

CITY OF BRAMPTON
COMPREHENSIVE ZONING BY-LAW REVIEW

Technical Paper #7
Secondary Plan Conformity

DRAFT | June 2018

Table of Contents

1. Introduction	1
1.1 Background	1
1.2 Purpose of this Technical Paper	1
1.3 Overview of this Technical Paper.....	1
2. Context	2
2.1 Secondary Plans	2
2.1.1 Overview	2
2.1.2 Secondary Plan Policies	6
2.1.3 Secondary Plan Consolidation	6
2.2 Relationship to the Zoning By-law Review.....	6
3. Analysis.....	14
3.1 Specific Zoning By-law Directives	14
3.2 Zoning Implementation Policies	14
3.3 Alignment of Zoning and Secondary Plan Land Use Designations	14
3.4 Methodology.....	19
4. Conclusions and Recommendations	20

List of Figures

Figure 1 – Secondary Plan Areas (Current Official Plan)	4
Figure 2 – Consolidated Secondary Plan Areas (March 2018)	5
Figure 3 – Illustration of Alignment Between Zoning and Secondary Plan Designations.....	15
Figure 4 – Illustration of Agricultural Zoning in Utility Areas	16
Figure 5 – Illustration of Alignment of Zoning and Land Use.....	16
Figure 6 – Illustration of Zoning Inconsistent with the Underlying Land Use.....	17
Figure 7 – Illustration of Zoning Inconsistent with the Underlying Land Use.....	17
Figure 8 – Illustration of Agricultural Zoning in Future Development Areas	18
Figure 9 – Illustration of Remnant Agricultural Zoning in Developed Area	18

List of Tables

Table 1: Summary of Secondary Plan Areas.....	8
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Appendix

Appendix A: Comparison of Existing Zoning and Secondary Plan Land Use Designations

1. Introduction

The City of Brampton currently has 55 designated Secondary Plan areas. A Secondary Plan is in effect for many of these areas, working in conjunction with the Official Plan to provide detailed policy direction to the City's various planning districts. The new Zoning By-law will need to conform to the detailed policies of these Secondary Plans, and there is a need to review these Plans and identify a methodology for preparing a Zoning By-law which will be in conformity with all applicable planning policy.

1.1 Background

The Brampton Zoning Issues and Analysis Report (Draft October 2017) identified the need to prepare this Technical Paper to analyze the City's Secondary Plans and identify an approach for ensuring that the new Zoning By-law will be in conformity with the City's secondary plan policy. A key intent of reviewing the Zoning By-law is to bring it into conformity with current City planning policy, and the Secondary Plans represent an integral part of the City's Official Plan.

The City has been advancing a consolidation of some of the 55 Secondary Plans. A Statutory Public Meeting was held on March 5, 2018. The Zoning By-law review process will work towards ensuring conformity with the proposed consolidated Secondary Plans, along with ensuring conformity with any other Secondary Plans that have not been part of the consolidation.

1.2 Purpose of this Technical Paper

The purpose of this Technical Paper is to:

1. Identify and review the City of Brampton's Secondary Plans, and how they relate to the Zoning By-law Review; and
2. Confirm a specific methodology for ensuring that the new Zoning By-law will

be in conformity with the City's Secondary Plans.

1.3 Overview of this Technical Paper

For the purposes of orienting the reader, this Technical Paper is structured as follows:

- **Section 2 Context** further describes the Secondary Plan context and how the Secondary Plans relate to the Zoning By-law.
- **Section 3 Methodology** assesses an appropriate approach for ensuring the new Zoning By-law will be in conformity with the Secondary Plans.
- **Section 4 Conclusions and Recommendations** identifies conclusions and recommendations for developing the new Zoning By-law.

2. Context

The City's Secondary Plans form an important part of the Official Plan, giving more detailed guidance to the development and land use in the City's planning districts. This section explores the City's various Secondary Plans and their relationship to the Zoning By-law Review process.

2.1 Secondary Plans

2.1.1 Overview

Section 1.3 of the Official Plan provides context regarding the status of the Secondary Plans and their relationship to the Official Plan. The Secondary Plans (**Figure 1**) implement the Official Plan in response to individual context of the planning district. Secondary Plans, incorporated as Part II of the Official Plan, will usually be more detailed or restrictive than the Official Plan but consistent with the Official Plan's intent. Some of the Secondary Plans pre-date the current 2006 Official Plan.

Overtime, the Secondary Plans have been amended. The recent amendments are listed in the Official Plan consolidation.

The Official Plan intends that where there is conflict between the Official Plan and the Secondary Plan, the Official Plan is intended to prevail, and any such conflicts are to be resolved by the revising the applicable plan (1.4). The Official Plan gives guidance where a Secondary Plan (which might pre-date the 2006 Official Plan) refers to a repealed Official Plan. In these cases, it is intended that the repealed Official Plan policies are intended to form a part of the Secondary Plan, unless there is a conflict, or there is a more recent provision that has superseded, or it was the intent of Council that the repealed Official Plan was not intended to be applicable in the future. Accordingly, there could be some circumstances where there is a need to refer to the older Official Plans of the City of Brampton to obtain a full understanding of the Secondary Plan's policies.

The various policies of the Official Plan make numerous references to circumstances where the policies are intended to be implemented in more detail through Secondary Plans. It is intended that the Secondary Plans refine the specific land use designations, identify sub-designations, set out permitted uses, and establish appropriate density and housing requirements and targets. Some of the specific references to Secondary Plans in the Official Plan areas follows:

- The Secondary Plans identify detailed land use, density and other requirements within Major Transit Station Areas (3.2.4)
- The Secondary Plans may identify additional intensification corridors in the City (3.2.6.7)
- The Secondary Plans are to consider appropriate forms and locations of infilling in the Community Areas of the City (3.2.8.1)
- The Official Plan generally limits residential development outside the intensification areas to 50 units per net hectare and 4 storeys, but recognizes that Secondary Plans may permit higher heights and densities which will continue to apply until the Secondary Plan is reviewed (3.2.8.3 – 3.2.8.4)
- The Secondary Plan identifies policies to guide office development in the Secondary Plan for the Central Area (4.1.5)
- Secondary Plans identify housing mix and density targets as well as complementary permitted uses in Residential Areas, such as commercial uses, institutional and public uses (4.2.1.1)
- Secondary Plans establish policies and appropriate locations for rooming, boarding and lodging housing (4.2.1.10)
- Secondary Plans will identify residential density and mix targets (4.2.3.1)

