

**OFFICE CONSOLIDATION**

**CHAPTERS 29(a) and 29(b)**

**HUTTONVILLE SECONDARY PLAN**

August 2015

## EXPLANATORY NOTE

### Office Consolidation

#### Huttonville Secondary Plan Area 29

#### CHAPTERS 29(a) and 29(b)

#### **General (pertaining to all secondary plan office consolidations)**

- i. Secondary plan office consolidations are provided for convenience only, but have no *Planning Act* status. For official reference, recourse should be had to the original documents pertaining to each secondary plan.
- ii. As noted in the 2006 Official Plan the documentation that constitutes a specific secondary plan may consist of a Chapter in Part II of the current 2006 Official Plan, or a retained Chapter in Part IV of the 1984 Official Plan, or an amendment to or chapter of the 1978 Consolidated Official Plan.
- iii. Secondary plans form part of the Official Plan and are to be read in conjunction with all policies of the Official Plan, including interpretation and implementation provisions.
- iv. Where there is conflict or inconsistency between a provision in the current Official Plan and a provision in a secondary plan (whether directly in the text or included by reference) the current Official Plan shall prevail. When such a conflict is identified, efforts shall be made to revise the plans to correct the conflict.
- v. Reference to any provision of an Official Plan or a secondary plan (whether directly in the text or included by reference) that is superseded by a more recently adopted equivalent provision shall be deemed to be a reference to the more recently adopted equivalent provision.
- vi. When provisions in a secondary plan refer to an apparently repealed provision in a repealed Official Plan (e.g. the 1984, 1993 Official Plan or the 1978 Consolidated Official Plan), the referenced provisions shall be considered to be an active and applicable part of the secondary plan, unless:
  - (a) the referenced provision is in conflict with the current Official Plan;
  - (b) the referenced provision is superseded by a more recently adopted equivalent provision; or,

(c) it is evident that it was the intention of Council at the time of the repeal of the predecessor Official Plan that the referenced provision was not to be considered active and applicable for such secondary plan purposes in the future.

vii. The Council of the City of Brampton is responsible for interpreting any provision within the Official Plan and secondary plans.

**Specific (Secondary Plan 29, Huttonville Secondary Plan)**

This office consolidation of the Huttonville Secondary Plan consists of Chapters 29(a) and 29(b) of the document known as the 2006 Official Plan.

Chapters 29(a) and 29(b) are based on Official Plan Amendment OP2006-112 to the document known as the 2006 Official Plan, as adopted by City Council on June 17, 2015.

The following Official Plan Amendments, as approved by the Region of Peel or the City of Brampton, and Ontario Municipal Board order(s), have also been incorporated:

nil

This office consolidation is provided for convenience only. For official reference, reference should be had to the original documents noted above.

August 2015

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## **CHAPTER 29(a) HUTTONVILLE ESTATE COMMUNITY**

### **1.0 PURPOSE**

The purpose of Chapter 29(a) together with Schedule 29(a) is to recognize the Huttonville Estates residential community.

### **2.0 LOCATION**

Chapter 29(a) and Schedule 29(a) apply to the Huttonville Estates Community. The lands are bounded by the Credit River to the west and south, Mississauga Road to the east and the northerly extent of Lot 6, Concession 5, West of Hurontario Street, to the north. These lands are legally described as being Part of Lots 5 and 6, Concession 5, West of Hurontario Street in the Geographic Township of Chinguacousy, County of Peel.

### **3.0 POLICIES**

The majority of the lands located within Chapter 29(a) are designated “Village Residential” and subject to the policies of the “Village Residential” designation in Part I of the Official Plan. In addition, there are three existing lots of record (as of May 2015) fronting Mississauga Road. These three lots are designated “Estate Residential”. The three “Estate Residential” lots will be subject to Policy 4.2.3 of the Official Plan.

