

**Public Works**

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May 22, 2019

**DRAFT**

Claudia LaRota  
Planning, Design & Development Department  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2  
[Claudia.LaRota@brampton.ca](mailto:Claudia.LaRota@brampton.ca)

**RE: City-Initiated Draft Official Plan Amendment to the Credit Valley Secondary Plan Area 45, implementing the "Springbrook Tertiary Plan" Springbrook Settlement Area City of Brampton**

Dear Mrs LaRota,

Further to our request from comment letter dated November 30, 2018, thank you for the continued opportunity to provide input into the above noted matter. Regional staff have reviewed proposed draft amendments to the Credit Valley Secondary Plan Area 45 that were presented to the Planning & Development Services Committee meeting of March 4<sup>th</sup>, 2019. It is recommended that the proposed draft amendments be further revised to include Water and Wastewater servicing policies in accordance with the following:

**5.2.6.3 Development Policies**

***I. Water and Wastewater Servicing***

- i. The "Springbrook Settlement Area Study – City of Brampton, dated July 20, 2018" will inform the servicing strategy for the Springbrook Settle Area.
- ii. Adequacy of Water and Wastewater servicing capacity shall be confirmed prior to development approval.
- iii. Where Water and Wastewater servicing improvements are required, cost responsibility and construction requirements will be secured through servicing agreements to satisfaction of the Region of Peel.

For further inquiries, please contact the undersigned at 905-791-7800 ext. 4093, or by email at: [patrick.amaral@peelregion.ca](mailto:patrick.amaral@peelregion.ca)

Yours truly,



Patrick Amaral MES (PI)  
Junior Planner - Development Services

CC: John Hardcastle, Region of Peel

File Edit Format View Help

To: McIntyre, Scott  
Subject: Springbrook Tertiary Plan

From: McIntyre, Scott <Scott.McIntyre@brampton.ca>  
Sent: 2020/08/07 9:58 AM  
To: LaRota, Claudia <Claudia.LaRota@brampton.ca>  
Subject: Springbrook Tertiary Plan  
Importance: High

Claudia,  
I have reviewed the OPA 'Word Document' and have the following comments.

1. Please also see my redlines within the attached word document. My redlines are just suggestions, that we could discuss.
2. For discussion, I added text to item 'G' "ii". I would also mention intersections, in addition to the access comment already provided.
3. The city does not encourage laneways, for several reasons. Namely, winter maintenance, utility locates, serviceability. These may be mitigated if the laneways are private. As a result, can we amend item 'iii' of the OPA to add the text 'private'? (see redline within section 'G' of the attached)

Regards,  
Scott McIntyre  
Transportation Planning Technologist | Engineering Division / Public Works & Engineering  
Department | City of Brampton  
T: 905.874.2540 | F: 905-874-2599 | 1975 Williams Parkway | ON L6S 6E5

 You replied to this message on 2020/08/21 4:22 PM.

Hi Claudia,

Please find attached Environmental Planning's comments for the draft OPA. Feel free to contact me within any questions.

Cheers,  
Stav

The Springbrook Settlement Area is a historical crossroad hamlet located at the intersection of Queen Street West and Creditview Road.

### 5.2.7.1 Planning Vision

The vision for the settlement area is to maintain Springbrook as a distinct and recognizable community with a mixed-use core centered at the intersection of Queen Street West and Creditview Road.

The vision directs proposed development to be efficient and well-integrated with the existing community in a manner that protects the area's natural heritage features and hamlet character. New development within the Springbrook Settlement Area shall be developed in a manner that is compatible with the scale and character of the historic hamlet.

### 5.2.7.2 Principles and Objectives

The *Springbrook Tertiary Plan: Background, Analysis and Recommendation Report* prepared by WSP Canada Group Ltd. and dated January 7, 2019, provides the general background and guidance for development within the Springbrook area, in accordance with the Springbrook Settlement Area Tertiary Plan on Schedule 45(b) of this plan.