- Secondary Plans are to implement principles for Executive Housing areas (4.2.2.2)
- Secondary Plans identify policies to integrate individual character of Village Residential Areas into the urban environment (4.2.4.2)
- Office and Mixed uses are governed by maximum density guidelines in the Secondary Plans (4.3.1.6)
- Secondary Plans may identify policies for entertainment uses and where they are permitted (4.3.2.4)
- Secondary Plans are to identify the location of retail areas and all other commercial uses including live-work uses (4.3.2.9); however, retail uses can be permitted without amending the Official Plan or Secondary Plan, subject to criteria (4.3.2.10)
- Local commercial areas may be identified in the Secondary Plans (4.3.5.8)
- Small scale commercial sites or clusters may be designated in Secondary Plans (4.3.6)
- Secondary Plans may provide guidance regarding location of permitted motor vehicle uses (4.3.7.1-4.3.7.3); outside of Secondary Plans, these uses are permitted subject to an amendment to the Official Plan
- Live work uses are to be identified in appropriate areas in the Secondary Plans (4.3.8.1)
- Business Corridor areas will be broken down into sub-designations in the Secondary Plans (4.4.1.2) with specific policies to guide uses in accordance with the guidance contained in the Official Plan. Further, certain such legally existing uses which are zoned or designated are intended to be permitted (4.4.1.3)
- Mixed uses are contemplated in the Business Corridor designation, subject to the Secondary Plan (4.4.1.4)
- In Industrial Areas, service and retail, open space, public and institutional uses may be identified in the Secondary Plans and areas intended for open storage and truck and trailer parking is to be identified in the Secondary Plans (4.4.2.1 and 4.4.2.5)
- Secondary Plans may set out restrictions for warehousing/distribution uses (4.4.2.13)
- The Secondary Plans will identify appropriate densities for uses in the Office designations (4.4.3.1)
- Parks are intended to be distributed in Secondary Plans (4.7.3) and private commercial recreation is intended to be designated in Secondary Plans (4.7.6.2)
- The open space system is intended to be detailed in the Secondary Plans (4.7.7.1)
- Institutional and Public Uses shall be identified through Secondary Plans (4.9.1.3)
- While the Official Plan designates major institutional uses on Schedule A, it is intended that other smaller scale uses are permitted in all relevant designations subject to the Secondary Plan (4.9.1.1)
- Places of worship are generally permitted in many designations except where specifically prohibited in the Secondary Plan (4.9.8.1); where there is no Secondary Plan, an Official Plan Amendment is required (4.9.8.6)
- The Secondary Plan and Zoning By-law shall implement the intensification of the built form on a site over the long term (4.13.3.16.1)
- Numerous references are made within the various policies for special study areas and other areas (4.14)

