BRAMPTON

Public Notice

Adoption of Official Plan Amendment OP2023-012 (By-law 164-2025)

Credit Valley Secondary Plan - Area 45

Date of Decision: September 24, 2025
Date of Notice: October 8, 2025
Last Date of Appeal: October 28, 2025 (no later than 4:30 p.m.)

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 164-2025, to adopt Official Plan Amendment OP2023-012, under section 17 of the Planning Act R.S.O., c.P.13, as amended, pursuant to a City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45 (CVSP), Wards 4 and 5.

The decision of Council is final if no notice of appeal is filed by the Minister, applicant, registered owner, public body or specified person pursuant to section 17(24) of the Planning Act.

The Purpose and Effect of Official Plan Amendment OP2023-012: to establish a policy framework and direction for detailed land use planning in the Credit Valley Secondary Plan, Area 12. This framework, outlined on Schedule SP 12(a) and Schedule SP 12(b), specifies the desired land use patterns, transportation network, and related policies to support high quality, efficient, orderly, and sustainable development for this secondary plan area.

Location of Lands Affected: area of about 1,176 hectares (2,907 acres) bounded by Mississauga Road and the Credit River to the west, Steeles Avenue West and the CPR tracks to the south, Chinguacousy Road to the east and Bovaird Drive and the CNR tracks to the north.

Obtaining Additional Information: A copy of the by-law is provided. The complete background information is available at the City Clerk's Office during regular office hours, or online at www.brampton.ca. Further enquiries should be directed to Claudia LaRota, Planner, Planning, Building and Growth Management Services Department at 905-874-3844 or 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.

Information on development applications under the *Planning Act* within the subject area should be directed to the planner noted herein.

BRAMPTON

Public Notice

When and How to File an Appeal: An appeal to the Ontario Land Tribunal (OLT) may be made only by those entities entitled to do so by the *Planning Act*, by filing a notice of appeal with the City Clerk:

- via the **Ontario Land Tribunal e-file service** (first-time users will need to register for a My Ontario Account at https://olt.gov.on.ca/e-file-service/) by selecting Brampton (City) – Clerk as the Approval Authority
- Should the e-file portal be unavailable, those entitled to appeal can submit their appeal to the City at the below address:
    - by mail or hand delivered to City of Brampton, City Clerk's Office, 2 Wellington Street West, Brampton, ON L6Y 4R2, **no later than 4:30 p.m. on October 28, 2025**. Appeal forms are available from the OLT website at www.olt.gov.on.ca.

The filing of an **appeal after 4:30 p.m.**, in person or electronically, will be deemed to have been received the next business day. The City Clerk agrees to receive appeals via the OLT e-file service.

Take Notice that the Appeal:

(1) must set out the reasons for appeal;

(2) pay fee of $1,100 online through e-file service, or by certified cheque/money order to the Minister of Finance, Province of Ontario if being mailed or hand delivered to the City. A copy of the fee Schedule may be found at https://olt.gov.on.ca/appeals-process/fee-chart/. Forms for a request of fee reduction for an appeal, are available from the OLT website at www.olt.gov.on.ca.

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 Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

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

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 164 - 2025

To Adopt Amendment Number OP2023-012
to the Official Plan of the
City of Brampton Plan

NOW THEREFORE the Council of The Corporation of the City of Brampton ENACTS as follows:

1. Amendment Number OP2023-012 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 24th day of September 2025.

Approved as to form. 2025/Sep/16 MR

Approved as to content. 2025/Aug/22 HFZ

Patrick Brown, Mayor

Genevieve Scharback, City Clerk

Number 164 - 2025

To Adopt Amendment Number OP2023-012

to the Official Plan of the

City of Brampton Plan

1 Purpose

The purpose of this Official Plan Amendment is to delete the Credit Valley Secondary Plan Area 45 and replace it with a new Secondary Plan (Credit Valley Secondary Plan Area 12), which will align land use designations, policies and terminology with *Brampton Plan* (Official Plan). The proposed amendments aim to streamline and clarify land use policies, creating greater consistency with *Brampton Plan.*

2 Location

The lands subject to this amendment comprise approximately 1,176 hectares (2,907 acres) bounded by Mississauga Road and the Credit River to the west, Steeles Avenue and the CPR tracks to the south, Chinguacousy Road to the east, and Bovaird Drive and the CNR tracks to the north.

3 Amendments and Policies Relevant Thereto

3.1 The document known as the 2023 Official Plan (*Brampton Plan*) of the City of Brampton Planning Area is hereby amended as set out in thereof, Amendment Number OP2023-012

a) By amending Schedule 10, Secondary Plan Areas, by renaming Secondary Plan Area 45 Credit Valley to Secondary Plan Area 12 Credit Valley, as outlined on Schedule "A" to this amendment.

b) By amending Schedule 11, Precinct Plan Areas by deleting sub area 45-1, 45-2, 45-3, 45-4, 45-5, and renaming sub area 45-6 to 12-1, as shown on Schedule B to this amendment.

c) By adding to the list of amendments pertaining to *Brampton Plan*, Amendment Number OP2023-012

3.2 The document known as the Credit Valley Secondary Plan Area 45 is hereby further amended by deleting it in its entirety from Part 2, and adding to Part 2, the following text, associated Schedules 12(a) and 12(b), and Appendices A, B, C, D, and E, as Chapter 12: Credit Valley Secondary Plan.

"EXPLANATORY NOTES

Office Consolidation

Credit Valley Secondary Plan Area 12

Chapter 12

General (pertaining to all secondary plan office consolidations)

i. Secondary plans form Part 2 of the Official Plan (known as *Brampton Plan)* and are to be read in conjunction with all policies of the Official Plan *Brampton Plan*, including interpretation and implementation provisions.

ii. Where there is conflict or inconsistency between a provision in the current *Brampton Plan* and a provision in the secondary plan (whether directly in the text or included by reference) the more restrictive shall apply. When such a conflict is identified, efforts shall be made to revise the plans to correct the conflict.

iii. Reference to any provision of *Brampton 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.

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

Specific (Pertaining to Secondary Plan 12, Credit Valley Secondary Plan)

This office consolidation of the Credit Valley Secondary Plan consists of Chapter 12 of the document known as *Brampton Plan*, Brampton's 2023 Official Plan.

Chapter 12 is based on Official Plan Amendment OP2023-012 to the document known as the 2023 City of Brampton Official Plan (*Brampton Plan*), as adopted by City Council on September 24, 2025.

The following Official Plan Amendments as approved by Council have also been incorporated:

NIL

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

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Appendix B: Areas for Precinct (Block) Planning

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THE CREDIT VALLEY SECONDARY PLAN

Chapter 12

1.0 PURPOSE

The purpose of this amendment is to implement the policies of the City of Brampton Planning Area by establishing a policy framework and direction for detailed land use planning in the City, in accordance with Chapter 5 of *Brampton Plan* (Implementation and Measurement) and the City's Growth Management Program. This framework, outlined on Schedule SP 12(a) and Schedule SP 12(b), specifies the desired land use patterns, transportation network, and related policies to support high quality, efficient, orderly, and sustainable development. In addition, the amendment sets out the development controls necessary to implement these policies. This chapter will constitute the Credit Valley Secondary Plan, Area 12.

2.0 LOCATION

The subject lands comprise an area of about 1,176 hectares (2,907 acres) in southwest Brampton, and are bound by Mississauga Road and the Credit River to the west, Steeles Avenue West and the CPR tracks to the south, Chinguacousy Road to the east and Bovaird Drive and the CNR tracks to the north. The lands are within an area described as Parts of Lots 1 through 10, Concessions 3 and 4 WHS, in the former Geographic Township of Chinguacousy, now in the City of Brampton, as shown on Schedule SP 12(a).

3.0 EFFECT OF THIS CHAPTER AND ITS RELATIONSHIP TO BRAMPTON PLAN

Lands subject to Secondary Plan Area 12, outlined in Schedules SP 12(a) and SP 12(b) attached thereto, are in accordance with all other relevant policies and schedules of *Brampton Plan.*

Accordingly, the Credit Valley Secondary Plan should not be interpreted as a free-standing Official Plan document. The policies herein are designed to supplement those of *Brampton Plan,* and not to replace or repeat them. An accurate understanding of all the policies, can only be achieved by reading the overall *Brampton Plan* together with Credit Valley Secondary Plan Area 12.

4.0 GENERAL OBJECTIVES AND CRITERIA

4.1 Principles for the City Structure

The planning principles that have guided the detailed policies of this Chapter are based on the four pillars of sustainability: environmental, social, economic, and cultural. The community vision outlined below reflects, to the greatest extent practical, an ecosystem sustainability approach.

The community vision is to conserve the rich Natural System; and protect, connect, restore, and enhance natural heritage features and functions; as well as celebrate and steward the Credit River, Huttonville Creek and Springbrook Creek. The countryside character, the scenic Creditview Road and Eldorado Park are identified in the community vision, as key features to be incorporated into the Secondary Plan.

The predominant form of development within this secondary plan is Low-Rise building typology, with a built form that is compatible with the countryside character, and a park system that is integrated with the Natural System, which highlights Brampton's urban forest. It is the intent of this Chapter to promote the development of Low-Rise, Low-Rise Plus, Mid-Rise, High-Rise and in some areas, Executive Residential housing.

Land subject to the Credit Valley Secondary Plan Area 12 shall be developed in accordance with the policies of this Chapter and with Schedules SP 12(a) and SP 12(b).

Together with Chapter 2, Part 2.1 (Establishing Our City Structure), Section 2.1.1 (Principles for the City Structure), of *Brampton Plan*, the objectives and development principles outlined below are rooted in the community vision, and serve as the framework for planning and developing the Credit Valley Secondary Plan Area.

5.0 DEVELOPMENT PRINCIPLES

5.1 GENERAL PROVISIONS

- The development principles for the Credit Valley Secondary Plan are founded on the General Objectives and Criteria outlined in Section 4.0 of this Chapter. The basic pattern of land use for the subject lands is outlined on Schedule "1A" – City Structure within *Brampton Plan*. The lands are designated as "Community Areas", "Natural Heritage System," and "Primary Urban Boulevards," which demonstrates where growth will occur. Schedule "2" – Designations, in *Brampton Plan*, designates the lands as "Neighbourhoods," "Mixed-Use," and "Natural Heritage System." A more detailed pattern of land use is established on Schedule SP 12(a).

5.2 RESIDENTIAL

- The various residential designations shown on Schedule SP 12(a) are categories in which the predominant use of land is Low-Rise building typology, up to and including three (3) full storeys in height. Proposals for residential development shall be considered in accordance with the policies within *Brampton Plan* Part 2.2 section 2.2.7, and this Chapter.

- Schedule 1A of *Brampton Plan* identifies Queen Street West as a "Primary Urban Boulevard," where Low-Rise Plus and Mid-Rise building typologies are permitted. Mississauga Road, Chinguacousy Road and Bovaird Drive West are identified as "Corridors," where Mid-Rise building typologies are permitted. James Potter Road and Williams Parkway are identified as "Support Corridor," where Low-Rise Plus is permitted, as per Table 4 of the *Brampton Plan*.

- All residential developments will be of a high-quality architectural design that is compatible with the built form of the surrounding area.

5.2.1 Low–Rise

- Lands designated Low-Rise on Schedule SP 12(a) shall permit ground-related housing up to and including three (3) full storeys in height.

5.2.2 Low–Rise Plus

- Lands designated Low-Rise Plus on Schedule SP 12(a) shall permit ground-related housing up to and including four (4) full storeys in height.

5.2.3 Mid–Rise

- Lands designated Mid-Rise on Schedule SP 12(a) shall permit residential buildings between five (5) and 12 full storeys in height.

5.2.4 High–Rise

- Lands designated High-Rise on Schedule SP 12(a) shall permit residential buildings 13 full storeys, or greater in height.

