

Information Summary

Notwithstanding the information summary provided below, staff advise that, prior to finalizing recommendations to Council, this application will be further evaluated for consistency with the Provincial Policy Statement (2020), conformity with the Growth Plan for the Greater Golden Horseshoe (2020), the Region of Peel Official Plan and the City of Brampton Official Plan.

Planning Act R.S.O 1990 and Provincial Policy Statement, 2020:

The proposal will be reviewed for its compliance to matters of provincial interest as identified in the Planning Act R.S.O 1990 in terms of:

- The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- The orderly development of safe and healthy communities;
- The adequate provision of employment opportunities;
- The appropriate location of growth and development;
- The promotion of built form that,
 - Is well-designed,
 - Encourages a sense of place, and
 - Provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;
- The mitigation of greenhouse gas emissions and adaptation to a changing climate.

The proposal will also be reviewed for its compliance to the Provincial Policy Statement (PPS). The PPS policies that are applicable to this application include but are not limited to:

- 1.1.1 Healthy, liveable and safe communities are sustained by:
 - a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
 - b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
 - c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
 - d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
 - h) promoting development and land use patterns that conserve biodiversity;
- 1.1.2 – Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years, informed by provincial guidelines. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area. Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas. Nothing in policy 1.1.2 limits the planning for infrastructure, public service facilities and employment areas beyond a 2-year time horizon.

- 1.1.3.1 Settlement areas shall be the focus of growth and development.
- 1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.
- 1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.
- 1.5.1 Healthy, active communities should be promoted by:
 - b) planning and providing for a full range and equitable distribution of publicly accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;
 - d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.
- 1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.
- 1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.
- 2.1.1 Natural features and areas shall be protected for the long term.
- 2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

2020 Growth Plan for the Greater Golden Horseshoe:

The subject lands are within the “Designated Greenfield Area” as defined by the 2020 Growth Plan for the Greater Golden Horseshoe. The Growth Plan promotes development that contributes to complete communities, creates street configurations that support walking, cycling and sustained viability of transit services which creates high quality public open spaces. The proposal will be evaluated against the Growth Plan for the Greater Golden Horseshoe (GGH) to ensure that it conforms to the Plan. The GGH plan sections applicable to this amendment include but are not limited to:

- 2.2.1.2 Forecasted growth to the horizon of this Plan will be allocated based on the following:
 - a) the vast majority of growth will be directed to settlement areas that:
 - i. have a delineated built boundary;
 - ii. have existing or planned municipal water and wastewater systems; and
 - iii. can support the achievement of complete communities;
 - b) growth will be limited in settlement areas that:
 - i. are rural settlements;

- ii. are not serviced by existing or planned municipal water and wastewater systems; or
 - iii. are in the Greenbelt Area;
 - c) within settlement areas, growth will be focused in:
 - i. delineated built-up areas;
 - ii. strategic growth areas;
 - iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and
 - iv. areas with existing or planned public service facilities;
 - d) development will be directed to settlement areas, except where the policies of this Plan permit otherwise;
 - e) development will be generally directed away from hazardous lands;
- 2.2.1.4. Applying the policies of this Plan will support the achievement of complete communities that:
 - a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;
 - b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;
 - c) provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;
 - d) expand convenient access to:
 - i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;
 - ii. public service facilities, co-located and integrated in community hubs;
 - iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and
 - iv. healthy, local, and affordable food options, including through urban agriculture;
 - e) provide for a more compact built form and a vibrant public realm, including public open spaces;
 - f) mitigate and adapt to the impacts of a changing climate, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and
 - g) integrate green infrastructure and appropriate low impact development.
- 2.2.6.2. Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:
 - a) planning to accommodate forecasted growth to the horizon of this Plan;
 - b) planning to achieve the minimum intensification and density targets in this Plan;
 - c) considering the range and mix of housing options and densities of the existing housing stock; and
 - d) planning to diversify their overall housing stock across the municipality.
- 2.2.7.1 New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:
 - a) supports the achievement of complete communities;
 - b) supports active transportation; and
 - c) encourages the integration and sustained viability of transit services.
- 2.2.7.2 The minimum density target applicable to the designated greenfield area of each upper- and single-tier municipality is as follows:

- a) The Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will plan to achieve within the horizon of this Plan a minimum density target that is not less than 50 residents and jobs combined per hectare;
- 4.2.2.6. Beyond the Natural Heritage System for the Growth Plan, including within settlement areas, the municipality:
 - a) will continue to protect any other natural heritage features and areas in a manner that is consistent with the PPS; and
 - b) may continue to protect any other natural heritage system or identify new systems in a manner that is consistent with the PPS.

