

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 Planning Act and Provincial Policy Statement (2020), conformity with the Growth Plan for the Greater Golden Horseshoe (2019), the Region of Peel Official Plan and the City of Brampton Official Plan.

Planning Act:

The proposal will be reviewed for its compliance to matters of provincial interest as identified in Section 2 the Planning Act R.S.O 1990. A preliminary assessment identified that the sections applicable to this application include, but are not limited:

- f) The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- h) The orderly development of safe and healthy communities;
- j) The adequate provision of a full range of housing, including affordable housing;
- l) The protection of the financial and economic well-being of the Province and its municipalities;
- m) The co-ordination of planning activities of public bodies;
- p) The appropriate location of growth and development; and,
- q) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.
- r) The promotion of built form that:
 - (i) is well designed,
 - (ii) encourages a sense of place, and
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

Provincial Policy Statement (PPS):

The proposal will also be reviewed for its consistency with the matters of provincial interest as identified in the Provincial Policy Statement (PPS). The PPS policies that are applicable to this application include but are not limited to:

Section 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;

e. Promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;

g. Ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;

h. Promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.

Section 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 25 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 25-year time horizon.

Section 1.1.3.1 – Settlement areas shall be the focus of growth and development.

Section 1.1.3.2 – Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

a) Efficiently use land and resources;

b) Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;

c) Minimize negative impacts to air quality and climate change, and promote energy efficiency;

d) Prepare for the impacts of a changing climate;

e) Support active transportation;

f) Are transit-supportive, where transit is planned, exists or may be developed; and

Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

Section 1.1.3.3 - Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Section 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.

Section 1.1.3.6 – New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of use and densities that allow for efficient use of land, infrastructure and public service facilities.

Section 1.6.6.1 Planning for sewage and water services shall:

a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:

1. municipal sewage services and municipal water services;

b) ensure that these systems are provided in a manner that:

1. can be sustained by the water resources upon which such services rely;
2. prepares for the impacts of a changing climate;
3. is feasible and financially viable over their lifecycle; and
4. protects human health and safety, and the natural environment;

A Place to Grow: 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 subject lands are located within the 'Built-Up Area' of the Growth Plan. The proposal will be evaluated against the Growth Plan for the Greater Golden Horseshoe (GGH) to ensure that it conforms to the Plan. A preliminary assessment of the Greater Golden Horseshoe sections applicable to this application include but are not limited to:

Section 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 higher order transit where it exists or is planned; and
 - iv. areas with existing or planned public services facilities;
- d) development will be directed to settlement areas, except where the policies of this plan permit otherwise;

Section 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.

Section 2.2.2.1 - By the time the next municipal comprehensive review is approved and in effect, and for each year thereafter, the applicable minimum intensification target is as follows:

a) A minimum of 50 per cent of all residential development occurring annually within each of the Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will be within the delineated built-up area; and

Section 2.2.6.1 - Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will:

- a) support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:
 - i. identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents; and
- b) identify mechanisms, including the use of land use planning and financial tools, to support the implementation of policy 2.2.6.1 a);

Section 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.

Section 2.2.6.3 - To support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.

Section 3.2.1.1 – Infrastructure planning, land use planning, and infrastructure investment will be co-ordinated to implement this Plan.

Section 3.2.1.2. Planning for new or expanded infrastructure will occur in an integrated manner, including evaluations of long-range scenario-based land use planning, environmental planning and financial planning, and will be supported by relevant studies and should involve:

- a) leveraging infrastructure investment to direct growth and development in accordance with the policies and schedules of this Plan, including the achievement of the minimum intensification and density targets in this Plan;
- b) providing sufficient infrastructure capacity in strategic growth areas;
- c) identifying the full life cycle costs of infrastructure and developing options to pay for these costs over the long-term; and
- d) considering the impacts of a changing climate.

Regional Official Plan

The Region of Peel Official Plan sets the Regional context for more detailed planning by protecting the environment, managing resources, directing growth and establishing a basis for providing Regional services in an efficient and effective manner. The subject application is within the “Urban System” areas as established in Schedule D and designated “Built-up Area” in Schedule D4 of the Regional official Plan. 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:

Section 5.3– The Urban System is composed of a variety of communities that contain diverse living, working and cultural opportunities. The Urban System in Peel consists of lands within the 2031 Regional Urban Boundary as shown on Schedule D of the Plan. It includes: lands identified and protected as part of the natural environment and resources in the preceding chapters of the Plan, the Toronto-Lester B Pearson International Airport, urban growth centres and Regional Intensification Corridors.

Section 5.3.1.1 – To conserve the environmental and resource attributes of the Region.

Section 5.3.1.2 – To achieve sustainable development within the Urban System.

Section 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.

Section 5.3.1.4 – Contributing to achieving intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, service, infrastructure and public finances while taking into account the characteristics of existing communities and services.

Section 5.3.1.5 – To achieve an urban structure, form and densities which are pedestrian friendly and transit supportive.

Section 5.3.1.6 – To promote crime prevention and improvement in the quality of life.

Section 5.3.1.7 – To recognize the integrity and physical characteristics of existing communities in Peel.

Section 5.3.1.8 – To provide for the need of Peel’s changing age structure and allow opportunities for residents to live in their own communities as they age.

