

Revised Appendix A – October 26, 2020

To Adopt Amendment Number OP2006-
to the Official Plan of the
City of Brampton Planning Area

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number OP2006- _____ to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this Official Plan.

AMENDMENT NUMBER _____

**To the Official Plan of the
City of Brampton Planning Area**

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**To the Official Plan of the
City of Brampton Planning Area**

1. PURPOSE

The purpose of this amendment is to establish a policy framework to guide future development and redevelopment within the Springbrook Settlement Area in accordance with the Springbrook Tertiary Plan prepared by WSP and dated August 5, 2020. This amendment sets out land use designations, a conceptual local road network and natural heritage system, and related policies to achieve a vision for the historic hamlet.

2. LOCATION

The lands subject to this amendment are approximately 17.8 hectares (44 acres) in size and are located north of Queen Street West between Elbern Markell Drive and Creditview Road, and on both sides of Queen Street West, between Creditview Road and Springbrook Creek.

3. AMENDMENT AND POLICIES THERETO

3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

1. by adding to the list of amendments pertaining to Secondary Plan Area Number 45: Credit Valley as set out in Part Two: Secondary Plans thereof, Amendment Number OP 2006-_____.

3.2 The portions of the document known as the 1993 Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Credit Valley Secondary Plan, being Chapter 45 of Part Two: Secondary Plans, as amended, are hereby further amended:

1. By amending schedule SP45(a) to enlarge the boundaries of the Springbrook Settlement Area as shown on Schedule A to this amendment.
2. by adding as Schedule SP45(b), the “Springbrook Settlement Area Tertiary Plan” as shown on Schedule B to this amendment.
3. by deleting Section 5.2.7 in its entirety and replacing it with the following:

“5.2.7

Springbrook Settlement Area Tertiary Plan

The Springbrook Settlement Area is a historical crossroad hamlet located at the intersection of Queen Street West and Creditview Road. Properties within the settlement area consist of mainly rural residential properties, with minor commercial uses.

5.2.7.1 Planning Vision

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

The vision directs proposed redevelopment to be efficient and well-integrated with the low density 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 redevelopment within the Springbrook area, in accordance with 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 redevelopment within the Springbrook area is of a scale and built form compatible with existing low density residential 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 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.

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 Tertiary Plan area.

Enhancing existing vegetation is an element of maintaining the rural cultural heritage 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. The enhancement of existing tree rows will accentuate the rural scenic qualities of Creditview Road.

5.2.7.3 Development Policies

a. Low Density Residential

- i. Low Density Residential uses shall be developed in accordance with the Low Density 1 Residential 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 Medium Density designation may be developed for a range of detached, semi-detached and townhouse units, in accordance with the Medium Density Residential policies of this plan.

c. 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, 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 Province will be required as part of the development approval process to determine appropriate development setbacks, and other mitigation measures

d. Transportation

- i. A key objective of the Tertiary Plan is to ensure that a coordinated 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 SP45(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 accesses between neighbouring properties to the extent possible. The proposed conceptual 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 SP45(b).
- iv. To ensure that future development within the Tertiary Plan area has an opportunity to front onto a public road, and accesses 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 settlement 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.

e. *Servicing*

- i. 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 September 2020.
- 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 the satisfaction of the Region of Peel.