Region of Peel Official Plan:

The subject application is within the “Urban System” area as established in Schedule D of the Regional Official Plan, and the “Designated Greenfield Area”, and “Built Up Area” as established in Schedule D4. The proposal will be evaluated against the Region of Peel Official Plan to ensure that it conforms to the Plan. The Region of Peel Official Plan sections that are applicable to this application include but are not limited to:

4.0 Population and Employment Forecasts:

- 4.2.1.2 To encourage population, household and employment growth based on the objectives and policies outlined in this Plan.
- 4.2.1.6 To plan for the accommodation of new growth in a manner which maximizes the amount of personal discretionary time and increases the overall quality of life for Peel's residents and workers.

5.3 THE URBAN SYSTEM

5.3.1 General Objectives

- 5.3.1.1 To conserve the environmental and resource attributes of the region.
- 5.3.1.2 To achieve sustainable development within the Urban System.
- 5.3.1.3 To establish healthy complete urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities.
- 5.3.1.4 To achieve intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances while taking into account the characteristics of existing communities and services.
- 5.3.1.5 To achieve an urban structure, form and densities which are pedestrian friendly and transit-supportive.
- 5.5.1.6 To support planning for complete communities in Peel that are compact, well-designed, transit-oriented, offer transportation choices, include a diverse mix of land uses, accommodate

people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality open space, and easy access to retail and services to meet daily needs.

- 5.3.1.7 To recognize the integrity and physical characteristics of existing communities in Peel.
- 5.3.1.8 To provide for the needs of Peel's changing age structure and allow opportunities for residents to live in their own communities as they age.
- 5.3.1.9 Preserve and protect lands adjacent to highways, rail corridors, rail yards and major truck terminals for employment lands and infrastructure uses, where appropriate.

5.3.2 General Policies

- 5.3.2.1 Define the Urban System, as shown on Schedule D, to include: all lands within the 2031 Regional Urban Boundary including lands identified and protected as part of the natural environment and resources in the preceding chapters of this Plan, the Toronto - Lester B. Pearson International Airport, urban growth centres and the Hurontario Regional Intensification Corridor.
- 5.3.2.2 Direct urban development and redevelopment to the Urban System within the 2031 Regional Urban Boundary, as shown on Schedule D, consistent with the policies in this Plan and the area municipal official plans.
- 5.3.2.3 Plan for the provision and financing of Regional facilities and services so as to efficiently use existing services and infrastructure, and encourage a pattern of compact forms of urban development and redevelopment.
- 5.3.2.4 Require development and redevelopment in the Urban System to proceed according to the growth management and phasing policies of this plan, and the planned provision of necessary services.
- 5.3.2.6 Direct the area municipalities, while taking into account the characteristics of existing communities, to include policies in their official plans that:
 - a) support the Urban System objectives and policies in this Plan;
 - b) support pedestrian-friendly and transit-supportive urban development;
 - c) provide transit-supportive opportunities for redevelopment, intensification and mixed land use; and d) support the design of communities to minimize crime by the use of such approaches as Crime Prevention Through Environmental Design (CPTED) principles.

5.5.4 Greenfield Density

- 5.5.4.2.1 Plan to achieve a minimum greenfield density target of 50 people and jobs combined per hectare by 2031, to be measured over Peel's designated greenfield area excluding major environmental features as defined by the Growth Plan.
- 5.5.4.2.2 Development within the designated Greenfield areas shall be designed to meet or exceed the following minimum densities:
 - City of Brampton: 51 residents and jobs combined per hectare;
- 5.5.4.2.6 Direct the area municipalities to incorporate official plan policies to plan for complete communities within designated greenfield areas that create high quality public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling.