5.2.5 Upscale Executive Housing

- Lands designated Upscale Executive Housing are to be developed in accordance with a design vision that includes the following principles and policies, which the City shall consider in conjunction with the City of Brampton Development Design Guidelines, among other aspects:

  i. Provision of a variety of high-quality housing choices 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.

  ii. Integration of the built environment with the natural environment and its features, ensuring both visual and physical access to environmental elements and amenities.

  iii. Primarily single detached structural units shall be permitted. A limited number of high-end, semi-detached and townhouses may be considered subject to appropriate location and superior site design, architecture, and streetscape.

  iv. Limited development of the following complementary uses shall also be permitted, except where located within natural hazards:

    - Private education facilities;
    - Libraries;
    - Day care centres;
    - Health centres; and
    - Public recreation facilities.

  v. A maximum density of 14.8 units per net residential hectare (6 units per net residential acre);

  vi. A minimum lot frontage of 15 metres (50 feet);

  vii. A range of wider lot frontage from 15 metres (50 feet) to 26 metres (85 feet) and beyond;

  viii. Anchor areas within the designation, which give the Upscale Executive Housing community its distinct exclusive character, shall be provided with lot frontages of 21 metres (70 feet) and greater, and will include the following design features:

    - Residential density;
    - Lot width and lot frontage;
    - Garage widths and projections;
    - Setbacks;
    - Architectural design;
    - Building massing and streetscape; and,
    - Treatment of gateways and edges.

5.2.6 Live/Work Units

- Live/Work units in the Credit Valley Secondary Plan Area 12 shall permit limited home-based office, personal service and convenience commercial uses that are compatible with the surrounding residential uses. A Live/Work Unit is a residential dwelling that can be used by the resident(s) and employee(s) for work purposes.

- These types of units shall be regulated via inter-related planning processes and requirements, including precinct plans, plan of subdivision, zoning by-laws and site plan approval, based on the following principles:

  i. Restrictions on the types of non-residential uses to ensure that these uses are compatible with adjacent residential uses with respect to noise, odour, traffic and parking, including a maximum floor space.

  ii. Building sitings that accommodate outdoor at grade parking in pre-determined locations, with appropriate fencing and landscaping to screen these parking areas, including limited on-street parking.

  iii. No outdoor storage of garbage, goods or materials, and no display of goods and materials for sale.

5.3 COMMERCIAL

5.3.1 Mixed-Use Commercial

- Lands within the Mixed-Use Commercial designation shown on Schedule SP 12(a) shall be subject to *Brampton Plan* Chapter 2, Part 2.2, Section 2.2.6, and the provisions of this Chapter.

- Schedule 2 of Brampton Plan designates existing commercial sites as Mixed-Use, which are to be identified as Mixed-Use Commercial in Secondary Plans. Mixed-Use Commercial sites such as plazas and malls, are larger sites that can redevelop over time to accommodate a variety of uses, including population-serving employment opportunities, community services and facilities, and park and open spaces. Mixed-Use Commercial sites may provide an opportunity for the introduction of residential uses, subject to the completion of a market study to the satisfaction of the City to determine if commercial needs of the community are sufficiently met prior to the approval of residential uses.

5.3.2 Convenience Commercial

- Lands designated Convenience Commercial on SP 12(a) shall be developed, in accordance with the provisions within *Brampton Plan* Chapter 2, Part 2.2, Section, 2.2.8, and the policies of this Chapter.

5.3.3 Motor Vehicle Commercial

- Lands designated Motor Vehicle Commercial on Schedule SP 12(a) shall be developed for commercial uses including gas bars, automobile service stations, limited automobile repair facilities, and car washes. These uses shall be developed in accordance with the provisions of Chapter 2, Part 2.2. Section 2.2.7 within *Brampton Plan.*

5.4 NATURAL SYSTEM, PARKS AND OPEN SPACEGENERAL PROVISIONS

- In accordance with the policies within *Brampton Plan* Chapter 3, Part 3.5, Section 3.5.1, public parks and open spaces are permitted in Neighbourhoods.

- The Natural System and natural hazards are subject to the provisions within *Brampton Plan*, Chapter 2, Part 2.2, Section 2.2.9.

- Lands included within the Natural System designation are shown on Schedule SP 12(a). The boundaries of these lands shall be confirmed through detailed studies and plans, as part of the planning and development process. Minor refinements to the Natural System boundaries may be revised without further amendment to this Chapter. These studies may include, but are not limited to:

  i) An Environmental Implementation Report;
  ii) An Environmental Impact Study;
  iii) A Stormwater Management Study;
  iv) A Tree Conservation Plan; and,
  v) A Functional Servicing Report.

- These studies shall reference and update, as needed, the recommendations of the approved Credit Valley Subwatershed Study - Huttonville Creek (7), Springbrook Creek (8a), Churchville Tributary (8b) (Totten Sims Hubicki Associates, 2004), and 8B Subwatershed Study (Cosburn Patterson Mather Ltd, December 1998).

5.4.2 City Park

- City Parks serve the entire population of Brampton. They are intended to be focal points for the City, providing multifunctional flexible space and programming for large-scale gatherings, festivals and to accommodate facilities for the entire community.

- Eldorado Park is designated as a City Park on Schedule SP 12(a), and is recognized as a major destination park for residents and visitors. In accordance with the City Park policies of Chapter 3, Part 3.5, Section 3.5.1, and other relevant *Brampton Plan* policies, Eldorado Park shall be maintained as a part of the open space system incorporating both active and passive recreation areas and allowing a variety of recreational activities for all ages at varying intensities. In recognition of its major role as a City Park, Eldorado Park should be protected and enhanced for future generations.

5.4.3 Community Park

- Lands designated Community Park shall be developed in the general locations identified on Schedule SP 12(a) of this Plan, in accordance with the Community Park policies of Chapter 3, Part 3.5, Section 3.5.1, and other relevant *Brampton Plan* policies.

- Community Parks are located throughout the secondary plan to provide for a range of opportunities for outdoor active and passive recreation on a smaller scale comparable to City Parks. Recreation centres, including active recreational uses, may be located within Community Parks.

5.4.4 Neighbourhood Park

- Lands designated Neighbourhood Park shall be developed in the general location indicated on Schedule SP 12(a) of this Plan, in accordance with the Neighbourhood Park policies of Chapter 3, Part 3.5, Section 3.5.1, and other relevant *Brampton Plan* policies.

- Neighborhood Parks generally represent the smallest park type, serving the need of the immediate or local neighbourhood. The scale, size, and appeal of Neighbourhood Parks provide opportunities for less organized and unstructured, passive leisure and social activities. They are also important places that support and enhance the connectivity of parkland and other open spaces.

5.4.5 Cemetery

- Cemetery policies in Chapter 3, Part 3.5 Section 3.5.1, and other relevant policies within *Brampton Plan* shall apply.

- The regulations set out in the *Funeral, Burial and Cremation Act* shall apply when development may impact burial sites that are not registered cemeteries.

5.5 COMMUNITY SERVICES AND FACILITIES

5.5.1 GENERAL PROVISIONS

- The approach for planning in Neighborhoods is described within *Brampton Plan* Chapter 2, Part 2.2, Section 2.2.7. Designated greenfield areas require a comprehensive approach to plan urban land uses, streets, parks, infrastructure, community services and facilities, in order to support development, redevelopment and build complete communities.

5.5.2 School Sites

- All schools are to be developed in accordance with the School Facilities policies of Chapter 3, Part 3.1, Section 3.1.2, and other relevant policies within *Brampton Plan*.

5.5.3 Places of Worship

- In accordance with the policies of Chapter 2, Part 2.2, Section 2.2.7, and other relevant *Brampton Plan* policies, Places of Worship shall only be permitted on lands designated Mixed-Use and Neighbourhoods, on Schedule 2 - Designations.

6.0 SPECIAL SITE AREAS

6.1 Special Site Area 1

- Lands designated as Special Site Area 1 on Schedule SP 12(a) comprise the historic settlement area of Eldorado Mills, historically associated with the development of mills along the Credit River, in addition to agricultural settlement in the area.

- Special Site Area 1 forms a distinct cultural landscape of rural residential-type development and a scenic, countryside streetscape. A significant portion of

Special Site Area 1 is designated Natural System, with parts of the lands being within the Regional floodline.

- Development proposals within Special Site Area 1 shall be in accordance with the Low-Rise provisions of this Chapter except in the portion of Special Site Area 1 that is designated Natural System.

- Limited development may be permitted in and adjacent to the areas designated Natural System within Eldorado Mills, provided that it is demonstrated, through the preparation of an Environmental Implementation Report, that the ecological function and natural heritage features are not adversely impacted.

6.2 Special Site Area 2

- Lands designated as Special Site Area 2 recognizes the long term development potential of these lands for urban uses, in accordance with the residential designations of this Chapter. Due to various access and land use constraints, Special Site Area 2 shall be developed as an integrated entity, generally in accordance with the Tertiary Plan dated November 22, 2023, attached as Appendix C to this Plan.

- Development within Special Site Area 2 shall only proceed if it has been determined, through the preparation of an Environmental Implementation Report, that the ecological function and natural heritage features of the area are not adversely impacted.

<u>1817 & 1831 Queen Street West</u>

- Lands municipally known as 1817 & 1831 Queen Street West shall be subject to the following:

  i. Notwithstanding Chapter 2, Part 2.2, Section 2.2.9 within *Brampton Plan*, the limit of development, and any buffer from natural features shall be provided in accordance with an approved Environmental Impact Study and/or Environmental Implementation Report.

  ii. A maximum density of 59 units per net residential hectare, based on a net residential area of 1.210 hectares may be permitted on the subject lands.

  iii. The development of the lands shall implement Upscale Executive Housing design principles and standards through the approved Community Design Guidelines.

  iv. In the event of a conflict between the above policies and *Brampton Plan* and/or the Credit Valley Secondary Plan, the above policies shall prevail.

<u>1857 Queen Street West</u>

- Lands known as 1857 Queen Street West shall be subject to the following:

  i. Notwithstanding Chapter 2, Part 2.2, Section 2.2.9, the limit of development, and any buffer from natural features shall be in accordance with the Scoped Environmental Impact Study, 1857 Queen Street West, City of Brampton prepared by Beacon Environmental and dated June 2022.

ii. The subject lands shall be developed in accordance with the following principles:

a. A maximum Groos Floor Area of 21,050 square metres.

b. To minimize the impact upon abutting residential uses, appropriate property line setbacks shall be established in the Zoning By-law relative to the height of the building. For clarity, rear and side yard setbacks shall increase as height of the building increases.

c. Development shall demonstrate a high level of design, high quality building materials, well-articulated facades, and the incorporation of building and site elements that contribute to a strong pedestrian streetscape.

d. Buildings are to be constructed with high life cycle and aesthetic quality materials. Extensive use of EIFS (i.e. stucco) finish is strongly discouraged and the use of EIFS should be limited to architectural features and accents.

e. An open space buffer shall be provided between the abutting Natural System and the façade of the southernmost building located on the lands.

iii. The development of the lands shall implement the Upscale Executive Housing design principles and standards through the approved Urban Design Brief.

1879 Queen Street West

- Lands municipally known as 1879 Queen Street West shall be subject to the following:

i. Notwithstanding Chapter 2, Part 2.2, Section 2.2.9 within *Brampton Plan*, the limit of development, and any buffer from natural features shall be in accordance with the Scoped Environmental Impact Study 1879 Queen Street West City of Brampton, prepared by Beacon Environmental Limited and dated April 2022.

ii. The 1.34 hectares designated as Low-Rise shall be developed with a maximum density of 62 units per net residential hectare.

iii. The development of the lands shall implement the Upscale Executive Housing policies and standards through approved Community Design Guidelines.

iv. Lands designated 'Mid-Rise' shall permit an apartment building with a maximum Floor Space Index of 3.0 (exclusive of underground parking garage).

1951 Queen Street West

- Lands municipally known as 1951 Queen Street West shall be subject to the following:

i. Lands designated as Low-Rise shall permit a maximum density of 50 units per net residential hectare.

ii. The development of the lands shall implement the design principles and standards of the Upscale Executive Housing policies established in this Plan.

iii. For the purposes of this Subsection, the Low-Rise designation may include Single-Detached, Semi-Detached and Street Townhouses in addition to Front-Loaded Townhouses, Dual Frontage Townhouses, and Back-to-Back Townhouses.