The “Village Residential” designated lands are comprised of the historic and mature Huttonville Estate Community. The community is characterized by large lot, rural estate housing on private sanitary services, with cultural heritage resources, and a rural environment, consisting of road without sidewalks and extensive landscaping and tree cover. Residential uses are permitted in accordance with the “Village Residential” policies of the Official Plan. The area is also characterised by lots with frontage onto the Credit River. These lots are long narrow and are partially located within the “Open Space” designation of the Official Plan.

The conservation of the Huttonville Estate Community forms an important part of the City structure and contributes to a sense of place and identity, in accordance with Village Residential Policy 4.2.4 of the Official Plan.

## **CHAPTER 29(b) HUTTONVILLE ESTATE COMMUNITY EXTENSION**

### **1.0 PURPOSE**

The purpose of Chapter 29(b) together with Schedule SP 29(b) is to implement the policies of the Official Plan for the City of Brampton Planning Area, by establishing, in accordance with Section 5.4 of the Official Plan, and the City's Growth Management Program, a policy framework and direction for detailed land use planning for a low density housing community, as shown on Schedule 29(b).

This Chapter specifies land use designations, a local road network, a natural heritage system and related planning controls to achieve quality, efficient, orderly urban development.

This section constitutes Chapter 29(b) of the Official Plan, as a geographical extension of the Huttonville Estates Community.

### **2.0 LOCATION**

Chapter 29(b) together with Schedule 29(b) apply to the 43.8 hectare property proposed for new residential development. The lands are bounded by the Credit River to the west, the northerly limit of lots on River Road, Rivercrest Road and Ostrander Boulevard, Mississauga Road to the east, and the northerly extent of Lot 7, Concession 5, West of Hurontario Street, to the north. These lands are described as being Part of Lot 7, Concession 5, West of Hurontario Street in the Geographic Township of Chinguacousy, County of Peel.

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

Lands subject to Chapter 29(b) shall be developed in accordance with the policies of this Chapter and with Schedule SP 29(b) attached thereto, and also in accordance with all other relevant policies and schedules of the City of Brampton Official Plan.

Accordingly, this Chapter should not be interpreted as a free standing Official Plan document. The policies herein are designed to supplement those of the Official Plan, in conformity to the Official Plan. An accurate understanding of all the policies pertaining to this Chapter can be fully appreciated by reading the overall Official Plan together with this Chapter.

## **4.0 GOALS AND OBJECTIVES**

### **4.1 Planning Vision**

The planning principles of this Chapter are supported by the Official Plan.

The Planning Vision for Chapter 29(b), is to contribute towards a mix of housing as envisaged by the Official Plan. Protection of valleys, streams, woodlands, habitats and other elements that constitute the natural environment are also envisioned.

### **4.2 Goals**

The goals of Chapter 29(b) are to:

- 4.2.1 Create a community that contributes towards the City's planned mix of housing;
- 4.2.2 Protect, restores and enhance, the diversity of natural features; and their ecological functions;
- 4.2.3 Coordinate the staging and sequencing of development in conjunction with the provision of infrastructure including sanitary sewers, water distribution, stormwater management facilities, roads and utilities and services required to support growth, in accordance with the City's Growth Management Program;
- 4.2.4 Provide an upscale residential area that is compatible with and that will benefit from the visual and environmental features of the area's natural landscape; and,
- 4.2.5 To develop excellence in community living, based on the application of the following principles:
  - (i) urban design and built form sensitive to the surrounding landscape;
  - (ii) the promotion of excellence and strong character in civic design in both the public and private realm;
  - (iii) an attractive and orderly built form with appropriate building heights, massing, setbacks, streetscapes, gateways and architectural treatments;
  - (iv) the provision of built green spaces and parklands to support active and healthy lifestyles; and,
  - (v) efficient transportation links for pedestrians, bicycles, transit and motor vehicles.