- 5.5.4.2.7 Municipalities will direct where development in designated greenfield areas will occur in order to achieve the goals, objectives and targets of this Plan.

6.4 Water and Wastewater Services

- 6.4.2.1 Require and provide full municipal sewage and water services to accommodate growth in the Urban System to the year 2031, and the three Rural Service Centres to the year 2021. The provision of full municipal sewage and water services in the Urban System and the three Rural Service Centres will be subject to the Regional financial and physical capabilities.

City of Brampton Official Plan:

The property is designated “Industrial” and “Special Study Area” in *Schedule A: General Land Use Designations* of the Official Plan, as well as “Employment”, “Open Space”, and “Designated Greenfield Area” on *Schedule 1: City Concept*. The Official Plan policies that are applicable to this application include but are not limited to:

4.4.2 Industrial

- 4.4.2.1 The Industrial designations identified on Schedule "A" of this Plan shall provide for the development of industrial, manufacturing, distribution, mixed industrial/commercial, commercial self-storage warehouses, data processing and related uses and limited office uses, and may also permit limited service and retail uses, open space, public and institutional use as practical and appropriate subject to the appropriate sub-designations and policies in the relevant Secondary Plan. Within the Industrial designation, areas intended for open storage and truck trailer parking shall be identified in the relevant Secondary Plan. Places of Worship shall be permitted in limited locations subject to Section 4.9.8 of this Plan.
- 4.4.2.2 The City will accommodate employment growth to 2031 in the order of 70,000 to 90,000 employment land employment jobs, which may include limited amounts of service, retail, office and institutional uses. This growth will occur on new lands designated primarily as employment land and existing vacant employment lands. Some of the employment growth may be accommodated through the intensification of existing employment areas provided that the City-wide forecasts as outlined in.
- 4.4.2.3 Given the global shift in the manufacturing base and increasing complement in the service sector, including information and knowledge based industries, further study is required to determine the composition of employment and resulting land required to realize the City's long term economic vision. To this end, the designation of additional employment lands to accommodate the employment growth indicated in policy 4.4.2.2, will be undertaken prior to or as part of the City's five year Official Plan review and secondary planning processes.
- 4.4.2.5 It is intended that, through Secondary Planning, the Industrial designation will be further refined into various sub-designations and that specific policies will be set out with respect to office, retail and service uses, and restaurant uses, along with the appropriate requirements and restrictions as follows:

(i) Sub-Designations in Secondary Plans that Permit Primarily Industrial Uses:

- (a) Office Uses: Ancillary office uses, corporate office uses in association with an industrial function, and industrial serving business uses within industrial malls;

- 4.4.2.6 The City shall provide land use opportunities of sufficient size to ensure an adequate supply, range and choice in terms of location, size of properties and the servicing requirements of industrial sites to accommodate anticipated growth demands in the non-retail services sector during the period of this Plan.
- 4.4.2.7 The City shall promote the development of Industrial uses in locations accessible to existing and proposed transportation terminal facilities, public transit and major components of the regional, provincial and national transportation system, including airport, road and rail facilities.
- 4.4.2.10 The City shall encourage the development of industrial areas of sufficient size to realize long-term economies of scale in the provision of transportation facilities, public transit, physical services and utilities.
- 4.4.2.11 The sub-designations in Secondary Plans that permit prestige industrial and/or commercial uses will generally indicate areas:
 - (i) That accommodate significant office, retail and service uses;
 - (ii) That generally accommodate prestige industrial uses;
 - (iii) That will be subject to site and building design standards intended to maintain attractive high quality appearances;
 - (iv) Where outdoor storage will not be permitted unless it is a limited display area for visually pleasing finished products;
 - (v) Where relatively direct access or a high degree of visibility is an integral requirement of most of the dominant uses; and,
 - (vi) Where natural features and/or man made buffers can be provided to screen the designation from other areas containing uses such as heavy industry, transportation terminals, recycling plants, and industry with outside storage.
- 4.4.2.22 Through its review and approval of development applications pursuant to the Planning Act and in accordance with the policies of Section 4.11 Urban Design and Section 4.6 Natural Heritage and Environmental Management of this Plan, the City shall:
 - a) Require the approval of a Design Brief that reflects the directions set out in the City's Development Design Guidelines prior to zoning approval;
 - b) Promote an appropriate massing and conceptual design of buildings;
 - c) Endeavour to achieve satisfactory access for vehicles, public transit, cyclists and pedestrians including persons with disabilities;
 - d) Encourage the provision of safe and attractive built environments;
 - e) Encourage a high quality of landscape treatment, which reflects the needs of both the site users and passers by;
 - f) Promote the provision of interior walkways, stairs, elevators and escalators to which members of the public including persons with disabilities have access from streets, and open spaces;
 - g) Protect and enhance the natural heritage features and functions such as wetlands and woodlands identified in subwatershed and environmental studies, and maintain, where practical, trees and hedgerows, by addressing impacts through site planning and design, and sustainable management practices to achieve an environmentally sustainable development;
 - h) Encourage the projection of architectural elements such as canopies, arcades and bay windows, which enliven the street frontage and promote visual diversity;
 - i) Encourage the majority of the site's building frontage to be located close to the street line of their frontage in order to reinforce the street edge and promote the pedestrian scale