6.3 Special Site Area 3

- Lands designated as Special Site Area 3 is located at the south-west corner of James Potter Road and Creditview Road, and are designated Mixed-Use Commercial as seen on Schedule SP 12(a).

- The permitted uses shall include townhouses up to three (3) storeys and apartments with commercial at grade, with a height of up to five (5) storeys.

6.4 Special Site Area 4

- Camp Naivelt, designated as Special Site Area 4 is a private recreational facility located in Part of the East Half of Lot 3, Concession 4 W.H.S.

- Notwithstanding the Natural System designations that apply to this property, the existing private recreational use may continue on the subject property.

- This Special Site Area section should be read in conjunction with Section 3.1.28 in the Bram West Secondary Plan as it applies to Camp Naivelt, to ensure the unitary status of the entire Camp Naivelt facility.

- While the private recreation use continues, appropriate buffering shall be maintained on the adjacent property. Where the adjacent property is to be further developed, and in order to avoid incompatibility, appropriate buffering which may include measures such as setbacks, berming, fencing, and landscape planting, will be specifically determined through the development approvals process. In reviewing development proposals on the adjacent property, consideration shall be given to the potential for residential development within Special Site Area 4 in accordance with this Secondary Plan.

6.5 Special Site Area 5

- Lands designated as Special Site Area 5 is located east of Creditview Road and south of Bovaird Drive West (39.2 hectares) are designated Low-Rise as seen on Schedule SP 12(a), and shall permit a maximum density of 33.0 units per net residential hectare (13.4 units per net residential acre).

- Lands located east of Creditview Road and south of Bovaird Drive West and the Canadian National Railway right-of-way (60.5 hectares) are designated Low-Rise as seen on Schedule SP 12(a), and shall permit a maximum density of 33.0 units per net residential hectare (13.4 units per net residential acre).

6.6 Special Site Area 6

- Lands designated as Special Site Area 6 as shown on Schedule SP 12(a), may be used for a place of worship only in conjunction with a residential dwelling and subject to the performance standards set out in the zoning by-law.

- The permitted uses of the place of worship shall be for spiritual or wellness-related purposes. No accessory uses to a place of worship use shall be

permitted such as all classrooms, a nursery or day care, all assembly halls, fellowship halls or recreational facilities.

6.7 Special Site Area 7

- Lands designated as Special Site Area 7 on Schedule SP 12(a), include lands municipally known as 1724 Queen Street West and 1730 Queen Street West.

- While not located within the Springbrook Tertiary Plan, lands designated as Special Site Area 7 are recognized as a gateway to the Tertiary Plan.

- A high-quality urban design, architectural treatment and streetscape will be incorporated through design excellence expressed by means of enhanced architectural character of individual buildings and structures and by features such as landscaped boulevards, entrance features, Privately-Owned Public Spaces (POPS), amenity areas, open space, natural features, public walkways and other public realm features, to ensure an enhanced overall community appearance, and upscale image, and a strong sense of place.

- Development on lands designated as Special Site Area 7 shall be subject to the following:

  i. A maximum of 650 residential dwelling units shall be permitted on these lands;

  ii. Buildings should be located, massed and designed to limit overlook, provide access to natural sunlight for interior spaces, and maximize opportunities for landscaped open space between buildings through the use of generous building separation distances and rear and side yard setbacks from neighbouring properties;

  iii. Notwithstanding any building height policies within Special Site Area 7, the height of all buildings on these lands shall not exceed a 45-degree angular plane taken from the lowest grade elevation along the northern boundary of the lands in Special Site Area 7 and the southern limit of the Queen Street West right-of-way;

  iv. Buildings should be sited close to the public streets to create a consistent street edge;

  v. Building facades along public streets are to include building articulation and be supportive of active pedestrian uses;

  vi. In recognition of the proximity to existing Low-Rise residential uses, a landscaped buffer designed and implemented to the satisfaction of the City shall be provided along the northern boundary of the lands;

  vii. An appropriate environmental buffer shall be provided from the adjacent woodlot to the east of the lands to the satisfaction of the City;

  viii. High quality architectural and landscape design treatments shall be applied to achieve a compatible development with appropriate transition and physical integration relative to the surrounding residential uses and appropriate transition and protection to adjacent or nearby Natural System;

  ix. To minimize impacts on neighbouring properties and on the public realm, appropriate transitions between development of different building types or built form on these lands and to adjacent and nearby

existing Low-Rise residential buildings will be achieved through the stepping down of buildings;

x. Detailed design of development on these lands will be determined through zoning and site plan applications with the required supporting studies, which include but not limited to a revised Sun/Shadow Study and a pedestrian-level Quantitative Wind Study;

xi. Service and loading areas shall be incorporated into building designs at the rear, side or underground of buildings, and screened from public streets through appropriate architectural and landscape treatment;

xii. No parking shall be permitted between buildings and public streets; and,

xiii. Vehicular access to development on these lands shall only be provided from Elbern Markell Drive.

- Development on lands within 100 metres of Queen Street West shall be further subject to the following:

  i. For residential apartment buildings, a maximum height of 14 storeys is permitted, with the exception of any High-Rise residential buildings at the northeast corner of Queen Street West and Elbern Markell Drive, where a maximum height of 16 storeys is permitted;

  ii. Ground floor units fronting onto a public street shall have individual access to the public street to support active pedestrian uses;

  iii. Retail, commercial or institutional uses and street frontage, or alternatively convertible frontage, shall be required at grade fronting onto Queen Street West. Convertible frontage at grade shall mean residential frontage that is designed and permitted to transition to retail, commercial or institutional frontage in the future; and,

  iv. Buildings fronting or located closest to Queen Street West shall be sited and oriented to address the street frontage and intersection with Elbern Markell Drive, contribute to the establishment of well-structure focal point at the intersection, and create a sense of arrival and landmark conditions at this location. Site design, landscaping and appropriate buffer treatment will be required to recognize, establish and reinforce the focal significance of this location.

- Where water, wastewater, and stormwater servicing improvements are required by the development, cost appointment and construction requirements will be secured through cost-sharing agreements or any other agreements as deemed to be appropriate by the City of Brampton and the Service Manager.

- In accordance with Chapter 5, Part 5.1 and Part 5.3, Section 5.3.5 and Section 5.3.8 and other relevant policies in *Brampton Plan*, the City and the Region may require servicing or phasing agreements with developers as conditions of approvals to ensure that development only proceeds in a manner that does not outpace the provision of sewer, water, and stormwater services.

- Lands designated as Mixed-Use Commercial as shown on Schedule SP 12(a), shall be subject to Section 5.2 of this Chapter and shall include residential apartments, complementary uses, and commercial uses located at grade.

6.8 Special Site Area 8

- Lands designated Special Site Area 8 located at 1358 Queen Street West are designated as Low-Rise Plus as shown on Schedule SP 12(a), shall be subject to the following:

  i. Non-Market Housing shall be a permitted use.

  ii. Non-Market Housing shall be defined as affordable housing that is owned or subsidized by government, a non-profit society, or a housing cooperative, including emergency shelters, women's shelters, youth shelters, family shelters and transitional housing.

6.9 Special Site Area 9

- Lands designated as Special Site Area 9 is located west of Creditview Road and south of Queen Street West, municipally known as 8940 Creditview Road (Sterritt Farm) are designated Low-Rise as shown on Schedule SP 12(a), shall permit a maximum density of 24 units per net hectare (9.7 units per net acre) and a minimum lot width of 11.6 metres (38.1 feet).

6.10 Special Site Area 10

- Lands designated as Special Site Area 10 is located at the southwest corner of Chinguacousy Road and Bonnie Braes Drive, and are designated Mid-Rise as shown on Schedule SP 12(a), shall be subject to the following:

  i. A range of townhouse housing forms, including staked townhouse and back-to-back townhouse structural types;

  ii. A maximum density of 150 units per net residential hectare (61 units per net residential acre); and,

  iii. A maximum floor space index of 1.5 FSI.

6.11 Special Site Area 11

- Lands designated as Special Site Area 11 is located at the northwest corner of Chinguacousy Road and Queen Street West, and are designated High-Rise as shown on Schedule SP 12(a), shall be subject to the following:

  i. Permitted uses shall include an apartment dwelling.

  ii. A maximum Density of 612 units per net residential hectare (248 units per net residential acre).

  iii. A maximum floor space index of 5.7.

6.12 Special Site Area 12

- Lands designated as Special Site Area 12 within the Springbrook Tertiary Plan, and designated as Medium Density Residential (Mid-Rise) on Schedule SP 12(b), shall be subject to the following:

  i. Mid-Rise residential apartment buildings ranging between five (5) to twelve (12) storeys in height is the permitted building type;

  ii. Commercial or institutional uses and street frontage, or alternatively convertible frontage, are encouraged at grade fronting onto a public street. Convertible frontage at grade shall mean residential frontage

that is designed and permitted to transition to retail, commercial or institutional frontage in the future; and,

iii. Notwithstanding (i) above, a below-grade stormwater management facility and ancillary structures are also permitted on lands municipally known as 1654 Queen Street West.

- Where water, wastewater, and stormwater servicing improvements are required by the development, cost appointment and construction requirements will be secured through cost-sharing agreements or any other agreements as deemed to be appropriate by the City of Brampton and the Service Manager.

- In accordance with Chapter 5, Part 5.1 and Part 5.3, Section 5.3.5 and Section 5.3.8, and other relevant policies within *Brampton Plan*, the City and the Region may require servicing or phasing agreements with developers as conditions of approvals to ensure that development only proceeds in a manner that does not outpace the provision of sewer, water, and stormwater services.

- The Parkette located north of Queen Street West shall have a minimum of one street frontage and one natural heritage system frontage, and a minimum area of 0.4 hectares (1.0 acre) in size.

6.13 Special Site Area 13

- Lands designated as Special Site Area 13 is located at 1286, 1298,1300, and 1306 Queen Street West are designated as Mid-Rise.

- Special Site Area 13 shall be developed as an integrated entity, generally in accordance with the Queen Douglas Tertiary Plan dated December 9th, 2024, attached as Appendix D.

6.14 Special Site Area 14

- Lands designated as Special Site Area 14 is located on the west side of Chinguacousy Road and north of Dusk Drive, immediately south of St. Jerome's Catholic Church, having an area of 3.84 hectares (9.49 acres) shall have a maximum density of 35 units per net hectare (14.2 units per net acre), and are designated Low-Rise as seen on Schedule SP 12 (a).

7.0 MOBILITY AND CONNECTIVITY

7.1 Street Network

- Chapter 3, Part 3.4, Section 3.4.1 within *Brampton Plan*, contains policies for the Streets Network within Brampton, which consist of city streets, regional roads and provincial highways. This Street Network must respond to and accommodate changing urban development patterns and shifting modes of travel to connect residents where they want to go throughout the city.

- The Street Network is shown on Schedule 3C of *Brampton Plan.* The planned network will be considered in the evaluation of all planning and development applications.

7.2 Transit Network

- Transit services shall be provided in accordance with Chapter 3, Part 3.4, Section 3.4.2, and Schedule 3b of *Brampton Plan.* The planned network will be considered in the evaluation of all planning and development applications.

7.3 Cycling Network

- Cycling Network shall be provided in accordance with Chapter 3, Part 3.4, Section 3.4.2 within *Brampton Plan.*

- Brampton's Active Transportation Master Plan identifies a comprehensive Cycling Network comprised of various types of facilities, together with a capital program to provide for the installation of cycling facilities. The Cycling Network includes dedicated cycling facilities, recreational trails, and multi-use paths.

8.0 SERVICING & ENVIRONMENTAL CONSIDERATIONS

8.1 Water and Wastewater Services

- Water Supply and Wastewater Services shall comply with the policies in Chapter 3, Part 3.2, Section 3.2.6 within *Brampton Plan*.

- In accordance with Chapter 3, Part 3.2, Section 3.2.6, and other applicable policies of the *Brampton Plan*, the City of Brampton and the Service Manager may require developers to enter into servicing or phasing agreements. The City and Region may also impose conditions of approval using mechanisms under the *Planning Act*. These measures ensure that development proceeds in a way that maximizes the efficient use of sewer and water infrastructure, while aligning with the Service Manager's capacity to finance and construct services in a coordinated, orderly, and financially sustainable manner.

