



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

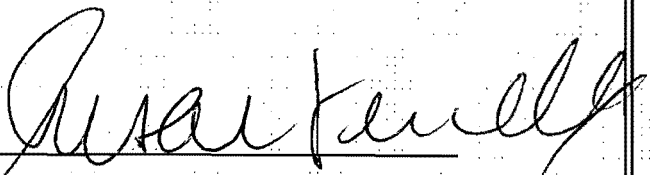
Number 79-2012

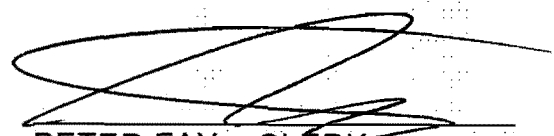
To Adopt Amendment Number OP2006- 064  
To the Official Plan of the  
City of Brampton

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:

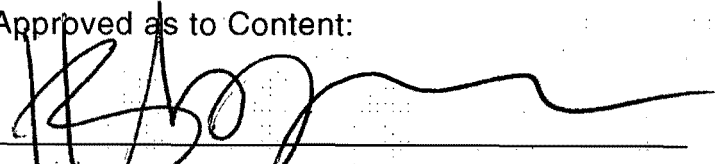
1. Amendment Number OP2006- 064 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 28th day of March 2012.


  
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 SUSAN FENNEL - MAYOR

  
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 PETER FAY - CLERK

Approved as to Content:

  
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 Henrik Zoggar, MCIP, RPP

Acting Director, Planning Policy and Growth Management

APPROVED AS TO FORM LAW DEPT. BRAMPTON	
	
DATE	15 03 12

AMENDMENT NUMBER OP2006- 064  
to the Official Plan of the  
City of Brampton

AMENDMENT NUMBER OP2006- 064

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 scoped Block Plan for Sub Area 45-4.

This amendment to Chapter 45 (Credit Valley Secondary Plan) is based on a concept tertiary plan acknowledging the Credit River Valley Corridor and associated floodplains, the Lionhead Golf and Country Club, the fragmented property ownership pattern and substantially developed nature of the Block Plan area and the limited development parcels remaining therein.

2.0 LOCATION

Sub-Area 45-4 is an area of approximately 155 hectares (380 acres) within west Brampton and is bounded by Queen Street West to the north, Creditview Road to the east, Mississauga Road to the west and the Credit River to the south and west.

The lands are within the area described as Parts of Lots 3 to 5, Concession 4 W.H.S., in the City of Brampton.

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 OP2006-064.
- (2) by adding to PART III, BLOCK PLANS thereof, as Chapter 45-4, the following text and Schedule A - (Schedule BP45-4):

"Chapter 45-4: Block Plan for Sub Area 45-4 of the Credit Valley Secondary Plan

1.0 PURPOSE

The purpose of this amendment together with Schedule 'BP45-4' is to implement the policies of the Brampton Official Plan and Chapter 45 (Credit Valley Secondary Plan) through the approval of a Concept Tertiary Block Plan for Sub Area 45-4, as shown on Schedule BP45-4.

This amendment to Chapter 45 (Credit Valley Secondary Plan) is based on a concept tertiary block plan given the predominant natural and man-made characteristics of the Sub Area, including the Credit River Valley Corridor and associated floodplains, the Lionhead Golf and Country Club, the fragmented property ownership pattern and the substantially developed nature of the Block Plan area which results in a limited number of development parcels remaining therein. The

intent of this amendment is to ensure that any future development that may occur incorporates the principles of the City's Development Design Guidelines. This Chapter will constitute the Block Plan for Sub Area 45-4 of the Credit Valley Secondary Plan.

Future amendments to the Block Plan are to be supported by appropriate background studies prior to the approval of further development applications within the Sub Area 45-4 Block Plan boundary.

## 2.0 LOCATION

Sub-Area 45-4 is an area of approximately 155 hectares (380 acres) within west Brampton and is bounded by Queen Street West to the north, Creditview Road to the east, Mississauga Road to the west and the Credit River to the south and west.

The lands are within the area described as Parts of Lots 3 to 5, Concession 4 W.H.S., in the City of Brampton. Existing uses in the Block Plan area include Lionhead Golf Club, Lionhead Estates subdivision, Brampton Rotary Club Hall, Mocon Greenhouses, Camp Naivelt, Springbrook settlement area and existing rural estate lots.