### **4.3 Objectives**

The following objectives constitute the basis for the Chapter 29(b) of the Huttonville Estate Community Extension:

- (i) to identify, protect, and restore the Natural Heritage System component;
- (ii) to ensure that municipal and public services required for development of any portion of Chapter 29(b), including components of the transportation system and municipal servicing, are provided in an orderly, cost effective and timely manner, in accordance with the City's Growth Management Program;
- (iii) to work jointly with Peel Region to coordinate the provision and timing of capital works;
- (iv) to establish urban design guidelines which encourage the development of attractive and safe built forms within the community;
- (v) to establish a high level of urban design for the public and private realms;
- (vi) to provide opportunities for recreational and functional natural links to the Credit River, where appropriate; and,
- (vii) to create an appropriate transition of built form that recognizes the estate community to the south.

## **5.0 DEVELOPMENT POLICIES**

### **5.1 General**

The development policies for the lands subject to Chapter 29(b) are founded on the Planning Vision and the Goals and Objectives outlined in Section 4.0 of this Chapter. General land use designations for Chapter 29(b) are identified on Schedule "A" – General Land Use Designations to the Official Plan. More detailed land use designation and supporting road networks are illustrated on Schedule SP 29(b).

### **5.2 Residential**

#### **5.2.1 General**

5.2.1.1 The residential designations shown on Schedule SP 29(b) are for the development of single detached 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 by Section 4.2.1.1 of the Official Plan, subject to their identification in the Secondary Plan or as specifically identified by other designations or policies in this Chapter, are also permitted in the Residential designations.

- 5.2.1.2 Residential use adjacent to Mississauga Road shall incorporate built forms, such as window streets, flankage conditions and limited use of reverse frontage lotting to provide an aesthetically pleasing street edge along Mississauga Road.
- 5.2.1.3 A residential use adjacent to Mississauga Road or other noise sources, shall be mitigated from noise in a manner determined through noise studies, completed to the satisfaction of the City of Brampton and the appropriate agencies having jurisdiction.
- 5.2.1.4 Residential development shall allow for a transition and physical integration with adjacent forms of development and effective separation and buffering from major roads, other noise sources or adjacent non-residential uses.
- 5.2.1.5 Residential lots shall be oriented toward and have primary access to the local road network in accordance with the intended street character and shall reinforce a well-structured and balanced streetscape.
- 5.2.1.6 Residential development adjacent to the natural heritage system shown on Schedule SP 29(b) shall be shaped, oriented, built and developed in a manner that is compatible, complementary and supports the features and functions of the natural heritage system.

## **5.2.2 Low Density Residential**

- 5.2.2.1 In areas designated Low Density Residential on Schedule 29(b), the following shall apply, subject to Section 5.2.1 of this Chapter:
  - (i) Only single detached structural dwelling units shall be permitted.
  - (ii) A maximum density of 22.6 units per net residential hectare shall be permitted.
  - (iii) Buildings at gateway locations shall be sited and orientated to address the intersection and contribute to the establishment of a well-structured focal point. A superior form of architectural design and detail in addition to site design, landscaping and buffer treatment will be required to recognize, establish and reinforce the focal point significance.
  - (iv) Creation of special streets is envisioned, emphasizing distinctive character, emphasizing view corridors to the valley lands, through the use of design measures including vista blocks, and the location of neighbourhood parks.

- (v) Provision of a variety of high-quality housing choices is envisioned, expressed through attention to detail in the architecture, choice of building materials, garage siting, building elevations, roof lines and landscaping in a variety of distinctive enclaves.
- (vi) The open space design and architectural features, to be incorporated in the community and to be adhered to, shall be described in a set of Community Design Guidelines.

### **5.2.3 Executive Residential**

5.2.3.1 In addition to the policies of 5.2.2, the following policies shall apply to lands designated Executive Residential:

- (i) A range of lot widths between 14.3 metres (47 feet) to 18.2 metres (60 feet) and beyond, and a minimum lot area of 455 square metres (4,897 square feet.) shall be provided.
- (ii) The maximum overall density shall be 16.5 units per net residential hectare.
- (iii) Distinct and attractive built forms and a range of architectural housing styles in a manner that is compatible with the estate community to the south and that showcases the intended “upscale” character of the neighbourhood is envisioned.