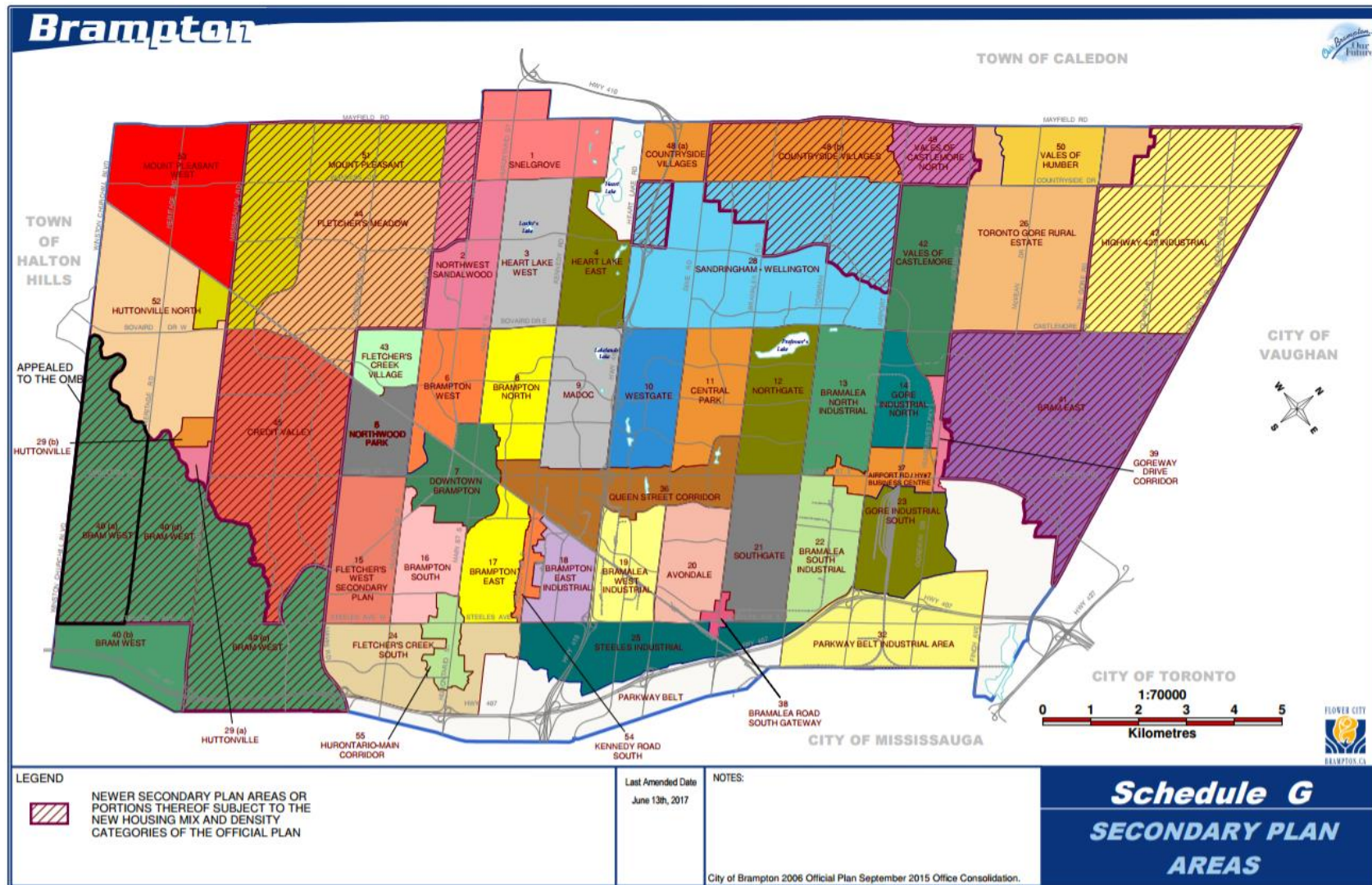


Figure 1 – Secondary Plan Areas (Current Official Plan)

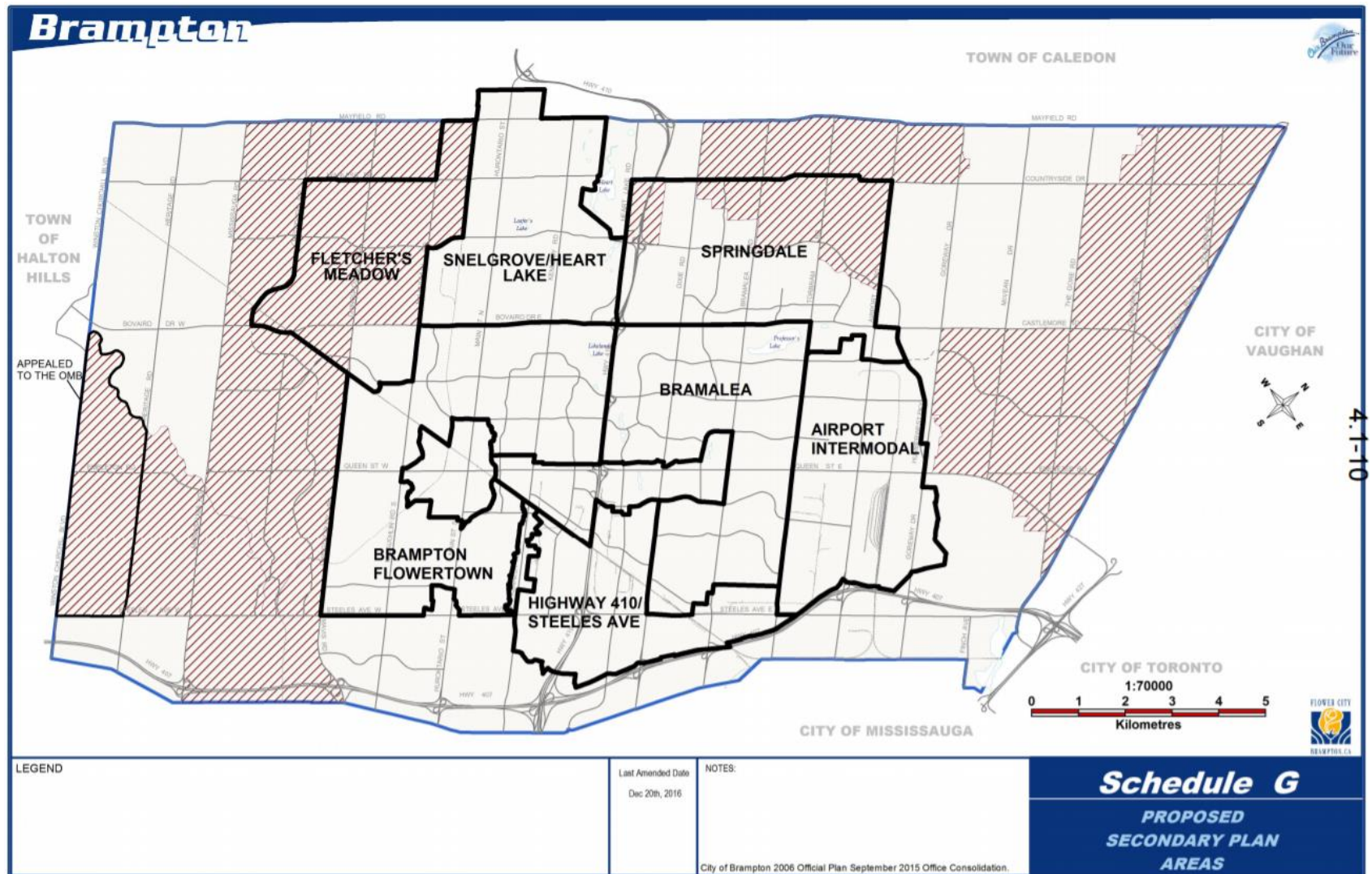


Figure 2 – Consolidated Secondary Plan Areas (March 2018)

2.1.2 Secondary Plan Policies

The content and nature of the Secondary Plan policies vary greatly, depending on the planning district. Table 1 characterizes each of the Secondary Plans and notes how the Secondary Plan areas will change resulting from the Secondary Plan consolidation exercise.

Each of the Secondary Plans follow a similar structure:

- The Secondary Plans typically include a description of the purpose of the Plan.
- A description of the location and general geography is included.
- The Secondary Plan typically includes a description of various principles or objectives which helps to describe the intent of the policies.
- Each Secondary Plan is associated with one or more schedules which depict land uses and other features within the Secondary Plan Area. The various land uses and other elements shown on the schedule are associated with policies to guide land use and development within these areas. This includes permitted uses, development criteria, and general policies regarding density, height or other design intentions.
- Some of the Secondary Plans includes some general development policies regarding infrastructure, environmental protection, transportation/transit, phasing of development, and other implementation policies.