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

Lands subject to Chapter 45-4 shall be developed in accordance with the policies of Chapter 45 and Schedule SP45(a) and also in accordance with all other relevant policies and schedules of the Brampton Official Plan.

## 4.0 Sub Area 45-4 Block Plan Principles

The Sub Area 45-4 Block Plan has been designed to promote the integration and compatible interface of existing established and limited future land uses within the Block Plan area, to provide for a gradual transition with existing uses and preserve and incorporate natural and cultural heritage features.

The community vision for the Block Plan area incorporates the major elements of the natural and cultural heritage features of the area including the Credit River and Creditview Road as a scenic rural road, as well as recognizing existing development and future development opportunities.

The design principles for the Block Plan area are set out below:

- 4.1 Create a safe, attractive and pedestrian-oriented community offering a range of Executive and Low Density 1 residential housing types;
- 4.2 Provide linkages as feasible for the natural features within an open space system and the existing Lionhead Golf Club;
- 4.3 Preserve and protect the Credit River Valley corridor while recognizing the existing Lionhead Golf Club use;
- 4.4 Develop a street network that promotes traffic calming and local pedestrian accessibility and safety;

- 4.5 Maintain and enhance the existing two lane scenic rural roadway characteristics of the Creditview Road corridor;
- 4.6 Incorporate the City's Flower City Strategy through the provision of civic design elements within public areas and at strategic points in the community as appropriate; and,
- 4.7 Provide for the gradual phased and limited development of lower density housing in keeping with the existing character of the area.

#### 5.0 Block Plan Development Policies

Sub Area 45-4 shall be developed in accordance with the following policies:

- 5.1 Schedule BP45-4 illustrates the conceptual design attributes of a portion of the Sub-Area 45-4 Block Plan area that addresses and implements the land use designations and policies of the Credit Valley Secondary Plan (Chapter 45). Minor adjustments and relocations of the residential lotting and local road pattern on Schedule BP45-4 can be made without an official plan amendment as long as the general intent and policy direction of the Credit Valley Secondary Plan and Chapter 45 is maintained.
- 5.2 All natural heritage features and hazard land identified through approved site specific or broader based technical environmental analysis shall be protected.
- 5.3 Executive townhouses shall have a minimum townhouse unit width of 11.5 metres;

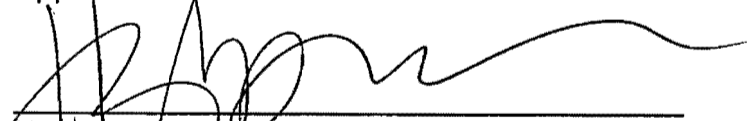
Notwithstanding the density provisions of the Credit Valley Secondary Plan, high-end semi-detached and townhouse dwellings (at site specific densities of greater than 6 units per net acre) are permitted in appropriate locations subject to superior design elements within the Executive Residential designation provided the maximum density provision of 14.8 units per net residential hectare (6 units per net acre) is still complied within the context of the density over the entire Sub-area 45-4.

The essential design features prescribed in the "Design Workbook for Brampton's Upscale Executive Special Policy Areas" and the City of Brampton Development Design Guidelines shall be consulted with respect to the design features that are to be incorporated to further enhance the executive residential area. The design features shall include, but are not limited to:

- i) The use of neighbourhood entry features;
- ii) Providing a variety of architectural and landscape treatment, with an attention to detail and quality of materials;
- iii) The use of materials that create superior, balanced elevations as seen from all public views; and,
- iv) House designs that minimize the visual impact of garage doors.

- 5.4 The rural, tree-lined character of Creditview Road shall be maintained and enhanced along with the existing two lane surface and roadside open ditches where drainage conditions permit.
- 5.5 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 area. 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. In order to preserve the trees along Creditview Road, shared driveways may be required.
- 5.6 The developer of the abutting golf course, shall agree to gratuitously dedicate to the City of Brampton, the designated “valleyland” (as defined through the development approval process), upon the cessation of the golf course use.
- 5.7 The City shall have the right of first refusal to acquire the valleyland Lionhead Golf Course and any associated tablelands necessary to operate the golf course, if it is to be sold.
- 5.8 The City, where and as appropriate, may require a Developer Cost Sharing Agreement for certain areas within Sub-area 45-4. If a Developer Cost Sharing Agreement is required, it shall be executed and the trustee shall confirm that the applicant has fulfilled their obligations, prior to the issuance of draft plan approval.
- 5.9 In order to ensure conformity with the Growth Plan, the City’s Growth Management objectives, and density requirements for the Credit Valley Secondary Plan, Sub-Area 45-4 shall be planned to achieve in the order of 840 persons and jobs. Implementing zoning and plans of subdivision shall contain provisions to implement these growth targets.”