- To ensure the coordinated and appropriate provision of municipal services, including stormwater management, necessary to support development within the Secondary Plan Area, landowners shall submit a Functional Servicing Report and a Stormwater Management Plan. These submissions must reference the approved subwatershed studies, infrastructure studies, the Water and Wastewater Master Plan, and any approved Terms of Reference, and must be prepared to the satisfaction of both the City and the Service Manager.

8.2 Stormwater Management

- Stormwater management facilities shall be provided in accordance with Chapter 3, Part 3.2, Section 3.2.6, and other relevant policies within *Brampton Plan*. Stormwater management facilities shown on Schedule SP 12(a) are conceptual and are permitted in all land use designations provided that such facilities are integrated with adjacent uses.

9.0 CULTURAL HERITAGE

9.1 GENERAL PROVISIONS

- Conservation of cultural heritage resources within the Credit Valley Secondary Plan Area shall be undertaken in accordance Chapter 3, Part 3.6, Section 3.6.3, and other relevant policies within *Brampton Plan*, and this chapter.

- Credit Valley will continue to celebrate and preserve its unique cultural and natural heritage, including such features as the Credit River, Creditview Road, cultural heritage landscape, and the historic El Dorado Park.

- The City will take a proactive approach in identifying potential cultural heritage resources within Credit Valley Secondary Plan Area and protect, conserve and commemorate existing heritage resources, particularly those

identified in Appendix A. For the purposes of this Plan, heritage resources shall include structures, sites, roadways, environments and artifacts, which are of historical, architectural or archaeological value, significance or interest. Additionally, Appendix A to this Chapter identifies those cultural heritage resources identified as "Recommended for Designation under the *Ontario Heritage Act*" and "Recommended for Retention" by the Heritage Study completed by Unterman McPhail and Associates (December 1998) for the Credit Valley Secondary Plan. These built resources and significant landscapes are considered to be of visual, cultural and historic merit and are recommended to be retained and conserved on their original sites.

- Where a development proposal will impact a heritage resource identified on Appendix A, the City shall require the preparation of a Heritage Resource Impact Assessment prior to development approval, to the satisfaction of the City, for the purpose of providing information and presenting recommendations about how to mitigate the development impacts on the identified heritage resource, including alternative development in order to retain the structure on site. No grading or other disturbance shall take place on the subject property, prior to issuance of a letter of clearance from the Ministry of Culture.

- Proponents of developments are encouraged to retain and conserve cultural heritage landscape and buildings of architectural, or historic merit on their original sites, and to promote the integration of these resources into any plans, which may be prepared for such developments. All developments adjacent to, or incorporating a heritage resource should from an urban design perspective, be respectful of the resource, having regard for scale, massing, setbacks, materials and design features.

10.0 URBAN DESIGN GUIDELINES

- Urban Design objectives and principles will form an integral part of the City's land use planning and decision-making processes to achieve the goal of a high quality and sustainable physical environment. Chapter 5, Part 5.8 within *Brampton Plan* contains specific policies and requirements.

- City-wide Urban Design Guidelines will support the implementation of the Urban Design policies within *Brampton Plan* over time to provide a more detailed framework for character, public space, building, site layout, streetscapes, built form and public improvements across the city.

- In accordance with the policies of Chapter 5, Part 5.8, Section 5.8.4 within *Brampton Plan*, an Area-Specific Urban Design Guideline will be required through the review and approval at the Secondary-Level Plan, Precinct Plan, Area Plan or complete application.

11.0 IMPLEMENTATION

11.1 GENERAL PROVISIONS

- The provisions of *Brampton Plan* within Chapter 5 relating to Implementation shall apply in regard to this Chapter, except as otherwise specifically set out herein. Chapter 5 also provides guidance on general administration, development phasing, consulting the community, Urban Design Guidelines, non-conforming uses, and others, to help support the implementation of *Brampton Plan.*

- The land use pattern illustrated in Schedule SP 12(a) is schematic and may be refined through the Precinct Planning, Area Planning, and/or

development approval process. Adjustments may be made to address factors such as the conservation of the Natural System and its associated natural heritage features and functions, the preservation of cultural heritage resources, the provision of municipal infrastructure (including water, sanitary sewer, and stormwater management), as well as detailed land use relationships and street configurations. Minor adjustments to land use boundaries and the local road network will not require an amendment to this Chapter, provided the overall intent of the Chapter is maintained.

- During processing of development applications, the City shall require the preparation of a Vegetation Analysis and/or a Tree Protection Plan by qualified professionals. Approval by the City of such plans, incorporating suitable implementation programs, shall be required prior to final approval of development applications.

- Approval of development applications shall be contingent upon commitments from the appropriate authorities and development proponents regarding the timing and funding of required infrastructure, including water supply, sanitary sewers, roads, and transportation facilities. These commitments must support a coordinated and financially sustainable approach, and shall be secured through subdivision, site plan, servicing, or phasing agreements. Alternatively, where deemed appropriate by the relevant authority, development may be phased based on the completion of necessary infrastructure or through the application of other mechanisms under the *Planning Act*, as determined by the City of Brampton and the applicable service provider or authority.

- Although the specific shapes, sizes, locations and relative positions of land use, road and other designations on Schedule SP 12(a) are intended to indicate a desirable arrangement of these elements, they should be interpreted as being flexible provided that the intent of the Chapter is respected. This flexibility may be invoked by developers to achieve functional and design efficiency and by the City or other public agency 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.

- The City may enact a zoning by-law authorizing increases in height and density and/or a broader range of uses for a development proposal that implements sustainable development principles. Such principles include but are not limited to the following:

    - Providing a mix of land uses;
    - A variety of housing forms that satisfies the City's urban design objectives;
    - Energy-efficient buildings;
    - Transit supportive densities;
    - Walkable, safe and accessible communities that facilitate social interaction; and,

- Enhanced protection of the natural and cultural heritage features.

Such a zoning by-law shall be permitted without the need for an official plan amendment.

11.2 Growth Management Program

- The Growth Management Program (GMP) provides analytics to guide decision-making based on the City-Wide Building Blocks and City Structure to ensure that the right mix of services, Civic Infrastructure, community services and facilities, housing options, and other integral elements are provided for the creation of healthy and complete communities for residents to live, work and play.

- The GMP in Chapter 5 within *Brampton Plan*, guides sustainable growth in an orderly manner balancing the needs of development with infrastructure investments for major new servicing, complementing our community priorities while supporting the achievement of the policy objective of *Brampton Plan,* and City initiatives. Additionally, the GMP will provide regular reporting to Council on key performance indicators, targets, and measures to track progress towards the vision within *Brampton Plan*, and to respond to changes over time.

- The intent of the City and the Service Manager is that essential services will be provided in conjunction with the development of a Secondary Plan Area. In accordance with the policies of Chapter 5, Section 5.2, and 5.3 within *Brampton Plan*.

11.3 Small Holdings

- Landowners of small holdings of less than 8.0 hectares (20.0 acres) shall be encouraged to submit joint subdivision plans with adjacent owners in the interest of comprehensive planning and expediting their development proposals.

- Development proposals for very small holdings of less than 1.6 hectares (4.0 acres) will be evaluated with reference to their land use designations on Schedule SP 12(a), but in most cases, not until subdivision plans for larger, adjacent landholdings are submitted for approval.

- Provision shall be made in abutting plans of subdivision to ensure compatibility of new development with existing residential holdings and, where feasible, to provide for their ultimate redevelopment in accordance with this Chapter.

11.4 Cost Sharing

- Prior to development within the Credit Valley Secondary Plan, all landowners are required to enter into the Credit Valley Master Cost Sharing Agreement, and any Sub-Area Cost Sharing Agreement, if applicable.

- The City of Brampton will not negotiate, or be a party to a Developer Cost Sharing Agreement. However, the City must ensure, and ascertain that the document assigns cost sharing in a reasonable manner. Subject to the appeal mechanisms noted below, the issuance of final approvals or the release of lands for development shall, where appropriate, be subject to the finalization and execution of such cost sharing agreements, or other arrangements as permitted by law. In this context, the City will continue to process applications for development approvals, notwithstanding that an

applicant has not entered into an applicable Developer Cost Sharing Agreement. It is recognized that to the extent that landowners enter into a Developer Cost Sharing Agreement that is in some aspects beyond the jurisdiction of the City to impose, those aspects of the agreement may not be imposed on an involuntary basis on other landowners, by draft plan or consent condition, or otherwise.

- In a situation where agreement is not reached regarding a Developer Cost Sharing Agreement, this provision is not intended to interfere with the holding of a hearing by the Ontario Land Tribunal, or to fetter the discretion of the Tribunal in any way whatsoever respecting the merits of a consent or subdivision, or the conditions of approval thereof, including cost sharing conditions, brought before it in accordance with the *Planning Act*.

12.0 SPRINGBROOK TERTIARY PLAN

Planning Vision

The vision for this area is to maintain Springbrook as a distinct and recognizable low-rise and mid-rise community with a mixed-use core centered at the intersection of Queen Street West and Creditview Road. This will be achieved through the design excellence of its various components and directing proposed developments to be well-integrated within the existing low-density community, in a manner that protects the area's natural heritage features including: the preservation and enhancement of the existing natural amenities of the area; enhanced landscape and urban design features to create a vibrant public realm; and the provision of a variety of housing types that will utilize high-quality materials and architectural design to create a distinctive upscale character.

Objectives and Guiding Principles

- The objective of the Springbrook Tertiary Plan is to develop a land use plan that ensures the comprehensive redevelopment of land within the Springbrook area, in accordance with Schedule 12(b) of this plan.

- To limit the number of accesses to both Queen Street West and Creditview Road, the Tertiary Plan contemplates the consolidation of access 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. Development applications within the Tertiary Plan shall demonstrate through the submission of transportation studies among other means, to the satisfaction of the City and the Region that a comprehensive road network, access and servicing plan can be accommodated, and that will effectively integrate development within the Plan area.

- Any conceptual roads shown on Schedule SP 12(b) that are proposed as private roads, shall require public access easements to help facilitate the road connection, as per the Springbrook Tertiary Plan.

- 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 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 for applications within the Tertiary Plan area.

- Existing mature trees are a prominent, unified natural feature that creates 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.

- All development applications within the Tertiary Plan shall make the necessary provisions to minimize adverse impacts on existing adjacent low-density residential uses, through appropriate site design, height transitions, landscaping and buffer treatments.

- Growth Management issues shall be addressed to ensure that new development occurs in an orderly, cost effective and timely manner by coordinating the staging and sequencing of new development with the provision of municipal services required to support the development.

- Minor variations of land use boundaries and the local road pattern shall not require an amendment to this Chapter, provided the intent and objectives of the Tertiary Plan are maintained.