## **5.3 Natural Heritage System**

### **5.3.1 General**

5.3.1.1 The Natural Heritage System shown on Schedule SP 29(b) consists of Valleylands and Watercourse Corridors, Woodlands, Wetlands, and Environmental Buffers.

5.3.1.2 The Natural Heritage System will be given a high profile within the community as visible and accessible public amenities, and will be connected via pedestrian and cyclist linkages to the greatest extent practicable with the Recreational Open Space network.

5.3.1.3 Pedestrian and cyclist linkages between the Natural Heritage System and Recreational Open Space network shall be provided as much as possible and have been demonstrated not to adversely impact the features and functions of the Natural Heritage System.

5.3.1.4 The Natural Heritage System is shown schematically or symbolically on Schedule SP 29(b). The precise locations, configurations and

boundaries of the natural areas, features and stormwater management facilities are confirmed through approved environmental studies and plans. These locations, configurations and boundaries may be refined without further amendment to this Plan. The studies may include, but are not limited to:

- (i) Environmental Implementation Report (EIR);
- (ii) Hydrogeology and Slope Stability Study;
- (iii) Geomorphic Assessment;
- (iv) A Stormwater Management Study;
- (v) A Functional Servicing Report (FSR);
- (vi) Vegetation Assessment Study; and,
- (vii) Tree Preservation Plan.

- 5.3.1.5 Other natural features determined through the Environmental Implementation Reports (EIRs) and detailed vegetation evaluation and to be worthy of preservation, shall be protected and incorporated into the Natural Heritage System, open space network or developments.
- 5.3.1.6 Prior to the alteration of any watercourse or wetland, including the commencement of any grading or filling, the necessary permits shall be obtained from the appropriate agencies having jurisdiction.
- 5.3.1.7 Development including built green spaces such as parks and stormwater management facilities shall be designed and constructed to protect and enhance the natural features and functions.

### **5.3.2 Environmental Buffers**

- 5.3.2.1 Environmental buffers in accordance with Section 4.6.13 of the Official Plan shall be in place from the limit of Natural Heritage System designated features so as to protect the extent and severity of existing and potential environmental hazards and ecological functions. Environmental buffers shall form part of the Natural Heritage System designation.
- 5.3.2.2 Environmental buffers shall be maintained to support and enhance the ecological features and functions of the Natural Heritage System, including stormwater infrastructure that addresses feature-based water balances.

### **5.3.3 Mitigation and Compensation**

- 5.3.3.1 The removal of local/unevaluated wetlands, trees, hedgerows and tree grouping, and headwater drainage features will be mitigated in a manner that achieves no net loss and, as much as possible, a net gain in natural heritage system values and functions.

### **5.3.4 Infrastructure**

- 5.3.4.1 Infrastructure including road and municipal services crossings, and stormwater infrastructure such as facility outfalls and Low Impact Development measures that encroach into the Natural Heritage System shall avoid, minimize and mitigate any real or potential impacts on the ecological features and function of the system.
- 5.3.4.2 Prior to the construction of any road and municipal service crossing and stormwater management facility, including the commencement of any grading or filling, within the Natural Heritage System, the necessary permits shall be obtained from the appropriate agencies having jurisdiction.

### **5.3.5 Valleylands and Watercourse Corridors**

- 5.3.5.1 Valleylands designated Natural Heritage System shall be protected from development and remain, primarily, in a natural state.
- 5.3.5.2 Permitted uses and activities within the Valleyland designation shall be limited to fish, wildlife and conservation management; natural heritage feature or area restoration and enhancement works, wetland or woodland restoration and enhancement works, passive recreational facilities and uses (such as trails, interpretative displays and signage).
- 5.3.5.3 Site alterations to facilitate the above uses permitted in 5.3.5.2 shall have regard to management strategies to avoid, minimize and mitigate impacts in accordance with wildlife timing restrictions, and sediment / erosion control and stormwater management best practices.

