

Date: 2022-06-01

Subject: **Information Report**
City Initiated Official Plan Amendment to the Credit Valley
Secondary Plan Area 45, Block 6
Ward: 5

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Report Number: Planning, Bld & Ec Dev-2022-505

Recommendations:

1. **That** the report titled: **Information Report**, City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Block 6, Ward 5, dated June 1st, 2022, to the Planning and Development Committee meeting of June 20th, 2022 be received; and,
2. **That** Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation.

Overview:

- **This report is to provide information for statutory public meeting purposes on a City Initiated Official Plan Amendment. The amendment is to clarify the policies within the Credit Valley Secondary Plan Area 45, Block 6.**
- **The Sub-Area 45-6 Block Plan 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 in the Block Plan Area. The Block Plan provides a vision for the community that “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.”**

- **The purpose of this amendment is to amend the Credit Valley Secondary Plan to clarify the review process for development applications within Block Plan Area.**
- **The public meeting notice requirements of the Official Plan and the Planning Act have been fulfilled through publication of a notice in the Brampton Guardian.**
- **This Information Report and associated public meeting facilitate compliance with the Strategic Plan's "Good Government" priority, with respect to educating and engaging citizens in an open and accountable way.**

Background:

The Sub-Area 45-6 lands comprise an area of approximately 34.3 hectares (85.0 acres) in southwest Brampton. This area is bounded 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 Block Plan is a chapter within the Credit Valley Secondary Plan (Area 45), which is intended to implement the policies of the Official Plan and Chapter 45 of the Credit Valley Secondary Plan. The Block plan is based on a number of scoped background studies that address, servicing, environmental, transportation, urban design and growth management, which then set out development policies and principles for development within the area.

Current Situation:

The purpose of this public meeting is to present a draft City Initiated City plan Amendment to the Credit Valley Secondary Plan (Area 45) block 6, and seek feedback.

Proposal:

The purpose of this amendment is to amend the Credit Valley Secondary Plan to clarify the review process for development applications within Block Plan Area 45-6. The Plan currently requires a block plan amendment to be submitted prior to any subdivision application being approved. However all studies to be submitted via a Block Plan amendment can be submitted as part of the Subdivision or Zoning By-law Amendment application, therefore requiring a redundant process.

In particular this amendment proposes to revise “Section 1.0 Purpose” of the Block Plan Area 45-6 policies in the Secondary Plan. The amendment proposes to delete a sentence that requires amendments to the block plan prior to subdivision approval or any development approvals. Legislation under the Planning Act, the policies of the Official Plan and the policies of the Block Plan Area 45-6 enable the City’s Development Services Division the ability to require the necessary reports and/or studies through the development approval process, without the need for additional amendments to the Block Plan. The draft Official Plan Amendment is attached as Appendix 2.

Corporate Implications:

Financial Implications:

There are no financial implications associated with this report.

Term of Council Priorities:

This Information Report and the associated public meeting facilitate compliance with the Term of Council Priorities 2019-2022 “A Well-run City (Good Government)” priority, with respect to encouraging public participation by actively engaging the community. This application will be reviewed to ensure that the development proposal meets the direction and goals of the Term of Council Priorities 2019-2022, and will be discussed in the future Recommendation Report.

Living the Mosaic – 2040 Vision

This report has been prepared in full consideration of the overall vision that the people of Brampton will “Live the Mosaic”.

Conclusion:

This public meeting is being held as a result of a amendment to clarify and policies within the Credit Valley Secondary Plan Area 45, Block 6. Staff will report back to the Planning and Development Committee with a recommendation respecting the Official Plan Amendment, following the public meeting and the circulation of the draft amendment.

Authored by:

Reviewed by:

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Attachments:

Appendix 1: Location Map
Appendix 2: Draft Official Plan Amendment