2.1.3 Secondary Plan Consolidation

The City is currently undertaking a consolidation of its Secondary Plans to reduce the number of plans and ensure consistency and relevancy of the plans to its Official Plan. The Plans under consideration cover established and built up areas of the City which are not expected to undergo significant change. It is the intent of the Secondary Plan consolidation to retain only those policies which are particularly relevant to the individual Secondary Plan and to rely on the 2006

Official Plan as much as possible and avoid duplication.

The seven consolidated secondary plan areas (Figure 2) have been updated to reflect standardized wording and better reflect how the lands were ultimately developed with a consolidated range of land use designations.

The proposed outcome of each of the seven consolidated Secondary Plans is to delete the applicable existing Secondary Plans in their entirety, identify a consolidated new land use schedule, and to introduce new text. The new text of each consolidated Secondary Plan is brief, and typically includes a brief description of the land use designations found on the schedule which references the applicable policies of the Official Plan, as well as separate site-specific policies.

The consolidated Secondary Plans do not make any specific references to Zoning By-laws, except for one reference identified in the site-specific policies.

2.2 Relationship to the Zoning By-law Review

One of the main purposes of reviewing the Zoning By-law is to ensure it is in conformity with the Official Plan. Since the Secondary Plans form a part of the Official Plan, the development of the new Zoning By-law will also need to be in conformity with the numerous Secondary Plans and any directives they establish regarding the Zoning By-law.

A challenging aspect, given that the Secondary Plans includes detailed planning policy, is ensuring the Zoning By-law appropriately conforms to and implements the Secondary Plans. The City's Official Plan makes numerous references to Secondary Plans, as introduced in Section 2.1.1 of this report, while Secondary Plan policy may deviate from those in the Official Plan and provide in-depth policy that directs the Zoning By-law.

Ensuring conformity with the Secondary Plans means ensuring that the zoning is well aligned with the policies and land use designations of the

Secondary Plans. This will need to include consideration for:

- **Zoning By-law Directives:** There are some specific references to the Zoning By-law in the Secondary Plans which require consideration. While in most cases this is addressed through a site-specific Zoning by-law amendment, there may be relevance to the comprehensive review.
- **Implementation policies:** The Secondary Plans typically include some general discussion of how the Secondary Plan is to be implemented in the Zoning By-law, as part of the Implementation policies of each plan.
- **Secondary Plan land use designations and policies:** Each Secondary Plan includes a schedule of land uses along with policies for permitted uses. There is a need to ensure that the Zoning By-law's permitted uses are in conformity with the permitted uses in the applicable land use designation of the Secondary Plan. This is particularly important in commercial, employment and mixed use areas, where there may be specific guidance about permitted uses.

Table 1: Summary of Secondary Plan Areas

#	Name	Consolidated Plan (if applicable)	Status	Characterization	Development Stage
1	Snelgrove	SPA 1 - Snelgrove/Heart Lake	In effect	SPA 1 (Consolidation) provides a land use framework for the existing residential neighbourhoods, local commercial uses, and industrial areas in the Snelgrove Heart Lake area.	Generally built out
2	Sandalwood Industrial East	SPA 1 - Snelgrove/Heart Lake	In effect		Generally built out
2a	Northwest Sandalwood Parkway	SPA 8 - Fletcher's Meadow	In effect	SPA 8 (Consolidation) provides a land use framework for the existing residential neighbourhoods, commercial & institutional uses.	Generally built out
3	Heart Lake West	SPA 1 - Snelgrove/Heart Lake	In effect	*see SPA 1 above	Generally built out
4	Heart Lake East	SPA 1 - Snelgrove/Heart Lake	In effect		Generally built out
5	Northwood Park	SPA 6 - Brampton Flowertown	In effect	SPA 6 (Consolidation) provides a land use framework for the existing residential areas and complementary commercial and community uses. It does not include the Urban Growth Centre.	Generally built out
6	Brampton West	SPA 6 - Brampton Flowertown	In effect		Generally built out
7	Downtown Brampton	N/A	In effect (con. Aug. 2017)	This Plan provides a framework for the western portion of the Brampton Central Area to guide higher order uses, including mixed uses, offices and cultural uses.	Built out, but planned for intensification/transformation
8	Brampton North	SPA 6 - Brampton Flowertown	In effect	*see SPA 6 above	Generally built out
9	Madoc	SPA 6 - Brampton Flowertown	In effect		Generally built out
9a	Esker Lake South	N/A	In effect (con. Feb. 2010)	This original SP consists of Chapter 9A of the 1984 OP and was originally approved in 1998, to guide the development of 77.1 ha of land.	Generally built out
10	Westgate	SPA 3 - Bramalea	In effect	SPA 3 (Consolidation) provides a land use framework for the existing residential neighbourhoods and local commercial uses in the Bramalea area.	Generally built out
11	Central Park	SPA 3 - Bramalea	In effect		Generally built out
12	Northgate	SPA 3 - Bramalea	In effect		Generally built out
13	Bramalea North Industrial	SPA 2 - Springdale *residential area north of North Park Dr.	In effect	SPA 2 (Consolidation) provides a land use framework for the residential neighbourhoods, commercial, and institutional uses in the	Generally built out