### **5.3.6 Wetlands**

- 5.3.6.1 Areas designated Natural Heritage System include provincially significant wetlands and local wetlands that will be protected from development and site alteration and remain in a natural state, unless identified for restoration in an approved EIR.

### **5.3.7 Woodlands**

- 5.3.7.1 Areas designated Natural Heritage System include local woodlands that shall be protected from development and site alteration and remain in a natural state.

### **5.3.8 Restoration/Enhancement Areas**

- 5.3.8.1 Areas designated Natural Heritage System include Restoration/Enhancement Areas that incorporate mitigation/compensation actions that contribute to the achievement of net ecological benefits to the Natural Heritage System.

## **5.4 Recreational Open Space**

### **5.4.1 General**

- 5.4.1.1 Recreational Open Space areas shall be developed in accordance with the policies of Section 4.7.3 of Part 1 of the Official Plan and in accordance with this Chapter.
- 5.4.1.2 The open space network shall provide a clear, functional relationship to permitted development and the Natural Heritage System. This relationship shall include greenspace corridor linkages. Parks, stormwater management ponds and other open spaces shall be designed to reflect environmental best practices and sustainable principles. The park location shall be situated in a location where it provides a prominent, visual feature and focal point within the community.

### **5.4.2 Neighbourhood Park**

- 5.4.2.1 The Neighbourhood Park shall provide central common green space within the community and a social gathering space for residents. The Neighbourhood Park shall be a focal point of the neighbourhood.
- 5.4.2.2 The size and shape of the Neighbourhood Park shall accommodate park design or park dedication requirements.

- 5.4.2.3 Neighbourhood Park features will be located to terminate view corridors into the park. Hard and soft landscape elements and features will be defined and articulate activity areas, circulation, entry points, seating and gathering areas.
- 5.4.2.4 Entry/access points to the Neighbourhood Park shall be located conveniently for residents and incorporate a civic design theme.
- 5.4.2.5 The Neighbourhood Park will be generally 0.6 to 1.2 hectares (1.5 to 3.0 acres) in size.

## **6.0 TRANSPORTATION POLICIES**

### **6.1 Roads**

- 6.1.1 The road network in the Secondary Plan Area is intended to develop and function in accordance with the guidelines and classifications outlined under Section 4.5 of Part 1 of the Official Plan and the applicable policies of this Chapter.
- 6.1.2 Road widths, in accordance with Schedule “B1” (City Road Right-of-Way Widths) of the Brampton Official Plan, shall be provided and land required for the roads and widening of the roads shall be conveyed to the road authority having jurisdiction. Additional right-of-way dedications shall be required for active transportation (on-road bike lanes) and for turning lanes, medians, bus bays and utilities, in accordance with the Official Plan.
- 6.1.3 Notwithstanding Section 6.1.2 of this Chapter, direct vehicular access to Mississauga Road is permitted subject to approved traffic studies.
- 6.1.4 All proposed accesses or intersections on Regional Roads shall be in accordance with the Region of Peel Controlled Access By-Law 59-77, as amended.

### **6.2 Pedestrian/Cyclist Linkages**

- 6.2.1 Pedestrian/Cyclist Links shall be provided in accordance with Section 4.5.6 of Part 1 of the Official Plan and the Pathways Master Plan.

## **7.0 SERVICING AND ENVIRONMENTAL CONSIDERATIONS**

### **7.1 Sanitary Sewage and Water Supply**

- 7.1.1 Development within the Secondary Plan Area shall be on full urban municipal services in accordance with Section 4.8 and other relevant policies of the Official Plan.