Development Policies

a. Low Density Residential

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

c. Mixed Use Medium-High Density Residential

This designation represents the core of the Springbrook Tertiary Plan area, where higher densities are encouraged.

i. Lands within the Mixed Use Medium-High Density Residential designation shall be developed for mid-rise apartment buildings with a maximum height of 14 storeys;

ii. Buildings taller than 12 storeys in height shall provide commercial uses at grade. The appropriate floor area for commercial uses will be determined through the implementing zoning by-law; and,

iii. Site design, landscaping and appropriate buffer treatment will be required to recognize, establish and reinforce the focal significance of this designation.

d. Medium Density Residential (Mid-Rise)

i. Lands within the Medium Density Residential (Mid-Rise) designation shall be developed for mid-rise apartment buildings ranging in height between five (5) to twelve (12) storeys; and,

ii. Commercial and office uses may be permitted through the implementing zoning by-law.

e. Natural System

i. Schedule 6A (Natural System) and 6B (Natural System Features and Area) of the *Brampton Plan*, shall be referenced for development constraints, and opportunities for natural heritage enhancement. Additional Natural System policies can be found in Chapter 2, Part 2.2, Section 2.2.9 within *Brampton Plan*.

ii. The Huttonville Creek and 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 applicable Provincial and Federal agencies will be required as part of the development approval process to determine appropriate development setbacks and other mitigation measures to protect habitat of the species at risk.

f. *Transportation*

i. A key objective of the Tertiary Plan is to ensure that a coordinated public and private 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 SP 12(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 access between neighbouring properties to the extent possible. The proposed conceptual public and private 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 SP 12(b). If private roads are proposed to replace public roads the applicant shall provide all required public easements required by the City.

iv. To ensure that future development within the Tertiary Plan area has an opportunity to front onto a public road, and access 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.

g. Servicing and Stormwater Management

i. To properly coordinate the appropriate provision of municipal services, including storm water management, required to support redevelopment within the Tertiary Plan, landowners within the plan will be required to submit a joint Functional Servicing Report and Storm Water Management Plan (Master Servicing Plan) or alternative, to be approved to the satisfaction of the City and the Region, prior to the approval of any development application within the Tertiary Plan.

ii. In accordance with Chapter 3, Part 3.2, Section 3.2.6, and other relevant policies within *Brampton Plan*, the joint Functional Servicing Report and Stormwater Management Plan (Master Servicing Plan) shall address concerns such as flooding, water quality, erosion, and water balance, include measures for flow attenuation and volume reduction, water quality treatment, groundwater quantity/quality protection, water balance, low impact development practices, erosion control design, and demonstrate compliance with applicable CLI-ECA requirements.

iii. Adequacy of the water, wastewater, and stormwater servicing and grading strategy shall be confirmed prior to development approval.

iv. Where water, wastewater, and stormwater servicing improvements are required by the developer, cost apportionment and construction requirements will be secured through cost-sharing agreements, or any other agreements as deemed to be appropriate by the City and the Region.

v. In accordance with Chapter 2, Part 2.1, Section 2.1.2, and other relevant policies within *Brampton Plan* and this chapter, the City of Brampton and the Service Manager may require servicing or phasing agreements with developers as conditions of approval to ensure that development only proceeds in a manner that does not outpace the provision of sewer, water, and stormwater services.

vi. Stormwater management strategies identified in the Tertiary Plan are conceptual. Any alternative approaches or methods to stormwater management must be planned and designed in conformity with Chapter 3, Part 3.2, Section 3.2.6, and all other relevant policies within *Brampton Plan*.

h. Urban Design

i. A strong community identity and neighbourhood character will be established through design excellence.

ii. A high-quality urban design, architectural treatment and streetscape will be incorporated into the fabric of the community, expressed by means of enhanced architectural character of individual buildings and structures and by features such as landscaped boulevards, entrance features, POPs, amenity areas, open space, natural features, public walkways and other

public realm features, to ensure an enhanced overall community appearance, an upscale image, and a strong sense of place.

iii. Buildings shall be sited close to the public streets to create a consistent street edge, with parking and loading located at the rear, side or underground of buildings; and,

iv. Buildings will be located, massed and designed to limit overlook, provide access to natural light for interior spaces, and maximize opportunities for landscaped open space between buildings through the use of generous building separation distances and rear and side yard setbacks from neighbouring properties.

v. To minimize impacts on neighboring properties and on the public realm, transitions between the Medium Density Residential (Mid-Rise) and Mixed Use Medium-High Density Residential buildings, and existing low-density residential areas will be achieved by providing a gradual change in height and massing, through the stepping down of buildings, and setbacks from the low-rise properties, generally guided by the application of an angular plane as may be set in the Zoning By-law or by other means in accordance with the urban design guidelines.

vi. Notwithstanding the maximum permitted height within the Medium Density Residential (Mid-Rise) and Mixed Use Medium-High Density Residential designations, lands shall have regard for the context of existing areas and not solely reviewed in the 45-degree angular plane measurement from the existing low-density residential areas.

vii. New developments shall be designed to contribute to the features, functions and linkages of the open space system.

viii. For sites containing one or more apartment building(s) equal or greater than 12 storeys in height, outdoor amenity spaces shall:

- Be located primarily at grade, with visual and/or physical connections to the public realm where appropriate; and,
- Include well-designed landscaped areas and features that promote personal safety, offer privacy, consider the needs of people of all ages and abilities, and provide an attractive interface with the public realm.

13.0 PRECINT PLANS

13.1 General Provisions

- Precinct Plans within the Credit Valley Secondary Plan Area shall comply with Chapter 2, Part 2.1, Section 2.1.2, and Precinct Plans in Chapter 5, Part 5.5 within *Brampton Plan.* Precinct Plans will coordinate:

    - The overall delivery of services and infrastructure;
    - allocation of development priority;
    - Layout of arterial, collector and strategic local roads; and,
    - The location, configuration character, size and urban form of parks, institutional, commercial, and industrial sites and layout/function of open space corridors, valley lands, woodlands and other natural features and functions, including storm water management.

- Precinct Plans will be the link between Secondary Plan policies and Urban Design Guidelines, Draft Plan of Subdivision/Condo, Zoning By-law, Site Plan Control applications and other Planning implementation tools.

- Appendix B indicates the locations of the existing Precinct Plans in the Credit Valley Secondary Plan.

- All Precinct Plans (former Block Plan Sub Areas 1 & 3, 2, 4, 5 and 6) are subject to their respective Cost Sharing Agreements.

13.2 Precinct Plan 12-4 (Former Block Plan Sub Area 45-4)

- Precinct Plan 12-4 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 developer of the Lionhead 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.

- 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.

13.3 Precinct Plan 12-5 (Former Block Plan Sub Area 45-5)

- Precinct Plan 12-5 comprises an area of about 200 hectares (500 acres) in southwest Brampton, and is bounded by Creditview Road to the east and the Orangeville Railway Development Corporation rail line to the south-east. The lands are within the area described as Parts of Lots 3, 4, and 5, Concession 3. WH.S., in the former geographic Township of Chinguacousy, now in the City of Brampton.

- The historic Bonnie Brae farmstead dwelling and the eastern portion of the entry drive alley of trees contribute to the conservation of cultural heritage resources within the Credit Valley Secondary Plan area. These features have been protected through appropriate community design of the Precinct Plan. Protection of this heritage resource will be provided for through appropriate conditions of development approval, such as requiring a heritage designation under the Heritage Act and by registering a heritage easement on title.

13.4 Precinct Plan 12-1 (Former Block Plan for Sub Area 45-6)

OP2006-050 implemented the Precinct Plan Area 12-1 and the following policies:

Purpose

This Precinct Plan identifies development principles and policies for Area 12-1. Policies and principles which apply specifically to the lands subject to City Files: C03W02.005 and 21T-10010B, located within this Precinct Plan, are based on a number of scoped background component studies that address environmental, servicing (including low impact development with respect to stormwater management), transportation, urban design and growth management considerations. The amendment will facilitate low density residential development on the lands subject to City Files C03W02.005 and 21T-10010B that addresses principles of sustainability and incorporates the City's Development Design Guidelines. Future amendments to the Precinct Plans are to be

approved and supported by appropriate background studies prior to the approval of further development applications within the Precinct Plans 12-1 boundary.

Location

The Sub-Area 12-1 lands comprise an area of approximately 34.3 hectares (85.0 acres) in southwest Brampton. The Credit Valley Secondary Plan to the north, Steeles Avenue West to the south, the Credit River to the west and the Orangeville Railway Development Corporation Rail Line to the east.

The lands are within the area described as Parts of Lots 1 and 2, Concession 3. W.H.S., in the former geographic Township of Chinguacousy, now in the City of Brampton. The lands subject to this Precinct Plan are specifically indicated on Appendix E to this chapter.

Principles

Precinct Plan 12-1 is to be designed to promote integration and compatibility between designated land uses, provide appropriate transitions between land uses, and incorporate natural and cultural heritage features.

The community vision for the Precinct Plan 12-1 is innovative and representative of sustainable development which protects elements of the existing natural and cultural heritage landscape of the Credit River Valley, and recognizes the settlement patterns of this area over the last century.

Principles for the development of Precinct Plan 12-1 include:

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

Development Policies

Precinct Plan 12-1 shall be developed in accordance with the following policies:

- Appendix 'E' illustrates the attributes of Precinct Plan 12-1 that address and implement the land use designations and policies of the Credit Valley Secondary Plan. Minor adjustments and relocations of community features and infrastructure can be made without an Official Plan Amendment as long as the general intent and policy direction of the Credit Valley Secondary Plan are maintained.

- The Historic Eldorado Mills Resource, Old Creditview Road, Bowstring Arch Bridge, natural heritage feature and mature tableland trees contribute to the conservation of cultural heritage resources within the Credit Valley Secondary Plan Area.

- Prior to draft plan approval of any condominium/subdivision in Precinct Plan 12-1, the Service Manager shall confirm that municipal water and sanitary sewer will be made available at the time the City is ready to issue an occupancy permit.

- All development applications submitted within Precinct Plan 12-1 shall conform to the approved Growth Management Report, which shall establish

the specific detailed approach for matching development with required internal and external infrastructure such as roads, parks and services.

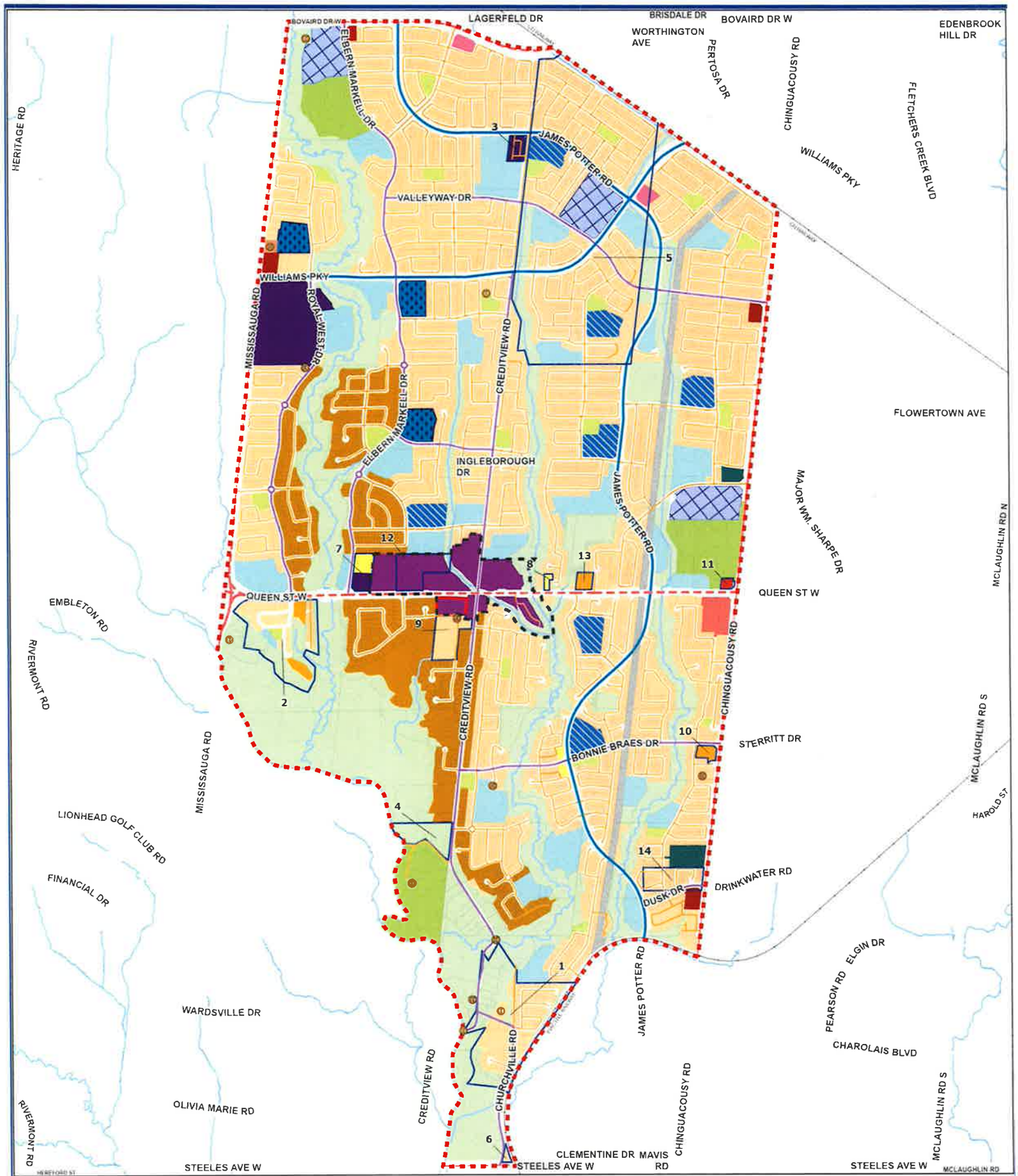
- Safe and enhanced pedestrian access and connectivity along the roads within Precinct Plan 12-1, including, boulevards, sidwalks, bike lanes, trails and pathways willl be obtained through future development applications and road widening conveyances.