of shopping streets and public spaces. A building requiring loading door(s) shall be well removed from arterial and collector roads;

j) Encourage increased setbacks and/or buffers where commercial areas abut low density residential zones;

k) Promote site planning which minimizes the impact of parking areas as much as possible through their configuration and the use of landscaping and grading;

l) Promote sustainable management practices and green building design standards (such as the principles of Leadership in Energy and Environmental Design (LEED)) which supports a framework for environmentally sustainable development;

m) Implement the Flower City Strategy; and,

n) Encourage the use of the City of Brampton Accessibility Technical Standards to promote universal design in industrial development.

- 4.4.2.23 The City shall, in assessing situations which would create an interface between industrial and residential or other sensitive land uses, give due regard to the minimization of environmental, noise, pollution and visual impacts in accordance with the Urban Design and Natural Heritage and Environmental Management sections of this Plan.

- 4.4.2.24 The City shall encourage a superior built form for development in employment areas with frontage on major roads at gateway or visually prominent locations.

4.6.7 Valleylands and Watercourse Corridors

- 4.6.7.1 Development and site alteration is generally not permitted within a valleyland or watercourse corridor unless it has been demonstrated that there will be no negative impact on the significant natural features and their functions in accordance with the required studies. When considering an application for development on lands within or adjacent to valleyland and watercourse corridors, the following shall be taken into account:

- (i) No new development shall occur within the identified slope stability, 100 year erosion limit and/or meander belt width hazard;

- (ii) Existing development shall be reviewed in consideration of the identified slope stability, 100-year erosion limit and/or meander belt width hazard with regard to City policies and standards/policies of the relevant Conservation Authority;

- (iii) Opportunities to mitigate, enhance or restore natural features, functions and linkages, including natural hazards, as defined in watershed, subwatershed or environmental studies;

- (iv) The proposed measures to mitigate predicted impacts must be undertaken in an environmentally sound manner consistent with accepted engineering techniques and environmental management practices;

- (v) The no negative impact test can consider overall environmental benefits across the local landscape scale by the replacement of natural features and associated functions while meeting City policies and Provincial standards;

- (vi) The impact of the development proposal to the physical continuity of the natural heritage-open space system, including public access where appropriate and feasible; (vii) The costs and benefits in ecological, monetary, social and biological terms of any engineering works or environmental management practices needed to mitigate these impacts;

- (viii) The risk of the loss of life or property damage; and,

- (ix) The comment of the appropriate Conservation Authority and Provincial Ministry).

- 4.6.7.4 Through the development approval process, valleylands and watercourse corridors, including associated environmental hazards and defined conservation buffers will be gratuitously

conveyed to the City of Brampton. Municipal conveyance of these corridors and buffers will not be considered as contributing towards the parkland dedication requirements under the Planning Act.

4.7.4 Natural Heritage Features

- 4.7.4.1 Where recreational open space lands include or abut natural heritage features such as woodlands, wetlands, valleylands and watercourse corridors, the relevant policies in Section 4.6 must be applied to ensure the protection of these features and the environmental functions and linkages they perform.