Technical Paper #7: Secondary Plan Conformity**2. Context**

#	Name	Consolidated Plan (if applicable)	Status	Characterization	Development Stage
				Springdale Plan Area. It includes the northern residential portions of the previous SPAs 13 and 14, which were predominantly industrial in nature.	
		SPA 4 - Airport Intermodal		SPA 4 (Consolidation) provides a land use framework for the employment area and complementary commercial uses.	Generally built out
14	Gore Industrial North	SPA 2 - Springdale *residential area north of Cottrelle Blvd.	In effect	*see SPA 2 above	Generally built out
		SPA 4 - Airport Intermodal		*see SPA 4 above	Generally built out
15	Fletchers West	SPA 6 - Brampton Flowertown	In effect	*see SPA 6 above	Generally built out
16	Brampton South	SPA 6 - Brampton Flowertown	In effect		Generally built out
17	Brampton East	SPA 6 - Brampton Flowertown	In effect		Generally built out
18	Brampton East Industrial	SPA 5 - Highway 410 & Steeles	In effect	SPA 5 (Consolidation) provides a land use framework for the employment area and complementary commercial uses located at Highway 410 and Steeles.	Generally built out
19	Bramalea West Industrial	SPA 5 - Highway 410 & Steeles	In effect		Generally built out
20	Avondale	SPA 3 - Bramalea	In effect	*see SPA 3 above	Generally built out
21	Southgate	SPA 3 - Bramalea	In effect		Generally built out
22	Bramalea South Industrial	SPA 4 - Airport Intermodal	In effect	*see SPA 4 above	Generally built out
23	Gore Industrial South	N/A	In effect (con. Feb. 2010)	This SP consists of OPA6 and Schedule A of the Consolidated OP, and seeks to guide development in this industrial area – including complementary commercial uses.	Generally built out
24	Fletchers Creek South	N/A	In effect (con. Feb. 2012)	This SP consists of Chapter A21 of the Consolidated OP and Chapter 24(a) of the 1984 OP, to guide the development of an urban expansion area.	Generally built out
25	Steeles Industrial	SPA 5 - Highway 410 & Steeles	In effect	*see SPA 5 above	Generally built out

Technical Paper #7: Secondary Plan Conformity**2. Context**

#	Name	Consolidated Plan (if applicable)	Status	Characterization	Development Stage
26	Toronto Gore Rural Estate		Subject to Toronto Gore Density Policy Review	This SP area is identified in Schedule 'G' of the OP; however, no Secondary Plan has been established for this area, which primarily consists of estate residential lots and some future potential development opportunity.	Partially built out
27	Not identified on Schedule G				
28	Sandringham-Wellington	SPA 2 - Springdale	In effect	*see SPA 2 above	Generally built out
29	Huttonville	N/A	In effect (con. Aug. 2015)	This SP consists of the Chapter 29(a) and (b) of the 2006 OP, to both recognize the Huttonville estate residential community and plan for a new 43.8 ha low density residential expansion.	Under development (29b) / Generally built out (29a)
30	Not identified on Schedule G				
31	Not identified on Schedule G				
32	Parkway Belt Industrial	N/A	In effect (con. Feb. 2010)	This SP consists of Chapter 32 of the 1984 OP, and sets out a land development framework, and plans for & builds upon the Parkway Belt West Plan policies.	Generally built out
33	Not identified on Schedule G				
34	Not identified on Schedule G				
35	Not identified on Schedule G				
36	Queen Street Corridor	N/A	In effect (con. Apr. 2013)	This SP consists of Chapter 36 and associated Schedules of the 1993 OP, and outlines detailed planning policies for lands along Queen Street to create a mixed-use urban district through intensification of the Central Area.	Built out, but planned for intensification/transformation
37	Airport Road Highway 7 Business Centre	SPA 4 - Airport Intermodal	In effect	*see SPA 4 above	Generally built out

Technical Paper #7: Secondary Plan Conformity**2. Context**

#	Name	Consolidated Plan (if applicable)	Status	Characterization	Development Stage
38	Bramalea Road South Gateway Redevelopment Area	N/A	In effect (con. Feb. 2010)	This SP consists of Chapter 38 and associated Schedules of the 1993 OP, and plans for a mixed-use urban gateway at Bramalea GO Station through the redevelopment of the Gateway Office Node.	Generally built out
39	Goreway Drive Corridor	N/A	In effect (con. Mar. 2010)	This SP consists of Chapter 39 and associated Schedules of the 1984 OP, and establishes a detailed framework for business, institutional, and restricted multiple residential uses. It protects the existing estate residential dwellings on an interim basis	In transition (?)
40a	Bram West	N/A	In effect (con. Aug. 2010)	This SP consists of Chapter 40(a) and associated Schedules of the 1993 OP, and establishes a framework for the development of 1,189 ha of land in West Brampton which effectively integrates upscale executive housing and industrial uses.	Greenfield
40b	Bram West	N/A	In effect (con. Jan. 2011)	This SP consists of Chapter 40(b) and associated Schedules of the 1993 OP, and establishes a framework to accommodate significant employment growth in Bram West.	Under development
40c	Bram West	N/A	In effect (con. Jul. 2014)	This SP consists of Chapter 40(c) and associated Schedules of the 1993 OP, and establishes a framework to protect the natural heritage system, establish a prestige gateway, and balance employment & residential uses.	Generally built out
40d	Bram West	N/A	In effect (con. Dec. 2010)	This SP consists of Chapter 40(d) and associated Schedules of the 1993 OP, and establishes a framework to guide the development of Bram West. It aims to protect the existing Churchville and Huttonville settlement areas.	Under development
41	Bram East	N/A	In effect (con. Feb. 2016)	This SP consists of Chapter 41 of the 1993 OP, and establishes a framework to guide development in Bram East with consideration given to the upscale executive housing area and adjacent Claireville Conservation Area.	Generally built out

Technical Paper #7: Secondary Plan Conformity**2. Context**

#	Name	Consolidated Plan (if applicable)	Status	Characterization	Development Stage
42	Vales of Castlemore	N/A	In effect (con. Feb. 2012)	This SP consists of Chapter 41 of the 1993 OP, and establishes a framework to preserve the distinct qualities, natural features, and larger lot housing. It is intended to provide for a range of residential densities, high quality architectural treatment, and enhances streetscapes & neighbourhoods.	Generally built out
43	Fletchers Creek Village	SPA 8 - Fletcher's Meadow	In effect	*see SPA 8 above	Generally built out
44	Fletchers Meadow	SPA 8 - Fletcher's Meadow	In effect	*see SPA 8 above	Generally built out
45	Credit Valley	N/A	In effect (con. May 2013)	This SP consists of Chapter 45 of the 1993 OP, and establishes the framework to guide a new community of Brampton.	Under development
46	Not identified on Schedule G				
47	Highway 427 Industrial	N/A	Partially in effect. (con. Aug. 2017)	This SP consists of Chapter 47 of the 2006 OP, and establishes a land use framework to provide a full range of transit-supportive residential & employment opportunities.	Under development
48a	Countryside Villages	N/A	In effect (con. Aug. 2011)	This SP establishes Chapter 48(a) of the 2006 OP, and sets out a policy framework and direction to guide the future employment development of a new community in north east Brampton.	Under development
48b	Countryside Villages	N/A	In effect (con. Oct. 2016)	This SP establishes Chapter 48(a) of the 2006 OP, and sets out a policy framework and direction to guide the future development of a new community in north east Brampton.	Under development
49	Vales of Castlemore North	N/A	In effect (con. Jul. 2014)	This SP consists of Chapter 49 of the 1993 OP, and establishes the framework for a residential community with an emphasis on upscale executive housing near Countryside Drive and Goreway Drive.	Under development
50	Vales of Humber	N/A	In effect (con. Oct. 2012)	This SP consists of Chapter 50 of the 2006 OP, and establishes the framework for a new upscale executive housing community.	Under development

