



Report
Staff Report
 The Corporation of the City of Brampton
 5/12/2025

Date: 2024-04-12

Subject: **Information Report – City-Initiated Official Plan Amendment - Credit Valley Secondary Plan Review – Area 45 - Wards 4 & 5**

Contact: Neil Chadda, Policy Planner II, Integrated City Planning,
 Jeffrey Humble, Manager, Integrated City Planning,

Report number: Planning, Bld & Growth Mgt-2025-161

RECOMMENDATIONS:

1. That the report from Neil Chadda, Policy Planner II, Integrated City Planning, to the Planning and Development Committee meeting of May 12, 2025, re: **Information Report – City-Initiated Official Plan Amendment - Credit Valley Secondary Plan Review – Area 45 - Wards 4 & 5**, be received; and
2. That Planning staff be directed to report back to the Planning & Development Committee with the results of the Public Meeting and staff recommendations.

OVERVIEW:

- With the adoption of *Brampton Plan* there is a need to undertake a comprehensive review of the City's secondary plans to ensure consistency, and to improve the overall clarity of the documents.
- The Credit Valley Secondary Plan Area 45, which was adopted more than 20 years ago, will be the first of the city's secondary plans updated to align with *Brampton Plan*. This alignment will streamline and clarify land use policies, creating greater consistency with *Brampton Plan*.
- This review is an administrative process to update terminology, clean up and reorganize the text, renumber sections, and update the mapping. Policies for lands that have already been developed and outdated references will be deleted, placing greater reliance on *Brampton Plan*.
- There is no financial impact resulting from the adoption of the recommendations in this report.

BACKGROUND:

Brampton Plan came into effect on June 6, 2024, replacing the 2006 Official Plan. Portions of *Brampton Plan* are under appeal and not yet in effect.

As most the city's secondary plans were adopted in the early 2000's, there is a need to undertake a comprehensive review to ensure consistency with the new Official Plan, and update terminology to ensure alignment with *Brampton Plan*.

Credit Valley Secondary Plan (CVSP) Area 45 is one of the oldest secondary plans, approved more than 20 years ago, and will be the first one in a series of updates to be undertaken to the secondary plans.

The CVSP has not been updated for a few years, and as recent amendments have not been accurately reflected in the text, various section numbers and special policy areas have been inadvertently duplicated. In addition to updating terminology to ensure consistency with *Brampton Plan* policies, this review is an administrative exercise to clean up and reorganize the text, renumber sections to remove duplications, and delete policies that are no longer needed as lands have been developed.

CURRENT SITUATION:

The CVSP Area 45 lands subject to this proposed 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 Highway 7 and the CNR tracks to the north (see Attachment 1 – Location Map).

The proposed Official Plan Amendment (OPA) is intended to replace the entirety of the secondary plan with a new Credit Valley Secondary Plan to be renumbered as SP12 following a sequential numbering system for newer secondary plan areas, and as a result, *Brampton Plan* Schedule 10 - Secondary Plan Areas is proposed to be amended to reflect this change.

As most of the Credit Valley Secondary Plan is largely developed, this review is intended to simplify the policy framework by eliminating redundant policies that are no longer necessary.

The majority of Block Plans (renamed "Precinct Plans" in *Brampton Plan*) have been developed in Credit Valley, and their policies intended to be deleted. Policies and respective schedules for Sub-Areas 45-1 and 3, 45-2, 45-4 and 45-5 are proposed to be removed from the secondary plan. The only block plan that is still being developed is Sub-Area 45-6, which is proposed to be maintained and renumbered as 12-1. This change is proposed to be reflected in *Brampton Plan* Schedule 11 - Precinct Plan Areas.

The purposes of the Credit Valley Secondary Plan Review are to:

- Update terminology to ensure alignment with *Brampton Plan* designations
- Simplify the secondary plan text by deleting policies that are no longer applicable or for lands that have already been developed, are outdated, or that already exist in *Brampton Plan*;
- Migrate the existing CAD land use schedule (see Attachment 4) to a GIS system, improving readability and ease of editing;
- Reorganizing and renumbering sections to provide greater clarity;
- Renumbering Special Policy Areas (and renaming them as “Special Site Areas”) to correct duplications; and
- Deleting the block plan schedules and policies for lands that have been developed.

This is an administrative exercise to ensure accuracy and consistency with *Brampton Plan*.

The draft OPA implementing the new Credit Valley Secondary Plan Area 12 attached as Attachment 3 is being presented for public review and comments. For a redlined version of the existing secondary plan, refer to Attachment 4.

CORPORATE IMPLICATIONS:

Financial Implications:

There is no financial impact resulting from the adoption of the recommendations in this report.

Communications Implications

Notice of the Public Meeting was posted to the Guardian News digital, as well as the City’s website as per *Planning Act* requirements.

STRATEGIC FOCUS AREA:

This report furthers the Strategic Focus Area of Growing Urban Centres and Neighbourhoods, aligning with the “Manage Growth to Support Complete Communities” initiative.

CONCLUSION:

With the adoption of *Brampton Plan*, there is a need to review and update some of the older secondary plans to ensure consistency and alignment with its policies and terminology. Credit Valley Secondary Plan will be the first of a series of amendments to be undertaken.

In compliance with the requirements of the *Planning Act*, the city is hosting a statutory public meeting to present a draft Official Plan Amendment for the Credit Valley Secondary Plan Area 12, providing an opportunity for public review and comment.

Authored by:

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Attachments:

- Attachment 1 – Location Map
- Attachment 2 – Existing CAD Land Use Schedule
- Attachment 3 – DRAFT – Credit Valley Secondary Plan Area 12
- Attachment 4 – Credit Valley Secondary Plan Area 45 - RED LINE Version
- Attachment 5 – External Comments