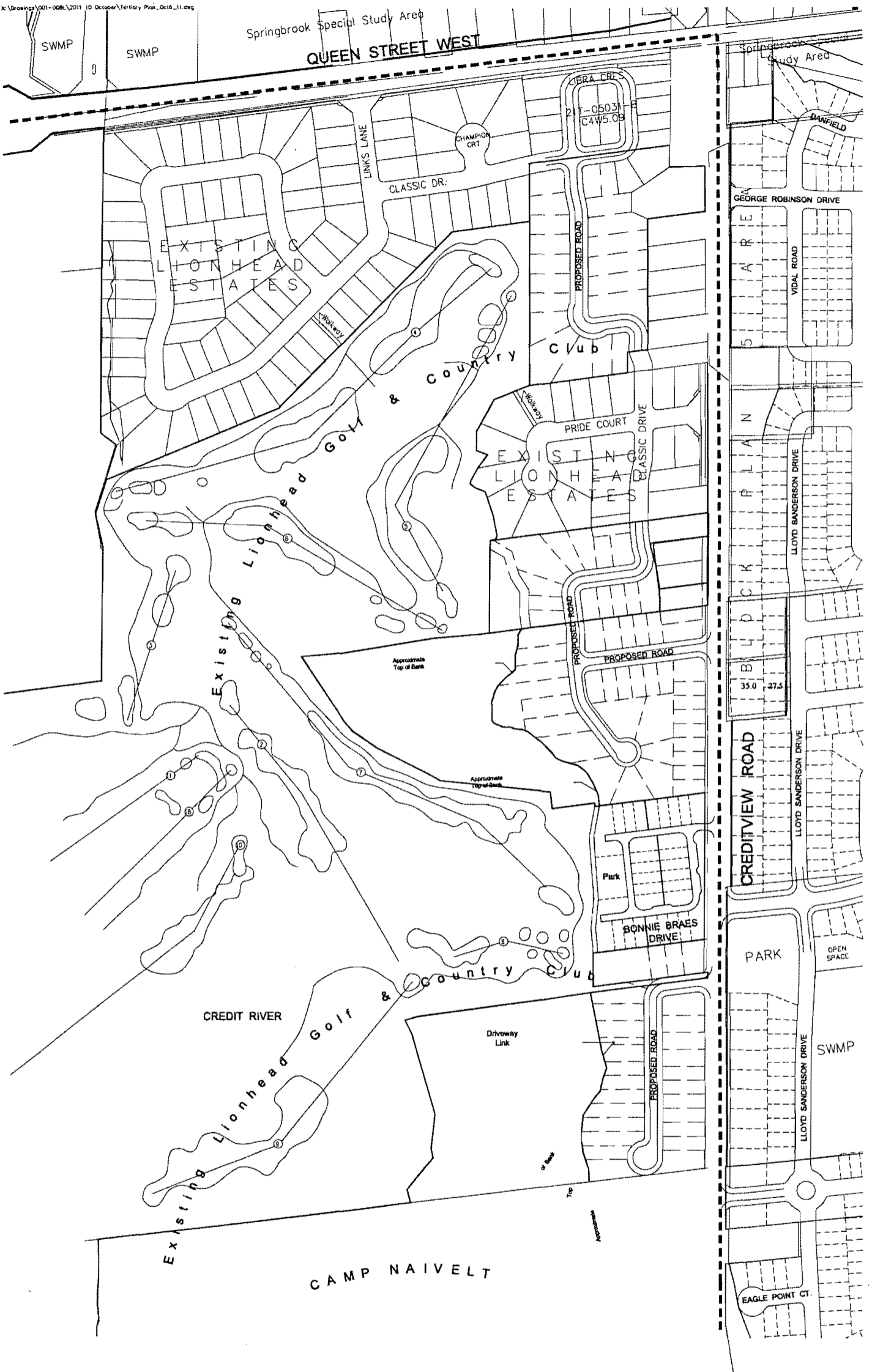
Approved as to Content:



Henrik Zbogor, MCIP, RPP  
Acting Director, Planning Policy and Growth Management