Technical Paper #7: Secondary Plan Conformity[2. Context](#)

#	Name	Consolidated Plan (if applicable)	Status	Characterization	Development Stage
51	Mount Pleasant	N/A	In effect (con. Feb. 2017)	This SP consists of Chapter 51 of the 2006 OP, and establishes the framework for a new transit-supportive community.	Under development
52	Huttonville North			These greenfield areas are to be planned as mixed-use communities in north west Brampton.	Greenfield
53	Mount Pleasant West				Greenfield
54	Kennedy Road South Revitalization Area	N/A	In effect (con. Apr. 2017)	This SP consists of Chapter 54 of the 1993 OP, and establishes a framework for the revitalization along a major arterial road to improve street frontages and offer clearer definition between residential, industrial, and commercial uses.	Generally built out
55	Hurontario-Main Corridor	N/A	In effect (con. Apr. 2017)	This SP consists of Chapter 55 of the 2006 OP, and establishes the long-term redevelopment vision of the Corridor towards a mixed-use, compact, and transit-oriented area.	Built out, but planned for intensification/transformation

3. Analysis

3.1 Specific Zoning By-law Directives

The Secondary Plans contain numerous references to the Zoning By-law within their policies – both in the context of site-specific amendments and more general references. To gain insight into the types of references to Zoning By-laws in the Secondary Plans, a cursory review and scan of select unconsolidated Secondary Plans was conducted. All directives will need to be considered through the development of the new Comprehensive Zoning By-law.

For the most part, explicit reference to zoning typically refers to intended future development application review and associated rezoning processes. Very few examples of specific directives which are principally relevant to this Zoning By-law Review process were identified. Most of the relevant references to zoning are contained in the land use designation policies which intend for zoning by-laws to establish restrictions that support the Plan's implementation (discussed in Section 3.3).

3.2 Zoning Implementation Policies

Some of the Secondary Plans include some implementation policies which generally describe the role of the Zoning By-law in implementing the Plan.

Most of the Secondary Plans include a general reference to Zoning By-laws as a tool for implementing the policies of the Plan. Some Secondary Plans refer to the overall Official Plan's implementation policies. Some of the Secondary Plans (e.g., Secondary Plan Areas 5 and 8) describe that it is the intent for all lands in the Secondary Plan area to ultimately be rezoned to conform to the designations, but the City can retain or make use of interim zoning in certain areas to defer development.

SPA 7 (Downtown Brampton) and 38 (Queen Street) describe that pre-zoning, dual zoning,

holding or temporary use by-laws may be used to implement the Secondary Plan. Further, in SPA 7, the Plan intends for reduced parking standards to be implemented in the Zoning By-law. Further to that, in SPA 55, there is an expectation that reduced parking requirements will be phased out over time as the corridor intensifies and higher-order transit is implemented (Section 5.9.6 (vi)).

There are a few explicit references to the intent of the Secondary Plan to result in a Zoning By-law Amendment in a highly directive manner. For example, SPA 21 specifically intends for the subject lands to be zoned M1 with a Holding Symbol (applicable to Chapter C11 of Section C of Part C of the Official Plan). These types of references are typically related to portions of Secondary Plan areas which are being comprehensively planned and a comprehensive zoning amendment is expected in conjunction with anticipated development.

3.3 Alignment of Zoning and Secondary Plan Land Use Designations

Most of the references to zoning and opportunity to implement Secondary Plan policies in zoning relate to the implementation of the various land use designations and associated policies. In this regard, the Secondary Plans have many potential implications on the Zoning By-law Review. Each land use designation is associated with permitted uses and other policies about lot and building requirements, densities, parking or other matters.

Normally, it is intended that the policies of the Secondary Plan are implemented through the rezoning process, which would be required to permit any type of urban uses in a greenfield context, to replace existing Agricultural zoning. Though a rezoning, the City has opportunity to ensure that the Secondary Plan policies are implemented in the form of appropriate zone categories, permitted uses, and in some cases site-specific provisions. It is expected that the zoning for new urban communities would be in conformity with the Secondary Plan policies that were in place at the time of development.

Technical Paper #7: Secondary Plan Conformity

3. Analysis

Potential conformity issues between zoning and Secondary Plan policies are more likely to emerge where:

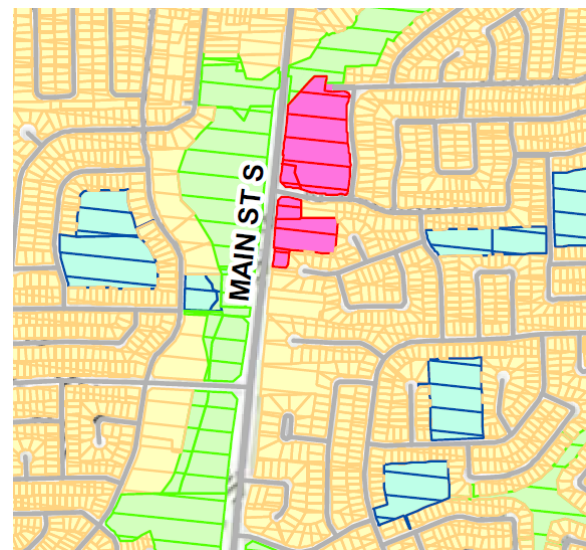
- The policies are intending for intensification or transformation of existing uses;
- The area was developed and established before the Official Plan and Secondary Plan came into effect; or
- There are existing historic settlements or areas which still have rural zoning.