- Low Impact Development (LID) shall be encouraged within Precinct Plan 12-1 to the greatest extent practicable and to the satisfaction of the City, in consultation with Credit Valley Conservation.

- Precinct Plan 12-1 should generally be developed in accordance with superior upscale executive residential design standards involving overall subdivision design, architecture, built form, landscaping and fencing.

- All development applications submitted within Precinct Plan 12-1 shall include the submission of various supporting studies to be determined by the City, which should include but not be limited to studies regarding the natural heritage system, natural hazards traffic impact, urban design, staging and sequencing and low impact development.

- Prior to draft plan approval of any subdivision in Precinct Plan 12-1, an owner shall sign the Credit Valley Master Cost Sharing Agreement (CSA) and the Cost Sharing Agreement for Precinct Plan 12-1, and provide the City with a written acknowledgement from the Trustees appointed pursuant to the agreements that the owner has signed the agreements and is in good standing."



Residential
- Low-Rise
- Low-Rise Plus
- Mid-Rise
- High-Rise
- Upscale Executive Housing

Natural Systems
- Natural System
- Watercourses

Open Space
- Cemetery
- Community Park
- Neighbourhood Park
- Stormwater Management Pond

Commercial
- Convenience Commercial
- Motor Vehicle Commercial
- Mixed-Use Commercial

Institutional
- Elementary School
- Middle School
- Secondary School
- Place of Worship

Other
- Ontario Hydro Power Corridor
- Springbrook Tertiary Plan
- Parcel Fabric
- SPA 12 Boundary
- Special Site Area
- Lands Under Appeal
- Heritage Resources

Transportation
- Major Arterial (City)
- Major Arterial (Regional)
- Minor Arterial
- Collector
- Local
- Railway

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0 0.25 0.5 0.75 1
Kilometres

Date: 2025/06/20

Schedule SP 12(a)
Land Use Designations
Credit Valley Secondary Plan

OP2023-012

Designations

- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential (Mid-Rise)
- Mixed Use Medium-High Density Residential

Parks & Open Space

- Conceptual Trail Opportunity
- Conceptual Trail Access
- Existing Stormwater Management Pond
- Proposed Stormwater Management Pond (subject to further study)
- Neighbourhood Park - Conceptual

Natural System

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

Roads

- Conceptual Access
- Conceptual Road
- Conceptual Cul-de-sac
- Lands Under Appeal
- Parcel Fabric
- Existing Building Footprint

OP2023-012

SCHEDULE SP12(b) Springbrook Tertiary Plan

Update: June 02, 2025

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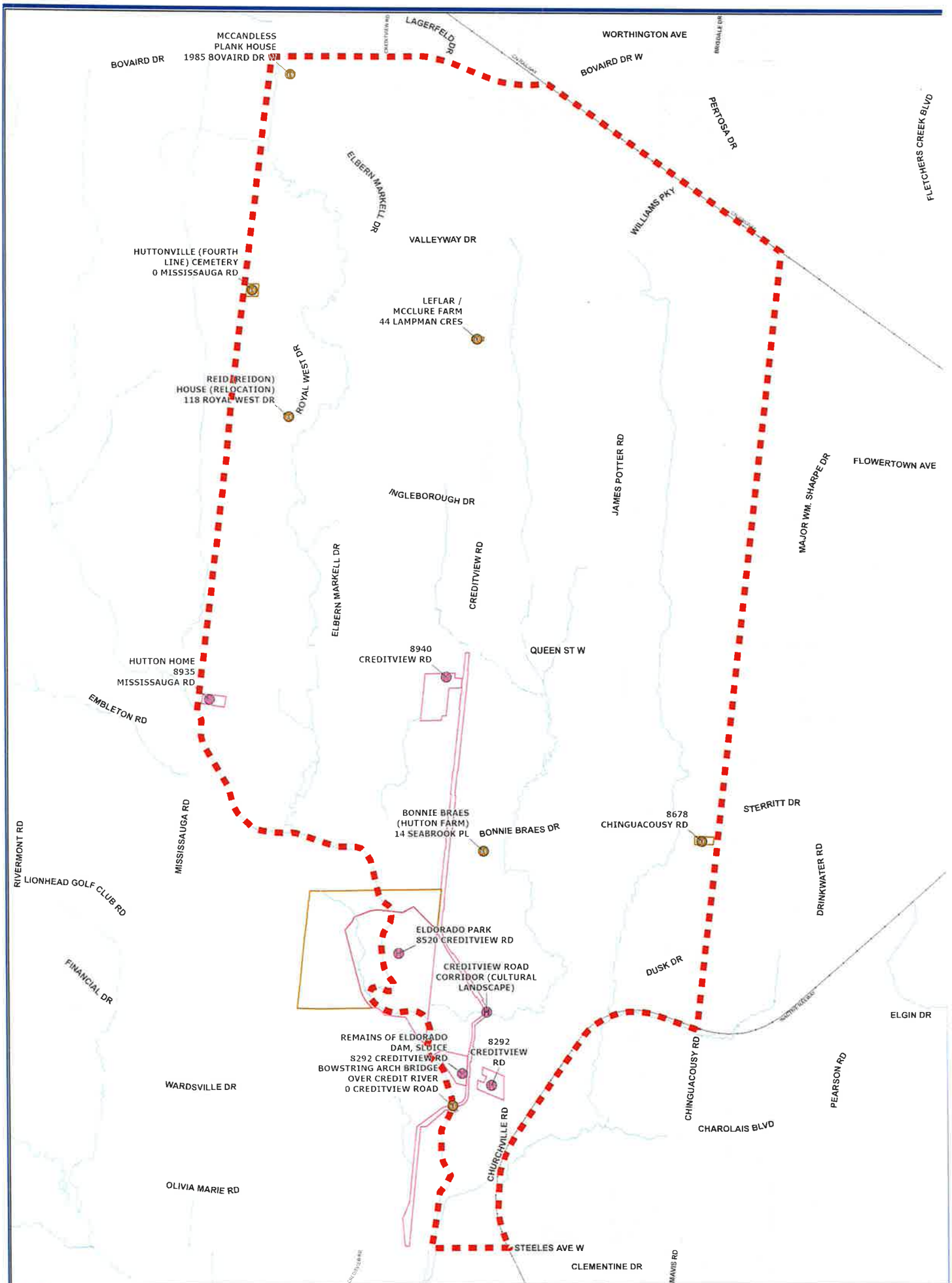
0 20 40 80 Metres



SPA 12 Boundary

Heritage Resources
- Designated
- Listed

Heritage Resources Properties
- Designated
- Listed

Parcel Fabric
Railway
Watercourses

LAST UPDATED: JUNE 2025

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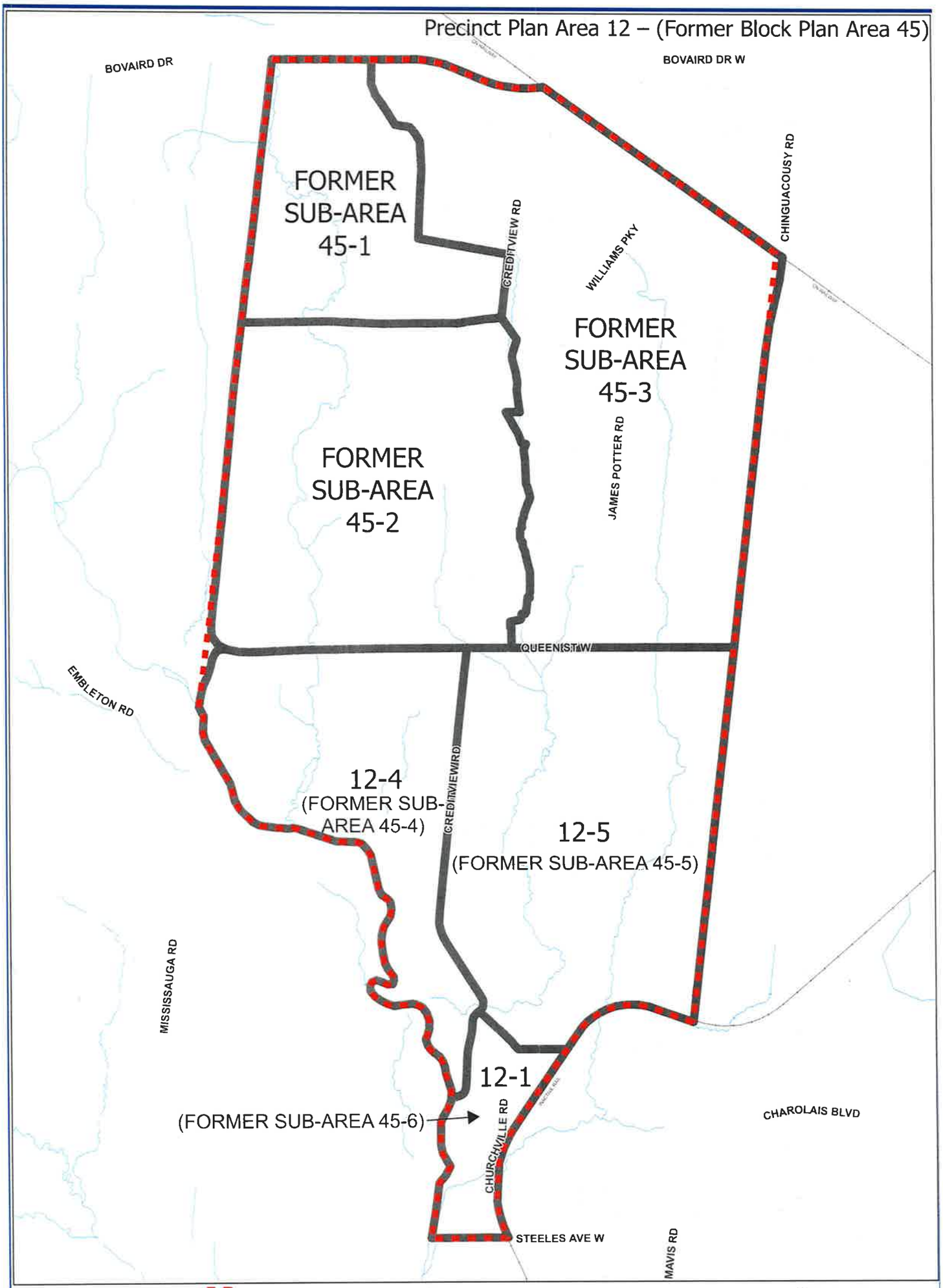
Kilometres