The objective of the Springbrook Settlement Area Tertiary Plan is to develop a comprehensive land use plan that ensures that proposed development within the Springbrook area is of a scale and built form compatible with existing uses.

To limit the number of accesses to both Queen Street West and Creditview Road, the Tertiary Plan contemplates the consolidation of accesses between neighbouring properties, and the creation of internal local roads, including rear lanes 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 area.

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 heritage 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 of applications within the area](#).

## Appendix I

- i. supporting technical studies that a height increase will not create adverse negative impacts on the surrounding area.
- ii. The development of the site shall promote attractive built form, high quality design, pedestrian scale activity, and design features that are compatible with the character and scale of the Springbrook area.
- iii. Appropriate transitioning and buffering shall be required to minimize impact and address satisfactory interphase with adjacent properties.

### e. *Natural Heritage System*

- i. Schedule 45(b) of this plan designates a conceptual natural heritage system, which identifies potential development constraints, and opportunities for natural heritage feature enhancements. Lands within the Natural Heritage System shall be developed in accordance with the Natural Heritage and Environmental Management policies of Section 4.6, and other relevant policies of the Official Plan.
- ii. The final delineation of [the natural heritage system and associated features](#), ~~and~~ required setbacks, [and other mitigation measures](#) will be undertaken through the approval of an Environmental Implementation Report (EIR)/[Environmental Impact Study \(EIS\)](#) to the satisfaction of the City and Credit Valley Conservation (CVC) prior to the approval of any development application within the Springbrook Tertiary Plan area.
- iii. The 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 Ministry of Natural Resources and Forestry (MNR)/[Ministry of Environment Conservation and Parks \(MECP\)](#) will be required as part of the development approval process to determine appropriate development setbacks, [and other mitigation measures](#).

### g. *Servicing*

The detailed design and installation of municipal services within the Tertiary Plan shall be undertaken in an ecologically responsible manner with regard for the recommendations of the *Region of Peel, Water and Wastewater Springbrook Settlement Area Study* dated July 20, 2018, and

*the Functional Servicing Report, prepared by WSP Canada Inc., dated xxx*

*h. Storm Water Management*

- i. Stormwater management ponds shown on Schedule SP45(b) are conceptual, and their size and location will be refined as part of the development approval process for applications within the Springbrook Tertiary Plan.
- i.ii. Stormwater management ponds will be located outside of the natural heritage system. Where associated infrastructure, such as outlets, must be located within the natural heritage system, appropriate compensation will be provided to the satisfaction of the City and the CVC.
- ii.iii. Stormwater facilities will be integrated with adjacent land uses, as appropriate, and shall take into consideration the recommendations of the *Springbrook Storm Water Management Report*, prepared by WSP Canada Inc., dated xxx.

*i. Cultural Heritage*

Enhancing existing vegetation is an element of maintaining the rural character of the Springbrook community. Existing mature trees are a prominent, unified natural feature that create a strong street edge definition and canopy that should be preserved and enhanced to the extent practical.

File

Message

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Attachments

Attachment Tools

RE: [External] RE: Springbrook Tertiary Plan/Report - Request for comments - Message (HTML)

Appendix I

Tell me what you want to do...

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DiBerto, Dorothy <Dorothy.DiBerto@cvc.ca>

Kassar, Stavroula; LaRota, Claudia; Hughes, Trisha

1

Mon 08/24

RE: [External] RE: Springbrook Tertiary Plan/Report - Request for comments

Final OPA (BG comments)\_CVCcomments.docx 901 KB

Hi Claudia

Attached is the draft OPA with a few CVC comments. I also note that on the Schedule we would prefer not to see the conceptual trail through the woodlot, however we also recognize that there is a caveat directing further study, so given this our concerns will likely be addressed at that time. Although as a general rule, we prefer not to see trails within features such as woodlands and rather locate them more on the periphery such as buffers or the edge.

We can further assess this at that time, or if there is no real need for the trail in this location perhaps it could be removed from the schedule to avoid public expectation.

I will leave that with the City.

Thanks for providing us with the opportunity to comment.

**Dorothy Di Berto, RPP**  
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