To assist in understanding how the zoning relates to Secondary Plan land use designations, **Appendix A** to this Technical Paper overlays existing zoning (shown in lines and hatching) above the Secondary Plan land use designations (shown as underlying colours). For simplicity, the map utilizes broad zone categories (rather than numerous individual zone classifications) as well as Secondary Plan land use designation categories, rather than the specific Secondary Plan land use categories (of which there are hundreds amongst the various Secondary Plans). These simplified classifications of zone categories and Secondary Plan land use designations are maintained in the City's GIS data.

The following is noted with respect to the relationship of zoning categories and Secondary Plan land uses:

1. Overall, there is a very high degree of alignment between zoning and Secondary Plan land uses. Within newer greenfield areas, the alignment of residential zones, commercial zones, institutional zones and environmental protection and open space zones are largely in sync with underlying land uses. **Figure 3** illustrates this strong alignment.

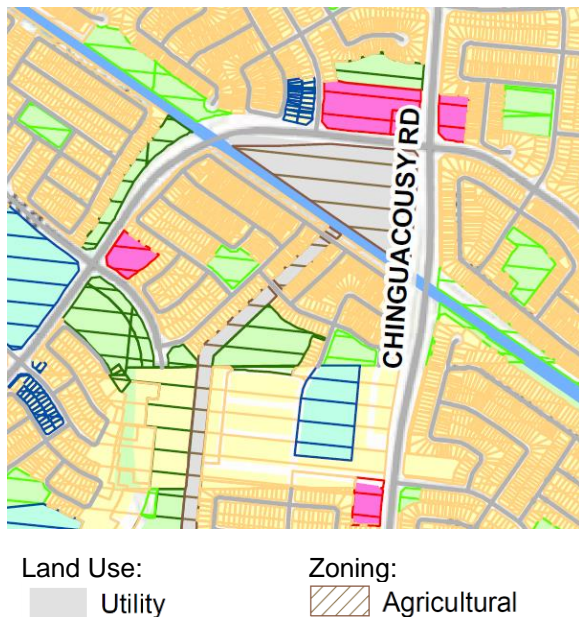
Figure 3 – Illustration of Alignment Between Zoning and Secondary Plan Designations



Land Use:	Zoning:
 Residential	 Residential
 Institutional	 Institutional 1
 Open Space	 Open Space
 Commercial	 Commercial

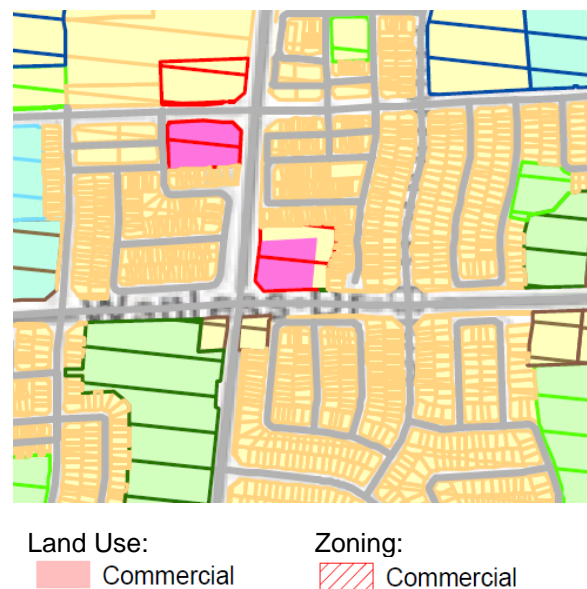
2. It is noted there are some instances of agricultural zoning in utility corridors and areas, and there is opportunity to apply a more appropriate zone given the intended land use. **Figure 4** illustrates an example of a utility corridor and site which has agricultural zoning.

Figure 4 – Illustration of Agricultural Zoning in Utility Areas



3. There are few misalignments between Secondary Plans land use designations and the ultimate zoning and parcel fabric that was implemented. This may be appropriate where the ultimate parcel fabric was not established at the time of completing the Secondary Plan, and the land uses were shown somewhat conceptually. There will be a need to confirm these alignments are appropriate individually when the Drafted Zoning By-law mapping is completed. **Figure 5** illustrates an example at the northwest corner of Wanless Drive/Creditview Road, in which commercial zoning is applied more broadly than the underlying commercial land use designation.

Figure 5 – Illustration of Alignment of Zoning and Land Use



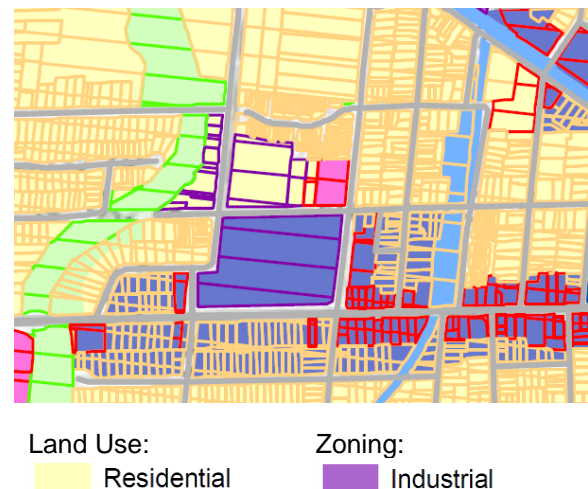
4. There are some instances of zoning which initially appears to be inconsistent with the designation, but the policies may permit this type of zoning. For example, zoning of open space/parks within areas designated Residential (**Figure 6**) are likely appropriate but confirmation will be required with the Secondary Plan.