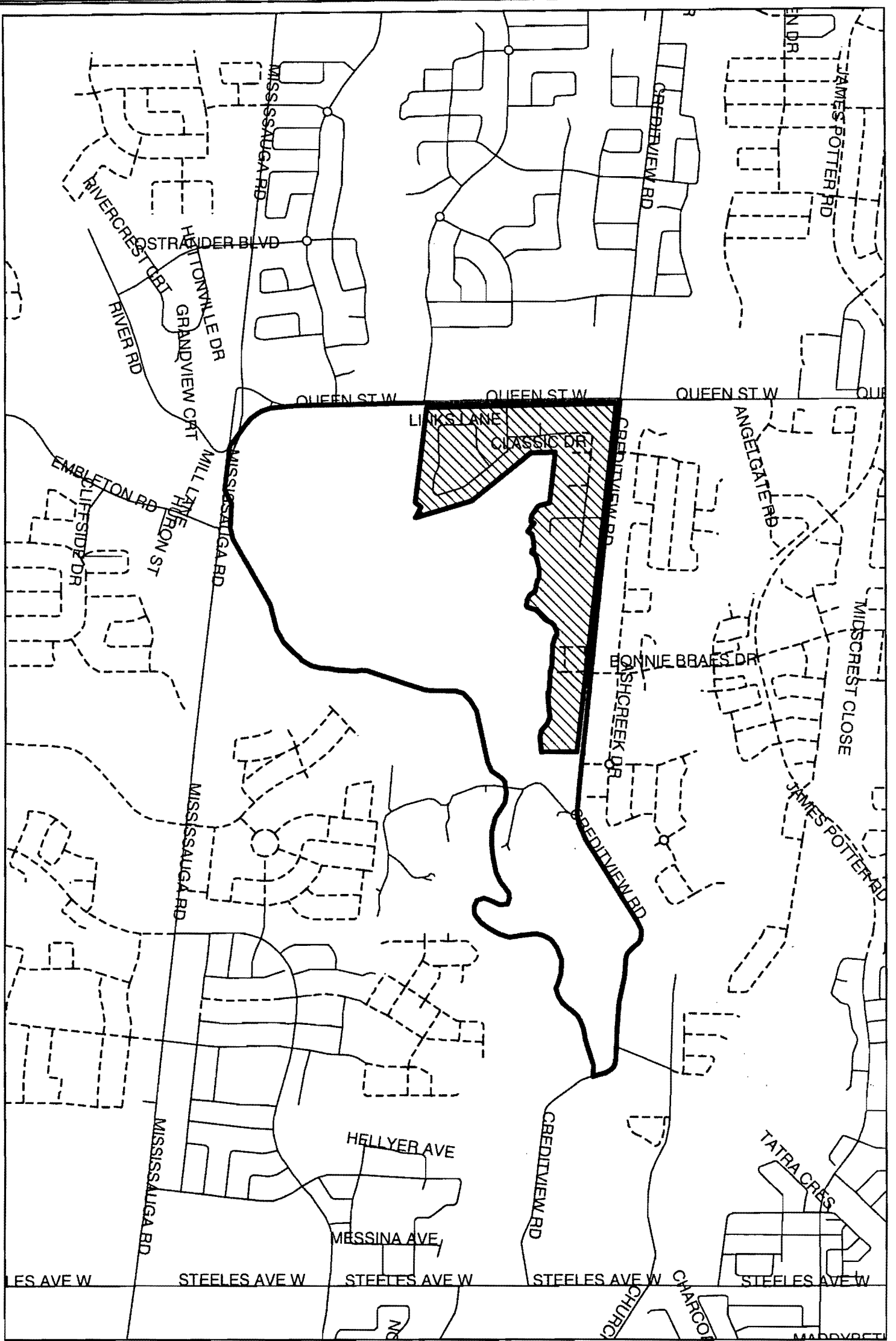
Springbrook Special Study Area

QUEEN STREET WEST



----- SUB AREA 45-4 BLOCK PLAN BOUNDARY





- |  |                               |   |                  |
|--|-------------------------------|---|------------------|
|  | SUBJECT LANDS                 |  | GISPRD.STREETS   |
|  | BP45-4 TERTIARY PLAN BOUNDARY |  | PROPOSED STREETS |

FLOWER CITY  
  
 PLANNING,  
 DESIGN &  
 DEVELOPMENT  
 BRAMPTON, CA

Date: 2012/03/14 Drawn By: CJK  
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Key Map Official Plan Amendment OP06# 064