4.11.1 Physical Design and the City Concept

- 4.11.1.1 The physical design of a site shall relate to its role in and enhance the overall City structure.
- 4.11.1.2 The physical design of a site shall contribute to the promotion of the vision and image of Brampton as a major urban centre and a sustainable and attractive city including the Flower City Strategy.

4.14.1 Special Study Areas

The Special Study Area designation on Schedule “A” identifies areas which are the subject of ongoing comprehensive land use studies. The appropriate specific designations for these areas have not been determined at this time, but will be implemented by Official Plan Amendment when necessary.

4.14.1.1 Clarkway Drive/Castlemore Road/Mayfield Road Special Study Area

Lands east of Clarkway Drive, north of Castlemore Road and south of Mayfield Road are primarily designated Industrial with a portion east of Clarkway Drive currently designated Residential. As part of the background to the preparation to the City’s Growth Plan Amendment, the need for the City to designate additional employment land and find opportunities to intensify existing designated lands was identified.

- 4.14.1.1.1 The City shall conduct a study and analysis of employment generation and design as part of the Secondary Planning process, which shall include policies and strategies to encourage the development of higher density employment uses and evaluate the viability of the lands currently designated Residential east of Clarkway Drive to be redesignated Industrial. The potential redesignation shall address the area’s contribution to the City’s future employment needs.

Highway 427 Industrial Secondary Plan (Area 47):

The property is designated “Prestige Industrial”, “Valleyland”, and “Stormwater Management Facility” in the Highway 427 Industrial Secondary Plan (Area 47). The Secondary Plan sections that are applicable to this application include:

5.2 EMPLOYMENT

5.2.1 General Provisions

- 5.2.1.1 Employment lands are an integral part of creating a complete community and will assist in achieving the City's employment targets. As such, the provision of employment lands is a critical element of this Secondary Plan.

- 5.2.1.2 Development within the lands designated Prestige Industrial, Business Park, Office Node and Logistics/Warehouse/Transportation can proceed based on individual subdivision or site plan applications, where appropriate, and prior to the completion of the Master Environmental Servicing Plan subject to submitting the following studies that consider the natural heritage system, floodplain management, stormwater management, existing arterial roads and development staging constraints as determined in consultation with the City: an Urban Design Brief, an Environmental Impact Study, a Functional Servicing Report, a Traffic Impact Study and a Cost Sharing Agreement.

- 5.2.1.3 In instances where a Block Plan Environmental Implementation Report is not being undertaken, a Terms of Reference for an Environmental Impact Study must be completed and approved to the satisfaction of the City in consultation with TRCA; and where it concerns natural hazards to the satisfaction of TRCA. The Environmental Impact Study must be a comprehensive interdisciplinary report as per the approved Terms of Reference and must be completed to the satisfaction of the City in consultation with TRCA; and where it concerns natural hazards, to the satisfaction of TRCA.

5.2.7 Prestige Industrial

- 5.2.7.1 The lands designated Prestige Industrial on Schedule SP47(a), shall permit the range of uses and be developed in accordance with Part 1, Section 4.4, and other relevant policies of the Official Plan. Permitted uses include research and development facilities, communication and/or telecommunication facilities, manufacturing and processing of semi processed or fully processed materials deemed not to have harmful impacts arising from dust, fumes, odour, noise or vibrations, assembling, packaging and warehousing facilities, provided that such uses operate within wholly enclosed buildings and have no outdoor storage of goods and materials subject to the location and screening criteria contained within the implementing zoning by-law. In addition, lands within the Prestige Industrial designation shall also permit offices, hotels, conference/convention centers, and within which may permit limited accessory retail, and business support services. Day nurseries and open space uses such as stormwater management facilities may also be permitted within lands designated Prestige Industrial, without an amendment to this Plan.

Ancillary and service retail uses (up to 25% of the total gross floor area of the principal use but not exceeding 550 sq. metres in gross floor area) shall be permitted where integrated as a component of an employment use.