Date: 2025/06/02

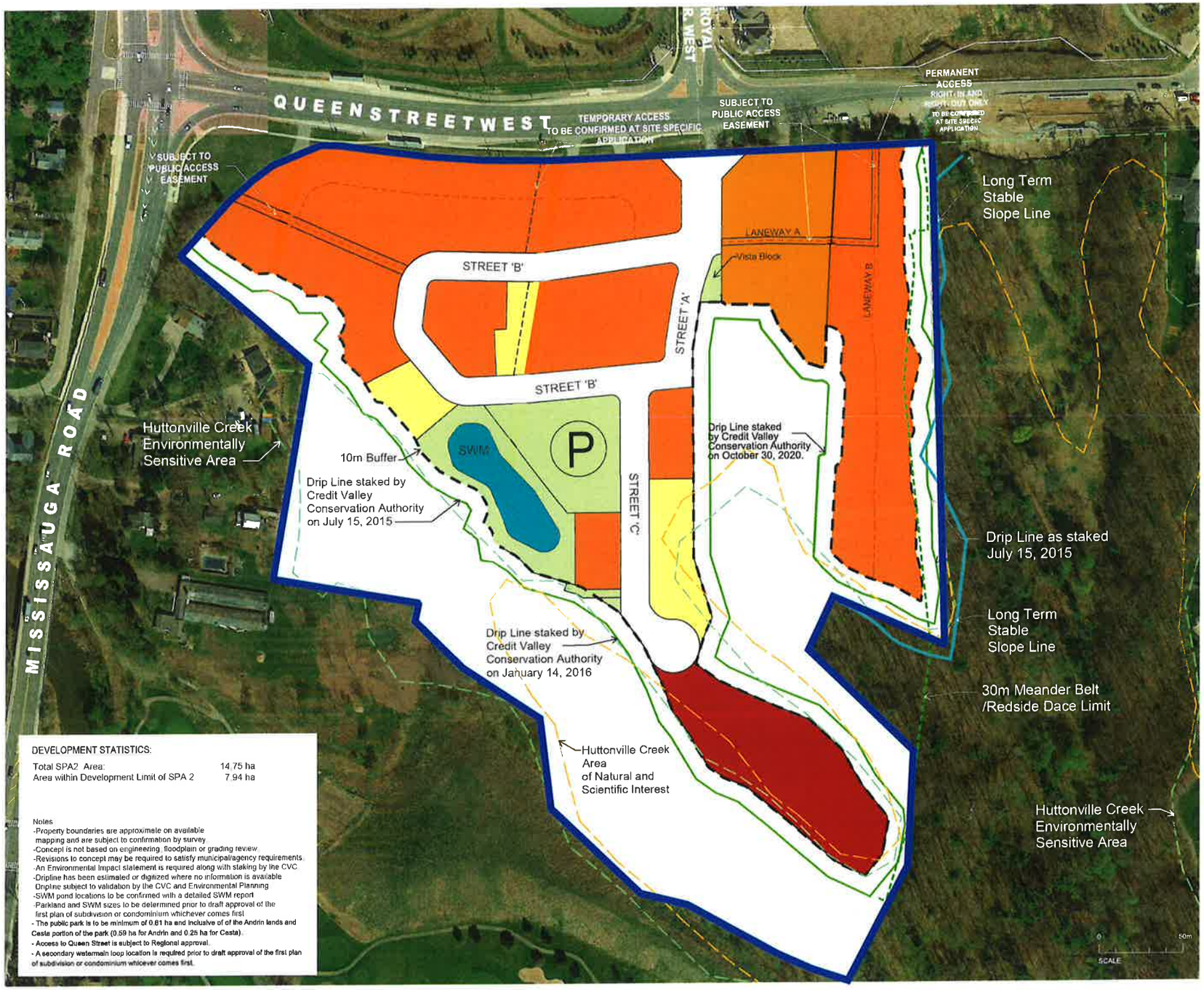
Appendix A
Heritage Resources Recommended for Designation or Retention
Credit Valley Secondary Plan

OP2023-012



Appendix B
Areas for Precinct (Block) Planning
Credit Valley Secondary Plan

OP2023-012



DEVELOPMENT STATISTICS:

Total SPA2 Area:	14.75 ha
Area within Development Limit of SPA 2	7.94 ha

Notes
- Property boundaries are approximate on available mapping and are subject to confirmation by survey
- Concept is not based on engineering, floodplain or grading review
- Revisions to concept may be required to satisfy municipal/agency requirements
- An Environmental Impact statement is required along with staking by the CVC
- Dripline has been estimated or digitized where no information is available Dripline subject to validation by the CVC and Environmental Planning
- SWM pond locations to be confirmed with a detailed SWM report
- Parkland and SWM sizes to be determined prior to draft approval of the first plan of subdivision or condominium whichever comes first
- The public park is to be minimum of 0.81 ha and inclusive of of the Andrin lands and Cesta portion of the park (0.59 ha for Andrin and 0.25 ha for Cesta).
- Access to Queen Street is subject to Regional approval.
- A secondary watermain loop location is required prior to draft approval of the first plan of subdivision or condominium whicever comes first.

LEGEND

- SPA 2 Area
- Potential Development Limit within SPA 2 Area
- Drip Line
  Buffer subject to environmental review/studies with potential buffer averaging on site specific basis
- 10m Buffer
- Low Density Residential -
  Permits a maximum of 19 Single Detached and Semi-Detached Residential units, to a maximum height of 3 storeys.
- Medium Density Residential -
  Permits a maximum of 208 Townhouse Residential units including street towns, condo towns, dual fronting towns, and back-to-back towns to a maximum height of 3 storeys.
- High Density Residential 1-
  Permits a maximum of 250 apartment units or 332 senior units/ residential care homes to a maximum height of 12 storeys.
- High Density Residential 2 -
  Permits a maximum of 200 apartment units and a maximum height of 12 storeys
- Stormwater Management Pond
- Parks
- Private Laneway
- Private Laneway Subject to Public Access Easement
- Lands subject to site specific application

TERTIARY PLAN

QUEEN ST TERTIARY PLAN
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

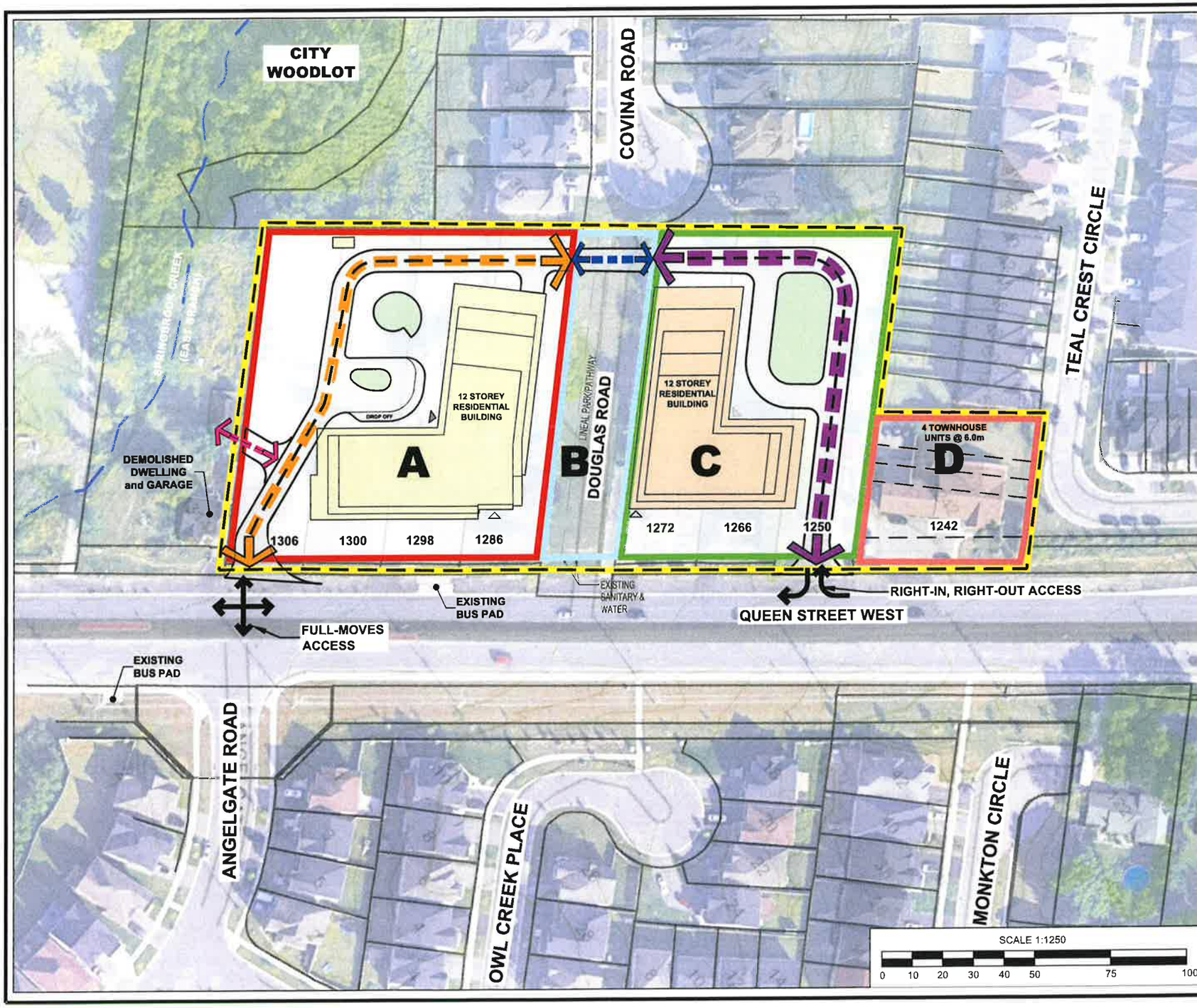
SCALE 0 75m

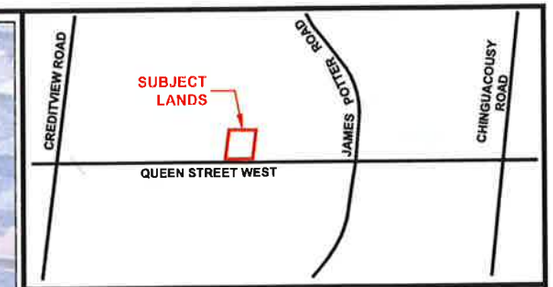
WESTON CONSULTING
planning + urban design

OP2023-012
Drawing

File Number:	6950
Date:	2023 11 22
Drawn By:	SD
Planner:	RG
CAD:	6950/schedules

Schedule I





KEYMAP SUBJECT LANDS

LEGEND

- TERITARY PLAN BOUNDARY
- PARCEL A - 2811135 ONTARIO INC. / 2803832 ONTARIO INC. (1286, 1298, 1300, and 1306 QUEEN STREET WEST)
- PARCEL B - POTENTIAL LINEAL PARK / PATHWAY (CITY of BRAMPTON)
- PARCEL C - INDIVIDUAL LANDOWNERS (1250, 1266, and 1272 QUEEN STREET WEST)
- PARCEL D - ANIMAL CARE CLINC (1242 QUEEN STREET WEST)
- EASEMENT - SUBJECT LANDS
- EASEMENT - DOUGLAS ROAD LANDS
- EASEMENT - 1250, 1266, and 1272 QUEEN STREET WEST
- EASEMENT - 1314 QUEEN STREET WEST
- FULL MOVES ACCESS
- RIGHT-IN, RIGHT-OUT ACCESS

NOTE: All information shown on this plan is approximate, subject to change and is to be verified with legal plan of surveys, technical reports and studies. Base information is compiled from Site Plan prepared by SRN Architects Inc. revision date, April 20, 2023 and Tertiary Plan prepared by SRN Architects Inc. dated, September 22, 2022.

