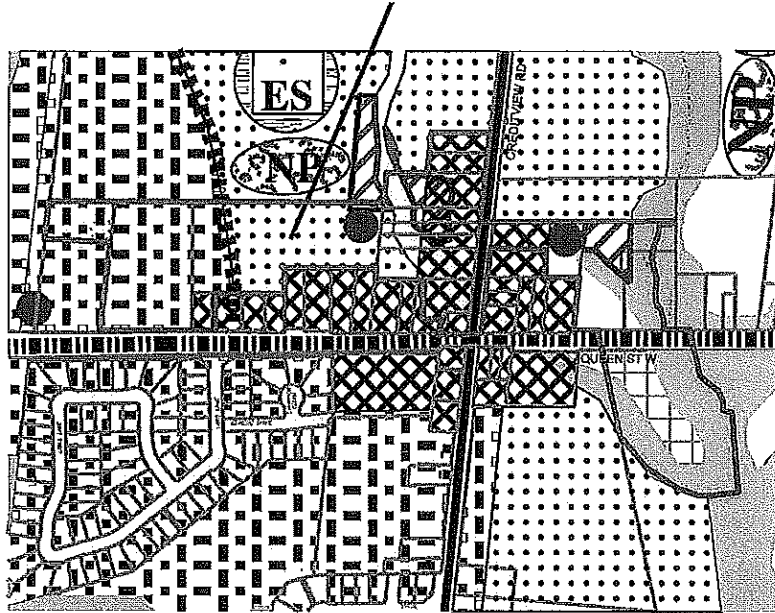
f. *Stormwater Management*

- i. Stormwater management ponds shown on Schedule SP45(b) are conceptual, in accordance with the recommendations of the *Springbrook Stormwater Management Report*, prepared by WSP Canada Inc., dated September 2, 2020. Their size and location will be refined as part of the development approval process for applications within the Springbrook Tertiary Plan.
- ii. Stormwater management ponds shall be located outside of the natural heritage system. Where associated infrastructure, such as outlets, must be located within the natural heritage system, appropriate compensation will be provided to the satisfaction of the City and the CVC.













g. *Parkette*

The conceptual parkette shown north of Queen Street West shall be developed in accordance with the Parkettes policies in Section 5.4.6 of this plan. Its size and location will be defined as part of the development approval process”.

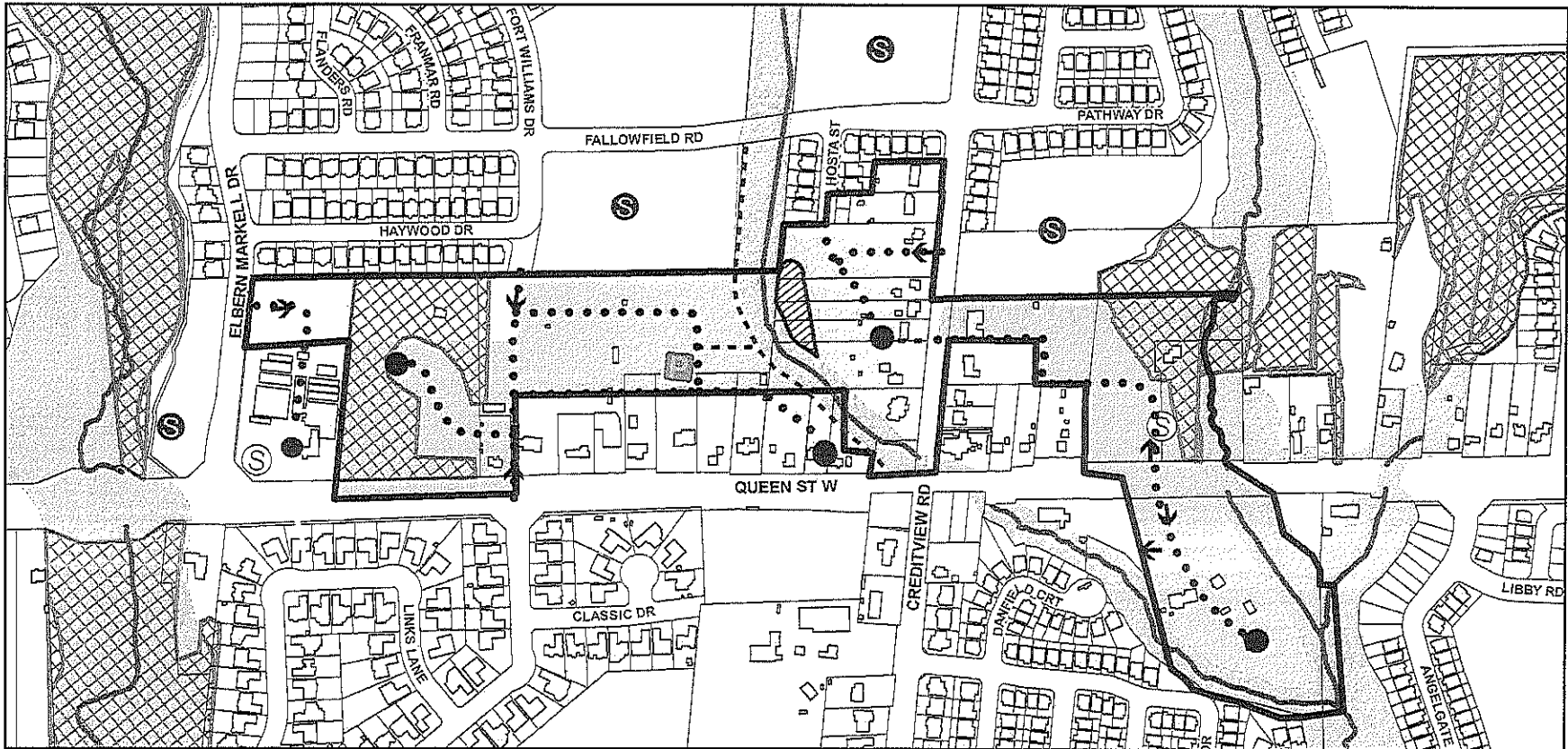
LANDS TO BE DESIGNATED "SPRINGBROOK TERTIARY PLAN"



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

- | | | | |
|---|-------------------------------------|---|---|
|  | RESIDENTIAL
Low Density 1 |  | OPEN SPACE
Primary Valleyland |
|  | Low Density 2 |  | Terrestrial Features |
|  | Medium Density |  | Neighbourhood Park |
|  | Medium Density 2 |  | Potential Stormwater Management Ponds |
|  | Springbrook Settlement Area | INFRASTRUCTURE | |
| INSTITUTIONAL | |  | Minor Arterial Roads |
|  | Separate Elementary School |  | Collector Roads |





SCHEDULE B TO OFFICIAL PLAN AMENDMENT OP#2006 191 By-law 217-2020

SPRINGBROOK TERTIARY PLAN

Schedule SP45(b)

Legend

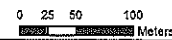
- Tertiary Plan Boundary
- Existing Building Footprint
- Watercourses

Natural Heritage System

- Wetland (subject to further study)
- Woodland (subject to further study)
- Valleyland/Watercourse Corridor

- Existing Stormwater Management Pond
- Proposed Stormwater Management Pond (subject to further study)
- Parkette - Conceptual

- Low Density Residential
- Low-Medium Density Residential
- Conceptual Road
- Conceptual Trail Opportunity
- Conceptual Access



Revised
October 26, 2020