- 5.2.7.2 Development of the lands within the Prestige Industrial designation shall be based on the following policies:

- i) An enhanced building design shall be required and undeveloped portions of lots shall be landscaped to achieve the intended prestige image;
- ii) Outdoor storage including truck trailer parking as a primary use shall not be permitted;
- iii) Limited accessory outside storage areas shall not directly abut arterial class roads and shall be appropriately set back and screened in accordance with the requirements of the implementing zoning by-law;
- iv) From a streetscape perspective, large lots/blocks shall be encouraged along arterial roads;

- v) The number of access points from individual lots to public roads shall be minimized. Shared access and internal connections between multiple lots is encouraged;
- vi) Provision shall be made to minimize adverse impacts on adjacent residential uses that exist or which are planned for the area through site design, landscaping and appropriate buffer treatments;
- vii) Natural features are to be integrated in site design where appropriate and feasible, and are to be supplemented by landscaping in order to create a “park-like” setting;
- viii) The City may require the submission of a detailed development concept or Tertiary Plan as part of a planning application to demonstrate how the subject lands and adjacent area can be comprehensively developed to the satisfaction of the City and the Region of Peel;
- ix) The negative visual impact of automobile and truck parking, service and delivery areas shall not be intrusive, and shall be minimized in accordance with the City’s Development Design Guidelines and the site specific architectural design and landscape and screening measures contained within the approved urban design guidelines for these lands.

5.3 NATURAL HERITAGE SYSTEM

5.3.1 Valleyland

- 5.3.1.1 The Valleyland designation shown on Schedule SP 47(a) is comprised of natural features (e.g. wetlands, watercourses, etc.); hazard lands, which include the greater limit of the surveyed top of bank, floodplain, meander belt, or long-term stable slope, and environmental buffers. The limits of the Valleyland designation may be refined through the approved Master Environmental Servicing Plan and Environmental Implementation Report or Environmental Impact Study.
- 5.3.1.2 Prior to the City issuing final approval for the Block Plans in Areas 47-1 and 47-2, or draft plan of subdivision or site plan approval, where appropriate, for the employment lands, the Environmental Implementation Report or Environmental Impact Study will illustrate the limits of the Regulatory Floodplain based on TRCA’s updated flood flow rates for the Humber River Watershed. Where the Regulatory Floodplain has expanded in Area 47 based on the application of the updated flood flow rates, the Environmental Implementation Report or Environmental Impact Study will recommend technical solutions that provide a balanced approach that accommodates the updated flood flows while maintaining the existing limits of the valley corridors that are shown in the secondary plan, where appropriate, and to provide an environmental buffer.

The Environmental Implementation Report or Environmental Impact Study shall be undertaken in accordance with the recommendations and requirements of the approved Master Environmental Servicing Plan and must demonstrate no negative impacts to the West Humber River tributaries, natural features and their ecological functions, and that an enhancement to the natural features and functions can be achieved, to the satisfaction of City of Brampton and TRCA. Grading within the environmental buffers will generally not be permitted. In areas where technical solutions have been approved by the City and TRCA, grading may be allowed in the environmental buffers to address changes to the Regulatory Floodplain resulting from the updated flood flow rates.

- 5.3.1.3 The final Valleyland designation shall be protected through an appropriate zone in the City’s Zoning By-law in accordance with the recommendations of the Area 47 Master

Environmental Servicing Plan and Environmental Implementation Report or Environmental Impact Study.

- 5.3.1.6 Permitted uses and activities within the Valleyland designation shall be in accordance with Section 4.6.6 and other relevant policies of the Official Plan.
- 5.3.1.7 The limits of the Valleyland designation may be refined through the finalization of the Master Environmental Servicing Plan and either an Environmental Implementation Report undertaken as part of block planning or an Environmental Impact Study undertaken as part of draft plan of subdivision or site plan application, where appropriate. Lands located outside of the limits of the final Valleyland designation will be generally available for development as shown on Schedule SP47 (a), unless otherwise determined through the completion of the Master Environmental Servicing Plan, Environmental Implementation Report or Environmental Impact Study.
- 5.3.1.8 The recreational Open Spaces and the Natural Heritage System, are given a high profile within the community as visible and accessible public amenities, and are inter-connected to the greatest extent practicable where it has been demonstrated not to adversely impact the functions of the Natural Heritage System.
- 5.3.1.9 Pedestrian and cyclist linkages between the Natural Heritage System, Open Space facilities and school sites shall be provided where it has been demonstrated that the functions of the Natural Heritage System will not be adversely impacted. Such linkages shall be identified during the Block Plan stage and further refined during the processing of subdivision plans.
- 5.3.1.10 Notwithstanding the provisions of Section 4.6.6 of the Official Plan, the restoration of natural heritage features and areas shall be determined in accordance with the recommendations of the Master Environmental Servicing Plan and Environmental Implementation Report or Environmental Impact Study for Area 47.

