



Principals

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**GWD File: 13.1950.00  
'New' BOP 2022**

**The Corporation of the City of Brampton  
2 Wellington Street West  
City of Brampton, Ontario  
L6Y 4R2**

**Attention: Mayor and Members of Council  
Peter Fay, City Clerk  
Jason Schmidt-Shoukri Commissioner, Planning, Building &  
Economic Development**

**Subject: FORMAL PUBLIC INPUT  
Creditview 4-P Holding Inc.  
Draft Brampton Plan (Official Plan)**

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to Creditview 4-P Holding Inc., the Registered Owner of 7614, 7624, 7650 and 7662 Creditview Road in the City of Brampton (hereinafter referred to as the "subject site"). We have been asked to review and provide the City of Brampton with our comments, observations and recommendations on the 'new' Draft Brampton Plan (Official Plan).

The subject site is comprised of four (4) contiguous lots that are located on the west side of Creditview Road, south of Hailstone Road. It is situated within the Village of Churchville Heritage Conservation District (HCD) and occupied by three (3) single detached residential dwellings and accessory structures.

Applications to Amend to the City Official Plan, Zoning By-law and a proposed Draft Plan of Subdivision are currently before the Ontario Land Tribunal (OLT) (City Files T04W14.015, 21T-16019B). The development proposal consists of single detached residential lots, a parkette, and a new local road extension terminating in a cul-de-sac.

**Background**

By way of background in 2005, City Council passed Interim Control By-law 265-2005 which prohibited the establishment of any new use or the expansion of any existing use or building within the Village of Churchville. By-law 265-2005 was put in place to allow a planning study of the Village of Churchville to be undertaken with the goal of establishing clear land use policies and consistent zoning to maintain and enhance the Churchville Heritage District and to protect the Village of Churchville from incompatible development.

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In 2007, Council adopted the following:

- OPA 284 which revised a number of policies and coordinated boundaries between the Churchville Conservation District designation in the Bram West Secondary Plan with the boundaries of the Churchville Heritage Conservation District Plan;
- Zoning By-law 242-2007 which implemented OPA 284 and brought the zoning categories in line with the Official Plan and the Bram West Secondary Plan; and
- By-law 243-2007 which updated the Churchville Heritage District Plan guidelines to conform to provincial and federal heritage legislation.

The above noted Council adopted changes were appealed to the Ontario Municipal Board (OMB) by a number of landowners, (Churchville Developers Group). All appeals have been settled or withdrawn, with the exception of appeals applicable to the subject site.

As a result of the ongoing appeals, the most current Council approved land use designations and policies are not in force and effect on the lands. The applicable land use policies are those that were in place when the original appeals were filed in association with the Churchville Heritage District.

### **Draft Brampton Plan (Official Plan)**

We have reviewed the Draft Official Plan which was released on April 26, 2022.

1. The following is an overview of the designations and overlays that apply to the subject site within the Draft Official Plan:

#### Schedule 1 – City Structure

- *'Neighbourhoods'*

#### Schedule 2 – City-Wide Growth Management

- *'Neighbourhoods'*

#### Schedule 4 – Provincial Plans & Policy Areas

- *'Built-Up Area'*

#### Schedule 5 – Designations

- *'Neighbourhoods'*

#### Schedule 9 – Cultural Heritage

- *'Designated Heritage Resources Under Part V of the Ontario Heritage Act'*

2. **Section 1.1.7.b.** states that policies of the Plan are general in nature and are intended to be supplemented by Secondary-Level Plans. Land uses and designations approved prior to the implementation of this Plan, and legally in existence prior to the implementation of this Plan, will be permitted to be established and continue without an amendment to the Plan.





3. **Section 2.1.2.d** states that Neighbourhoods reflect new and existing lower-scale residential, commercial, and institutional areas in the City.
4. **Section 2.1.6** states that Neighbourhoods will be planned at a lower scale than Centres, Boulevards, and Corridors and will accommodate the lowest densities and building heights, while providing a full range and mix of housing options.
5. **Section 2.1.21.c** states Intensification in Brampton will be accommodated, subject to the policies of this Plan, by: Promoting gentle intensification in Neighbourhoods. Neighbourhoods will continue to evolve through infill development on underutilized vacant properties and lands, the adaptive reuse of existing buildings, and the establishment of additional residential units, as appropriate.
6. **Section 2.3.572** states that the Village of Churchville is designated as a Heritage Conservation District on **Schedule 9** and is guided by its district plan as amended, the Cultural Heritage Policies of this Plan and applicable Provincial, Regional and conservation authority policies.

We request that prior to Council approving the 'new' Official Plan, City Staff provide confirmation of that the 1993 City Official Plan (Office Consolidation October 7, 2008) remains in the applicable governing Plan. Until such time as the appeals are dealt with neither the 2006 City Official Plan nor the new Official Plan will apply.

#### Mapping and Policy Modification

1. **Schedule 9** requires amendment to identify the subject site as being under appeal.
2. **Section 2.1.21.c** should be modified to state that appropriate intensification should be promoted in Neighbourhoods located outside of Centres, Major Transit Station Areas and Corridors.
3. **Section 2.2.64** does not appear to be a complete policy. It is missing the list of designation/overlays and criteria for development of 'new' Neighbourhoods. The policy needs to be corrected and re-issued for public review and comment before it can be advanced to Council for approval.

#### Closing Remarks

Thank you for the opportunity to provide comments on the Draft Brampton Plan (Official Plan). Our Client reserves the right to provide further comments as necessary prior to Council approval of the 'new' Official Plan.

Kindly accept this letter as our formal request to be notified of all future Open Houses, Public Meetings, Planning Committee and Council meetings to be held in connection with the Draft Brampton Plan (Official Plan). Lastly, we request notification of the passage of any and all By-laws and/or Notices in connection with the Draft Brampton Plan (Official Plan).



Should you have any questions, please contact the undersigned.

Yours truly,

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