f. *Stormwater Management*

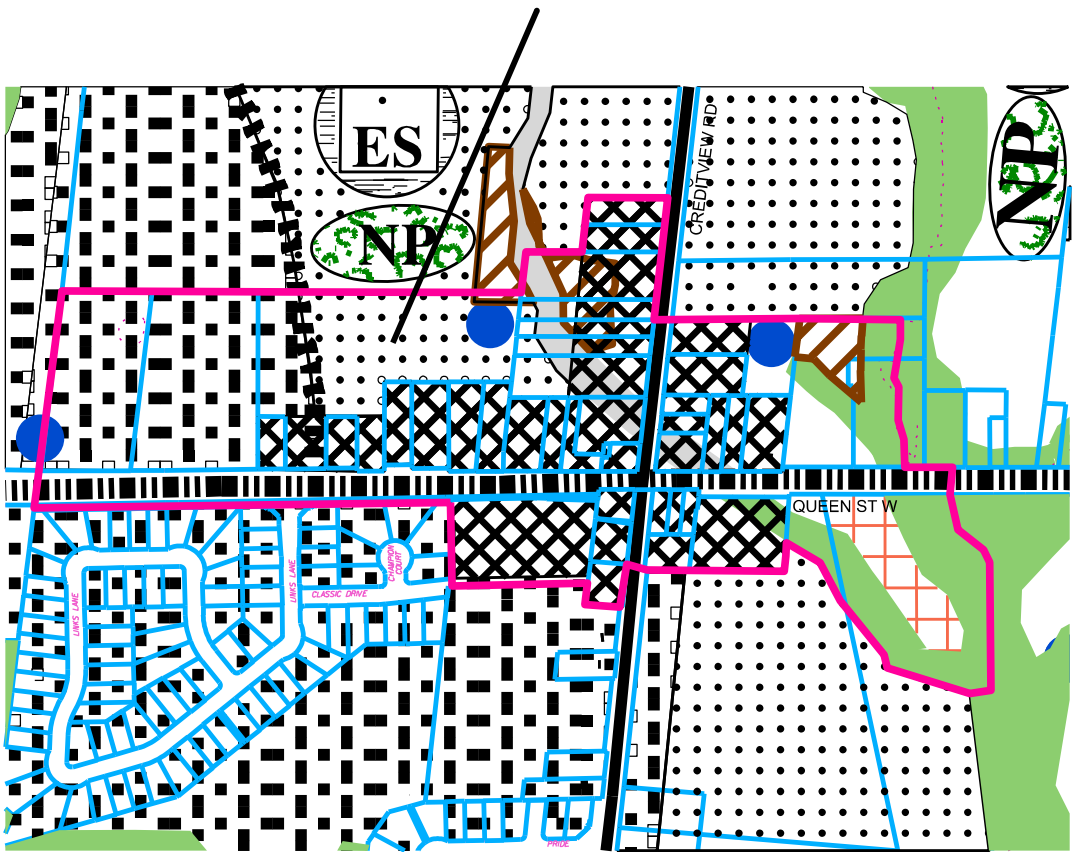
- i. Stormwater management ponds shown on Schedule SP45(b) are conceptual, in accordance with the recommendations of the *Springbrook Stormwater Management Report*, prepared by WSP Canada Inc., dated September 2, 2020. Their size and location will be refined as part of the development approval process for applications within the Springbrook Tertiary Plan.
- ii. Stormwater management ponds shall 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.

g. Parkette

The conceptual parkette shown north of Queen Street West shall be developed in accordance with the Parkettes policies in Section 5.4.6 of this plan. Its size and location will be defined as part of the development approval process”.