8.2 STORMWATER MANAGEMENT

- 8.2.1 In considering options for stormwater management, the following policies shall apply:
 - i) Rainwater, snowmelt and stormwater will be considered as a resource, not a waste product;
 - ii) Best management practices, including low impact development techniques and measures, will be incorporated into the stormwater management system, in accordance with the recommendations of the Secondary Plan Area 47 Master Environmental Servicing Plan, Environmental Implementation Report or Environmental Impact Study as feasible and appropriate;
 - iii) Stormwater management facilities will be located and designed to conserve and maintain the environmental and ecological integrity of the Natural Heritage System and to provide a net benefit to the environmental health of the community; and,
 - iv) Stormwater management facilities shall be designed, wherever possible, to provide community amenities such as passive recreation and be visually attractive.
- 8.2.2 Stormwater management facilities shall be provided in accordance with Section 4.6.3 and other relevant policies of the Official Plan, and this Chapter.
- 8.2.3 Stormwater management facilities shown on Schedule SP47 (a) are conceptual and their size and location will be refined as part of Block Planning. Stormwater facilities will be integrated with adjacent land uses, as appropriate, and subject to the recommendations of the Secondary

Plan Area 47 Master Environmental Servicing Plan, the Secondary Plan Area 47 Infrastructure Servicing Study, an Environmental Implementation Report and a Stormwater Management Report and/or Functional Servicing Report that are completed to the satisfaction of the City of Brampton in consultation with the Toronto Region Conservation Authority.

- 8.2.6 A Stormwater Management Plan shall be undertaken for any development within the Secondary Plan Area, in general accordance with the approved Master Environmental Servicing Plan, Environmental Implementation Report or Environmental Impact Study. The Stormwater Management Plan shall address such concerns as low impact development measures, flow attenuation (quantity), water detention (quantity and quality), groundwater quantity/quality issues, water balance for groundwater and natural heritage features and erosion/siltation control design requirements, as appropriate.

- 8.2.8 Prior to the construction of any stormwater management facility, including the commencement of any grading or filling, the necessary permits that may be required shall be obtained from the appropriate agencies having jurisdiction. This may include, but is not limited to, the City of Brampton, Toronto and Region Conservation Authority, and the Ministry of Environment.

Zoning By-law:

The property is zoned “Agricultural - A” by By-law 270-2004 as amended. An amendment to the Zoning By-law is required to rezone the lands to facilitate future prestige industrial development on the subject lands.

Documents Submitted in Support of the Application

1. Architectural Plans
2. Zoning By-law Amendment Application Form and Registered Owners Authorization
3. Cover Letter
4. Land Survey
5. Planning Rationale
6. Public Engagement Strategy
7. Reference Plan
8. Draft Reference Plan
9. ‘Draft’ Public Notice Sign
10. Noise Feasibility Study
11. Tree Inventory and Preservation Report
12. Tree Inventory and Preservation Plan
13. Environmental Site Assessment
14. Archaeological Assessment
15. Parcel Abstracts
16. Functional Servicing Report

- 17.** Site Servicing and Grading Plan
- 18.** Hydrogeological Assessment
- 19.** Landscape Plan
- 20.** Phase One Environmental Site Assessment
- 21.** Sustainability Score and Summary
- 22.** Environmental Impact Study (Addendum)
- 23.** Geotechnical Report
- 24.** Tertiary Plan
- 25.** Urban Design Brief
- 26.** Draft Zoning By-law Amendment