QUEEN DOUGLAS TERTIARY PLAN

1286, 1298, 1300, and 1306
QUEEN STREET WEST
CITY of BRAMPTON, REGION of PEEL

P.N.: 21.2852	Date: December 9, 2024	TP
Scale: 1:1250	Revised: OP2023-012	
Drawn By: D.S.	File No.: PN 2852_ Concept Plan	

GWD Gagnon Walker Domes PROFESSIONAL PLANNERS
7665 Hurontario Street
Suite 501
Brampton, Ontario
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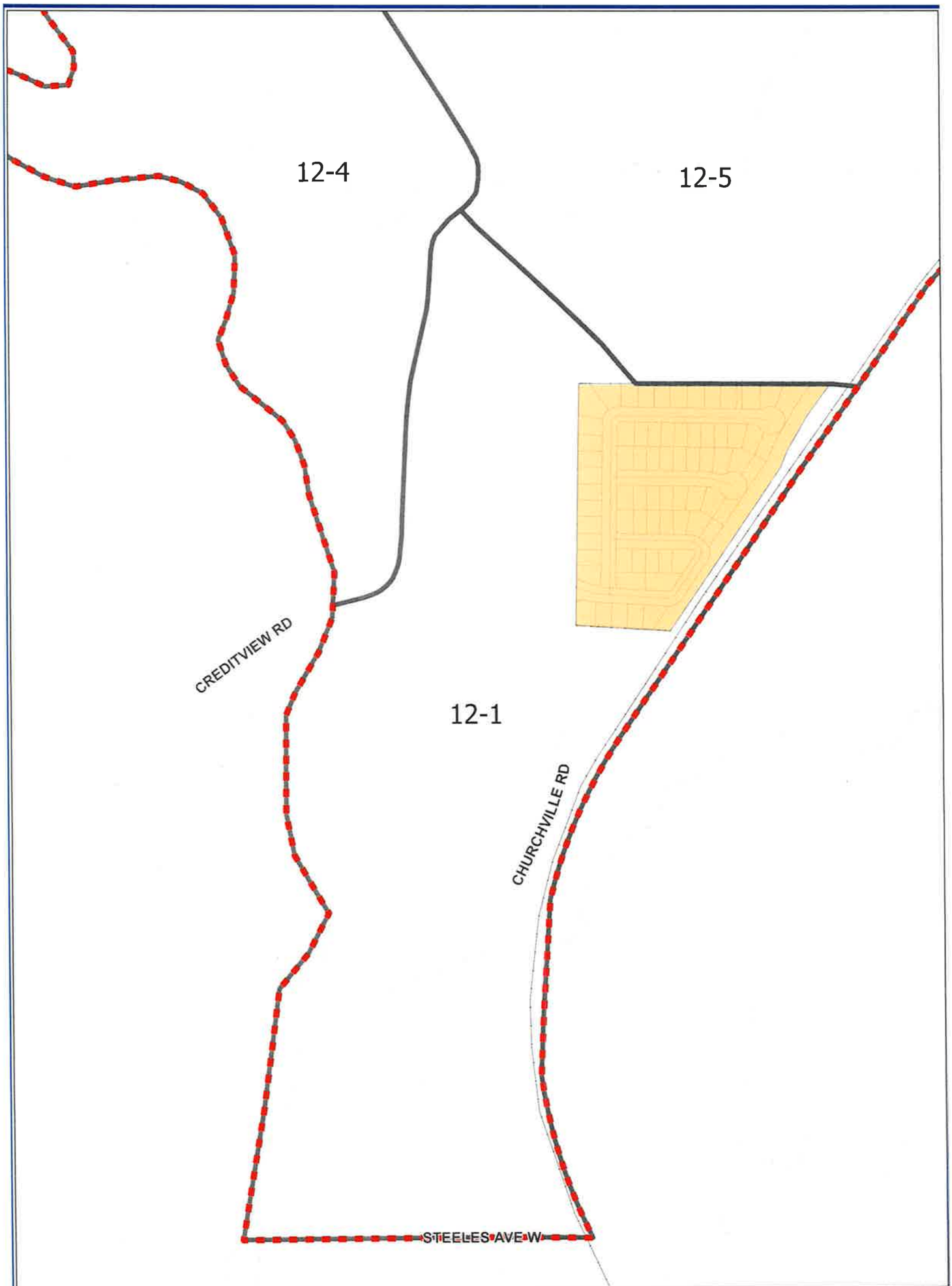
T: (905) 796-5790
F: 1 (855) 771-7236
w: www.gwdplanners.com



SPA 12 Boundary
Precinct Plan Area 12
Lands Subject to File: C03W02.005 & 21T-10010B
Parcel Fabric
Streets
Inactive Railway
Watercourses

LAST UPDATED: MAY 2025

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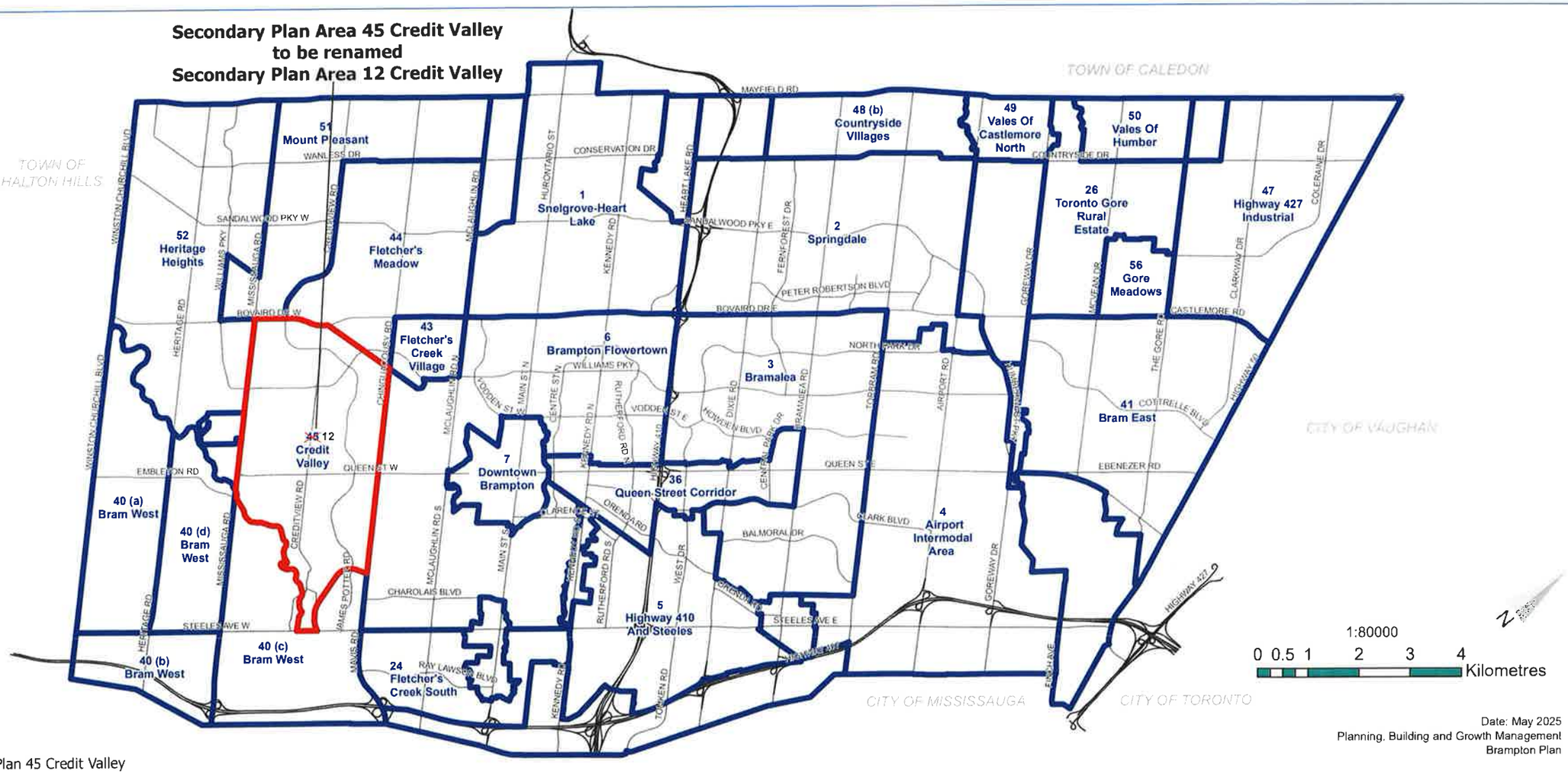
0 50 100 150
Metres

Date: 2025/05/26

Appendix E
Precinct (Block) Planning Sub Area 12-1
Credit Valley Secondary Plan

OP2023-012



SCHEDULE 10 | SECONDARY PLAN AREAS

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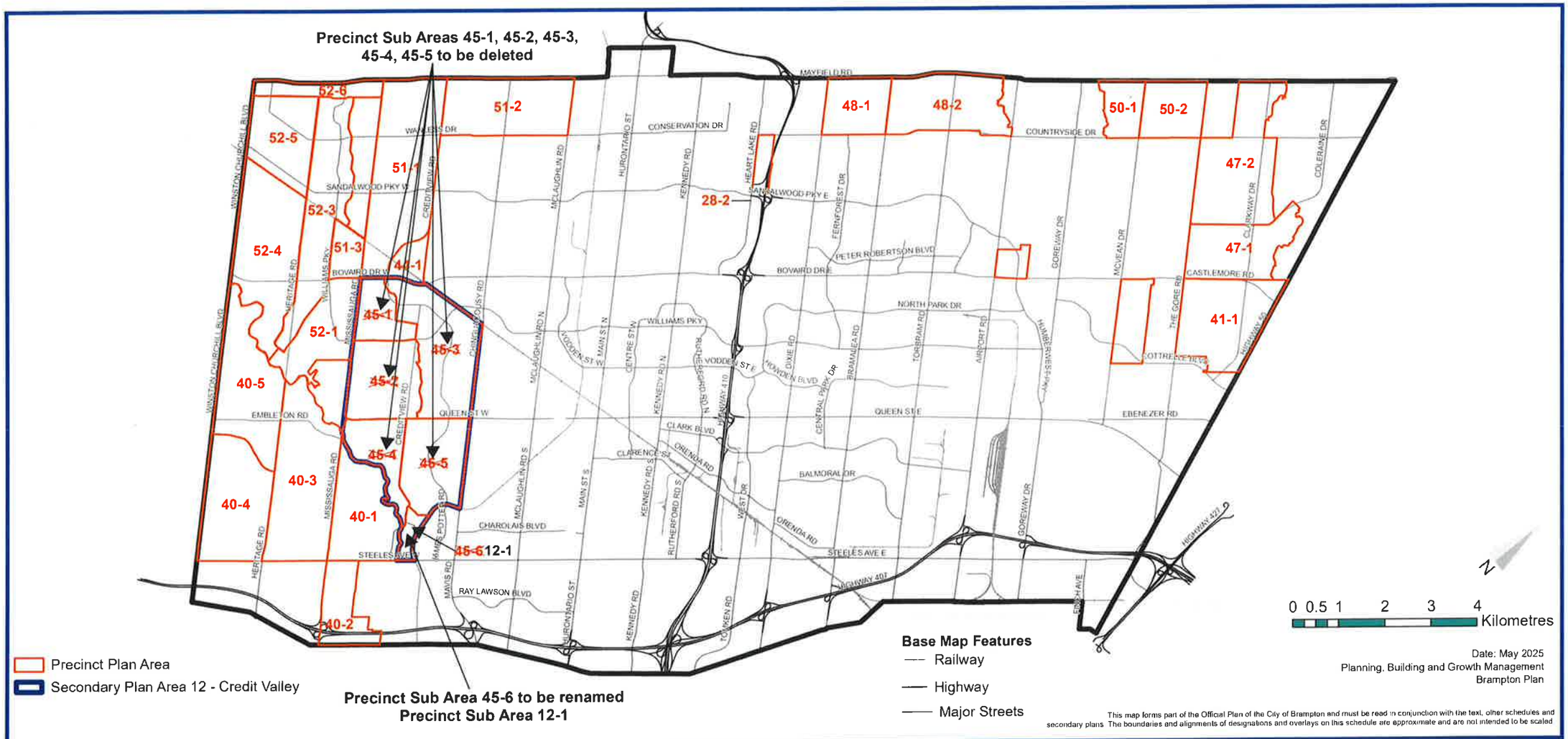
PLANNING, BUILDING AND GROWTH MANAGEMENT

0 1 2 3
Kilometres

Date: 2025/05/14

SCHEDULE A TO OFFICIAL PLAN AMENDMENT OP2023# 012
SECONDARY PLAN AREAS

BY-LAW 164-2025



SCHEDULE 11 | PRECINCT PLAN AREAS

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PLANNING, BUILDING AND GROWTH MANAGEMENT

0 1 2 3
Kilometres

Date: 2025/05/13

SCHEDULE B TO OFFICIAL PLAN AMENDMENT OP2023# 012
PRECINCT PLAN AREAS

BY-LAW 164-2025