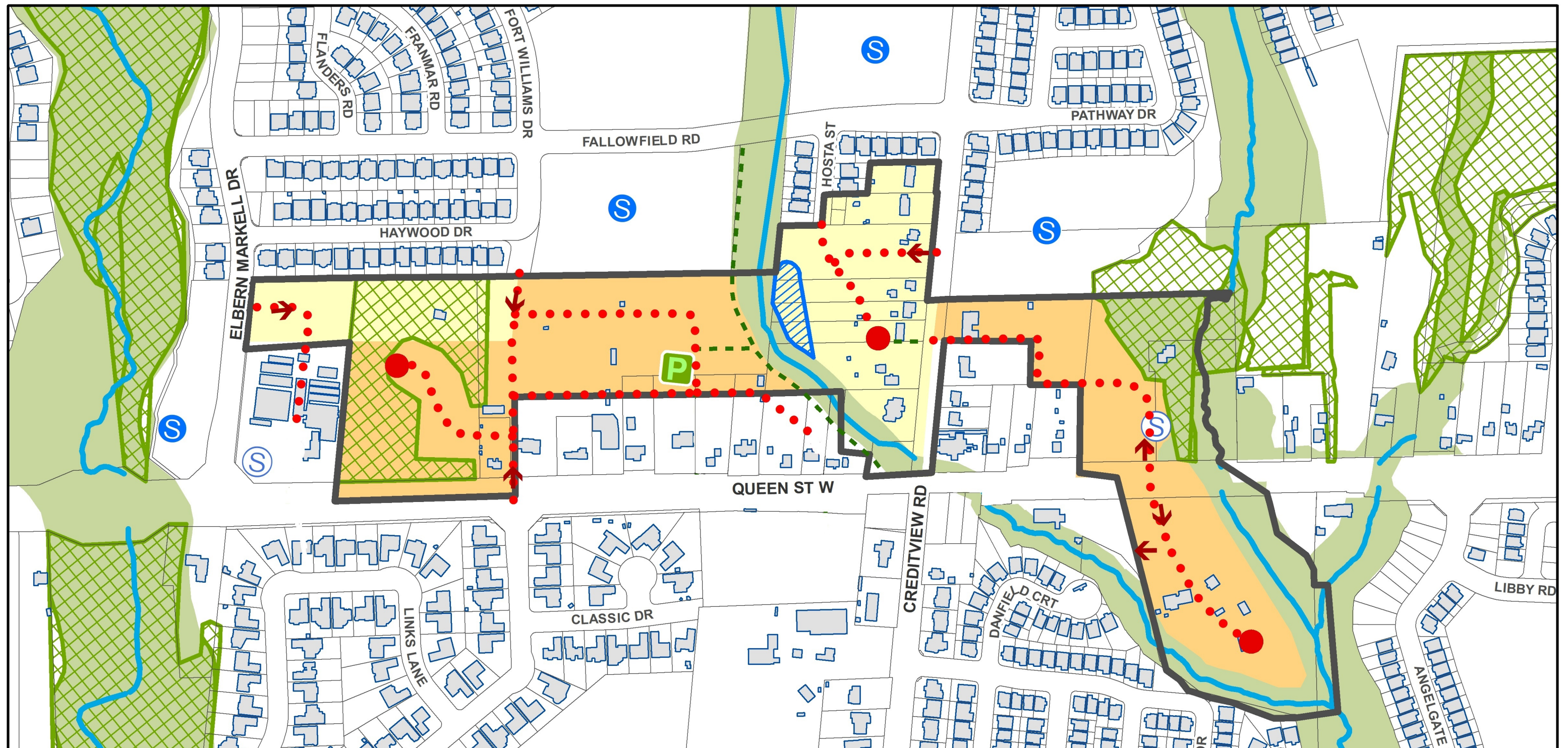
LANDS TO BE DESIGNATED "SPRINGBROOK SETTLEMENT AREA"



EXTRACT FROM SCHEDULE SP45(A) OF THE DOCUMENT KNOWN AS THE CREDIT VALLEY SECONDARY PLAN

RESIDENTIAL		OPEN SPACE	
	Low Density 1		Primary Valleyland
	Low Density 2		Terrestrial Features
	Medium Density		Neighbourhood Park
	Medium Density 2		Potential Stormwater Management Ponds
	Springbrook Settlement Area	INFRASTRUCTURE	
INSTITUTIONAL			Minor Arterial Roads
	Separate Elementary School		Collector Roads





SCHEDULE B TO OFFICIAL PLAN AMENDMENT OP#2006

Legend

- Tertiary Plan Boundary
- Existing Building Footprint
- Watercourses

Natural Heritage System

- Wetland (subject to further study)
- Woodland (subject to further study)
- Valleyland/Watercourse Corridor
- Existing Stormwater Management Pond
- Proposed Stormwater Management Pond (subject to further study)
- Parkette - Conceptual

- Low Density Residential
- Low-Medium Density Residential
- Conceptual Road
- Conceptual Trail Opportunity
- Conceptual Access

0 25 50 100
Meters



Springbrook Settlement Area Tertiary Plan

Revised
October 26, 2020

BRAMPTON
Flower City