Figure 6 – Illustration of Zoning Inconsistent with the Underlying Land Use



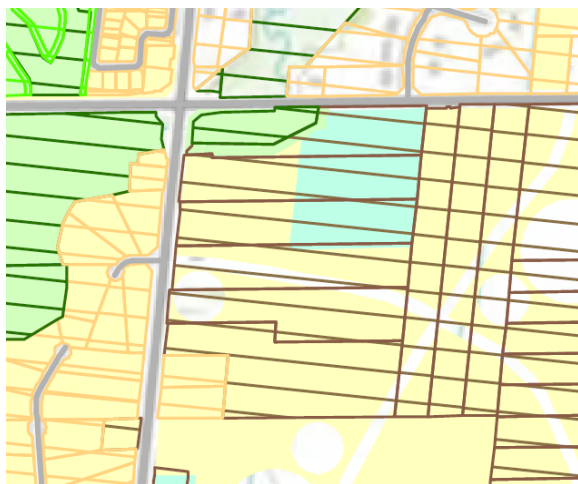
5. There are some examples of potential conformity issues where zoning clearly does not line up with the underlying land use designation. For example, in **Figure 7**, there are lands with residential designations and industrial zoning in Downtown Brampton. Further confirmation with the Secondary Plan and any applicable site-specific zoning provisions is required to confirm the appropriateness of these instances. In some cases, these matters are examined through other studies such as the Queen Street Corridor zoning study. In other cases, there may be a need to consider options to bring zoning into conformity with the Secondary Plan.

Figure 7 – Illustration of Zoning Inconsistent with the Underlying Land Use



6. There are instances of agricultural zoning applied within urban and developed portions of Secondary Plan areas. This can include extensive areas of land which have not yet developed (see **Figure 8** for example). There will be a need to determine the approach to zoning in the new Zoning By-law for these greenfield areas. Generally, the Secondary Plans permit this to occur, and require zoning to be changed through a subsequent rezoning process at the time of development.

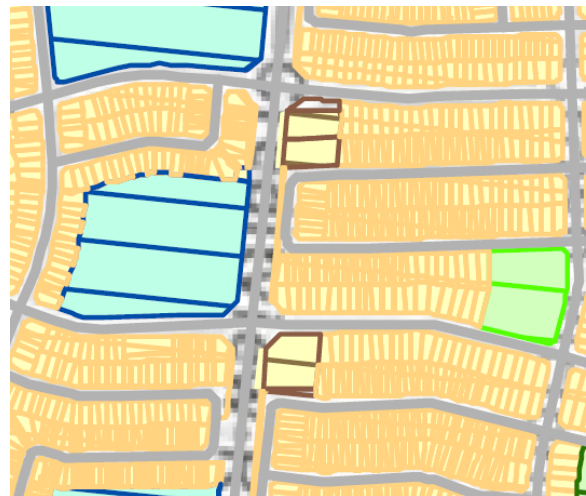
Figure 8 – Illustration of Agricultural Zoning in Future Development Areas



Land Use: Zoning:
 Residential Agricultural

7. Additionally, there are some minor instances of agricultural zoning for small remnant parcels of land that have not yet been developed within a developed area. This can include some vacant lands, and in some cases, includes existing residences/dwellings that were part of the previous rural community which have not been redeveloped (see **Figure 9** for example). A decision will need to be made about whether to retain the agricultural zoning, to establish a zone that reflects the exiting use of the lot, or to apply zoning that permits only existing uses in the interest of seeing the lands redevelop in the future. These instances may require further discussion with the City on a case-by-case basis.

Figure 9 – Illustration of Remnant Agricultural Zoning in Developed Areas



Land Use: Zoning:
 Residential Agricultural

3.4 Methodology

This section identifies an appropriate approach for ensuring the new Zoning By-law will be in conformity with the Secondary Plans. Due to the large number of Secondary Plans across the City, and significant amount of policy to be contemplated in this Zoning By-law review, a methodology will be imperative to guide the review in a thorough, yet efficient manner.

The approval of any Zoning By-law amendment or site-specific zoning is contingent on its conformity to the Official Plan and the applicable Secondary Plan. Therefore, in reviewing the conformity of the new Zoning By-law with a Secondary Plan, any areas that have recently approved zoning (in conformity with the current Official Plan and Secondary Plan) are likely to be in conformity with the policies. This will encompass a significant portion of the land in the City of Brampton.

Rather, the focus of review will need to be on older neighbourhoods and areas where zoning was approved before the 2006 Official Plan (especially commercial and employment areas where the policy has more likely evolved), and areas where intensification or transformation is planned, or where there are existing uses that were not ultimately redeveloped as part of a Secondary Plan. This will need to be a thorough exercise, involving:

- Reviewing the zoning maps compared with the Secondary Plan/Official Plan land use designation to identify the timing of the zoning approval as related to the timing of the policies coming into force;
- Reviewing the zoning provisions compared with the policies regarding permitted uses and other requirements to inform any potential changes; and
- Recording and discussing any conformity-related changes with the City as WSP develops the Draft Zoning By-law.

As identified in the preceding sections, there will also be a need to review the Secondary Plans to ensure any specific directives are considered.

It is assumed that WSP will utilize the consolidated Secondary Plans as the completion of the consolidation is expected to be completed before the Zoning By-law is completed.

4. Conclusions and Recommendations

In summary, a key aspect of the Zoning By-law Review will be to ensure the Zoning By-law conforms to the policies of the Secondary Plans. The following recommendations will guide this exercise:

1. A detailed review of zoning will need to be conducted where zoning does not align with the Secondary Plan designation. Overall, the zoning is well aligned with Secondary Plan designations. Any proposed changes to zoning related to policy conformity will be recorded by WSP and discussed with the City through the process of developing the Zoning By-law.
2. It is recommended that a utility or similar zone be applied to protected utility and transportation corridors in accordance with the Secondary Plan / Official Plan, rather than applying Agricultural or other zoning.
3. Within new development areas, there is existing agricultural zoning. This is applied broadly where a rezoning is yet to take place. In other cases, there are remnant parcels with agricultural zoning (rural residential lots). There will be a need to consider the need to update the zoning, on a case-by-case basis.
4. There are few specific zoning-related directives identified in the Secondary Plans; the Secondary plans largely only reference zoning in a general sense and in relation to requiring that policies be considered through future implementing zoning by-laws, which are typically carried out through rezoning as part of development. However, there is a need to consider