### **7.2 Stormwater Management**

- 7.2.1 The following practices shall apply for stormwater management:

- (i) Rainwater, snowmelt and stormwater will be considered as a resource, not a waste product;
- (ii) Best management practices, including low impact development techniques and measures, will be incorporated into the stormwater management system, in accordance with the recommendations of the approved FSR/EIR;
- (iii) Stormwater management facilities will be located and designed to maintain the environmental and ecological integrity of the Natural Heritage System and to provide a net benefit to the environmental health of the community; and,
- (iv) Stormwater management facilities shall be designed wherever possible, to provide community amenities such as visual attraction and passive recreation opportunities.

- 7.2.2 Stormwater management facilities shall be provided in accordance with Section 4.6.3 and other relevant policies of Part 1 of the Official Plan and this Chapter. Designated Stormwater Management facilities shown on Schedule SP 29(b) are conceptual and are permitted in all land use designations provided that such facilities are integrated with adjacent uses and subject to an approved Functional Servicing Report.

- 7.2.3 Adjustments may be made to the size, location and number of stormwater management facilities without amendment to this Secondary Plan, but subject to approval of the City of Brampton, in consultation with the Conservation Authority.

- 7.2.4 A Stormwater Management Plan shall be undertaken for any development within the Secondary Plan Area, in accordance with the approved FSR/EIR. The Stormwater Management Plan shall address low impact development measures, flow attenuation (quantity), water detention (quantity and quality), groundwater quantity/quality, natural features water balances, and erosion/siltation control design requirements, as appropriate.



- 7.2.5 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 in conjunction with any other appropriate approval authority having jurisdiction.

### **7.3 Noise and Vibration**

- 7.3.1 Individual subdivision based noise analysis reports in accordance with Section 4.6.15 and other relevant policies of Part 1 of the Official Plan and of this Chapter shall provide for required noise attenuation measures
- 7.3.2 Noise walls should be minimized through the use of lot and road layouts fronting Mississauga Road.

### **7.4 Public Utilities and Communications**

- 7.4.1 Public utilities and other facilities such as telecommunications/communications infrastructure, switching stations, hydro transformer stations, water and sanitary pumping stations shall be provided in accordance with Section 4.8 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 the appropriate authorities are obtained.
- 7.4.2 The City shall pursue opportunities for providing all services underground, where feasible, in the Secondary Plan Area. These services shall be clustered or grouped into a single utility conduit or trench, wherever possible, to minimize visual impacts. Utility providers will also be encouraged to consider innovative ways of containing infrastructure if above-ground on or within streetscapes.
- 7.4.3 The City shall ensure that the coordination of design and placement of services (including cable, hydro, gas, telecommunications, Canada Post, etc.) be required for all parts of the Secondary Plan Area, and that all utilities be grouped into a single utility conduit or trench, where possible.
- 7.4.4 Wireless telecommunication tower applications shall follow the City Council approved "Protocol and Guideline for Establishing Wireless Telecommunication Facilities".

## **8.0 CULTURAL HERITAGE**

- 8.1 Conservation of cultural heritage resources within the Huttonville Secondary Plan Area shall be undertaken in accordance with Section 4.10 (Cultural Heritage) and other relevant policies of Part 1 of the Official Plan. For the purposes of this Chapter, cultural heritage resources shall include structures, sites, cultural landscapes, environments and vegetation, and archaeological resources, which are of historical, architectural or archaeological value, significance or interest.
- 8.2 All development in the area subject to Chapter 29(b) will require an archaeological assessment to be undertaken in accordance with current technical guidelines and to the satisfaction of 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.
- 8.3 In recognition of the cultural heritage resource known as the Cleaveview Farmstead, as indicated on the Official Plan's Cultural Heritage Map, commemoration of the legacy of the site is required through the provision of public art, park theming, and signage elements (commemorative plaques) near the original location of the farmstead, in accordance with the approved Heritage Impact Assessment and the Four X Development Community Design Guidelines by NAK Design Strategies and John G. Williams Ltd, dated November 2014.

## **9.0 COMMUNITY DESIGN GUIDELINES**

- 9.1 The Community Design Guidelines shall be prepared to the satisfaction of the City and provided in one comprehensive document. The community design guidelines shall include, but 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 of and the techniques for incorporating special visual features including views, vistas and landmarks;
  - (iv) 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;

- (v) unique community design and/or built form design requirements for buildings within defined Special Character Areas;
- (vi) design guidelines related to community structure, open space areas, the street network, streetscapes, edges and gateway and residential, institutional and community use areas;
- (vii) landscape guidelines for neighbourhood parks, trails and pathways;
- (viii) the location and general design of all community and neighbourhood entry features, decorative centre medians, islands, roundabouts, sidewalks, and trails and pathways;
- (ix) the intended building architecture including comprehensive design guidelines on the desired character of all types of buildings within the area, particularly:
  - a. in Special Character Areas identified through the Community Development Design Guidelines Process;
  - b. housing within the “Low Density Residential” designation to distinguish these large lot areas within the community and to enhance the quality and image of these areas; and,
  - c. priority lots (i.e. core and anchor lots) within the community located at corners, along community window streets and collector roads, at view termini, abutting or facing public open space areas, and adjacent to roundabout intersections;
- (x) programming requirements and conceptual plans for each park, stormwater pond placement, and the design and placement of pathways and lookouts and landscape guidelines for the design of parks; and,
- (xi) guidelines that are intentionally concise and specific to the boundaries of the draft plan of subdivision areas, build on the City-wide Development Design Guidelines and focus on what will be special and unique about the new community.

9.2 The Community Design Guidelines shall have regard for any relevant guidelines/policies and the City of Brampton Development Design Guidelines, and be prepared by qualified architects and landscape architects.

9.3 All development in the area subject to Chapter 29(b) shall be considered together with Crime Prevention Through Environmental Design (C.P.T.E.D.) principles and incorporate physical design features that promote proper design and the effective use of the built environment, as considered appropriate by the City. Particular attention shall be paid to addressing the residential land use interface with other land uses.

## **10.0 IMPLEMENTATION**

### **10.1 General**

- 10.1.1 The policies of the Official Plan relating to implementation shall apply, except as otherwise specifically set out in this Chapter.
- 10.1.2 The land use designation and road network shown on Schedule SP29(b) may be adjusted, taking into account such matters as the preservation of natural vegetation or other environmentally significant features, preservation of heritage resources, stormwater management requirements, detailed land use relationships and street patterns. Minor variations of land use boundaries and the local road pattern shall not require an amendment to this Plan, provided the intent of this Chapter is maintained.
- 10.1.3 The limits of the "Natural Heritage System" and other environmental designations as determined by the recommendations of the approved FSR/EIR may be refined without amendment to this Plan, based on a subsequent approved FSR/EIR, to the satisfaction of the City of Brampton, in consultation with the Conservation Authority.
- 10.1.4 City of Brampton regulations governing the issuance of topsoil stripping permits shall apply.
- 10.1.5 The City shall require the preparation of a Vegetation Analysis and/or Tree Preservation Plan by qualified professionals. Approval by the City of such plans, incorporating approved implementation programs, shall be required prior to final approval of development applications, in accordance with Section 4.6 and other relevant policies of the Official Plan and the City's Woodlots Development Guidelines.
- 10.1.6 Approval of development applications shall be conditional upon commitments from the appropriate authorities and the proponents of development in development agreements, as applicable, as to the timing and finding of the required water supply, sanitary sewer, road and transportation facilities.

## 11.0 **INTERPRETATION**

11.1 Although the specific shapes, sizes, locations and relative positions of land use, road network and other designations on Schedule SP29(b) are intended to indicate a desirable arrangement of these elements, these should be interpreted as being flexible provided that the intent of the Chapter is respected. This flexibility can be applied to achieve functional and design efficiency to ensure implementation of 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.

11.2 The interpretation policies of the Official Plan shall also apply to the interpretation of this Chapter.