Section 5.3.2.2. – Direct urban development and redevelopment to the Urban System within the 2021 Regional Urban Boundary, as shown on Schedule D, consistent with the policies of this Plan and the area municipal official plans.

Section 5.3.2.3 – Plan for the provision and financing of Regional services so as to efficiently use existing services and infrastructure, and generally accommodate a pattern of compact forms of urban development and redevelopment.

Section 5.5.2.2 – Direct a significant portion of new growth to the built-up areas of the community through intensification

Section 5.5.3.1.1 – To achieve compact and efficient urban forms.

Section 5.5.3.1.2 – To optimize the use of existing infrastructure and services.

Section 5.5.3.1.3 – To revitalize and/or enhance developed areas.

Section 5.5.3.1.4 – To intensify development on underutilized lands.

Section 5.5.3.2.2 - Facilitate and promote intensification.

Section 5.5.3.2.3 - Accommodate intensification within urban growth centres, intensification corridors, nodes and major transit station areas and any other appropriate areas within the built-up area.

Section 5.5.3.2.4 - Require that by 2015 and for each year until 2025, a minimum of 40 per cent of the Region's residential development occurring annually to be located within the built-up area.

Section 5.5.3.2.5 – Require that by 2026 and for each year until 2025, a minimum of 40 per cent of the Region's Residential development occurring annually will be within the built-up area. To 2031, the minimum amount of residential development allocated within the built-up area shall be as follows: City of Brampton: 26, 500 units.

Section 5.8.2.2 - Encourage the area municipalities, while taking into account the characteristics of existing communities, to establish policies in their official plans which support:

- a) residential redevelopment in appropriate areas that have sufficient existing or planned infrastructure; and
- b) cost-effective development standards for new residential development, redevelopment, and intensification

An amendment to the Region of Peel Official Plan is not required to permit the proposed development.

City of Brampton Official Plan:

The City of Brampton's Official Plan provides comprehensive policies that facilitate land use decision making. The purpose of the City of Brampton's Official Plan is to give clear direction as to how physical development and land use decisions should plan to meet the current and future needs of its residents. The property is designated "Residential" and "Open Space" in Schedule A and the northern portion of the property is designated "Valleyland" in Schedule D of the City of Brampton Official Plan. The proposal will be evaluated against the Official Plan to ensure that it conforms to the Plan. The Official Plan policies that are applicable to this application include but are not limited to:

Section 4.2.1.1 - The Residential designations shown on Schedule "A" permit predominantly residential land uses including a full range of dwelling types ranging from single detached houses to high-rise apartments. Complementary uses, other than Places of Worship, shall be permitted subject to specific Secondary Plan policies or designations, and may include uses permitted in the Commercial and Institutional and Public Use designations of this plan, such as schools, libraries, parks, community and recreation centres, health centres, day care centres,

local retail centres, neighbourhood retail, convenience retail or highway and service commercial uses.

Section 4.2.1.2 - The policies of this Plan shall prescribe a range of housing accommodation in terms of dwelling type, through appropriate housing mix and density policies. Such housing mix and density policies in Secondary Plans shall reference the Residential Density Categories set out in the tables below and also set out in the “Residential Areas and Density Categories” definitions contained in Section 5 of this Plan.

Section 4.2.1.3 - The City shall, in approving new residential developments, take into consideration an appropriate mixture of housing for a range of household incomes, according to substantiated need and demand for the City, as appropriate.

Section 4.2.1.6 – Brampton shall contribute to the achievement of the Region’s intensification targets as set out in Section 3.2.2.1 by planning to accommodate at least 26,500 residential units between 2006 and 2031 within the built-up areas.

Section 4.2.1.9 - The City shall encourage, where deemed appropriate, on-site amenities and facilities in multiple residential development commensurate with the anticipated resident composition of the subject development.

Section 4.2.1.14 - In accordance with the Development Design Guidelines, the City recognizes that the key elements of design for residential areas are: (i) Variety of housing types and architectural styles; (ii) Siting and building setbacks; (iii) Garage placement and driveway design including attached garages, lot widths related to attached garages, rear yard garage locations and driveways; (iv) Street façade development and allowable projections, including the street address, entrance architecture, grade relationship, windows, projecting elements and roof forms; (v) Upgraded elevations at focal locations including corner lots, housing abutting open space & pedestrian links, housing at “T” intersections, and housing at parkettes; (vi) Incorporation of multiple unit dwellings and apartments; and, (vii) Landscaping and fencing on private property. These elements will be further refined through the preparation of Block Plans, and area specific Design Guidelines, draft plans of subdivision, rezoning applications and Design Briefs as appropriate.

Section 4.2.1.15 - The City shall consider the following natural heritage planning principles in the design of residential development: (i) Maintenance of the landforms and physical features of the site in their natural state to the greatest extent practicable, ensuring that the natural rather than man-made character of the site predominates; (ii) Protection, enhancement and restoration of any stream, pond, marsh, valleyland and woodland habitat for both fish and wildlife; (iii) Maintenance, enhancement and restoration of the features and functions of watercourses and drainage features consistent with natural geomorphic, hydrologic and fish habitat processes; (iv) Protection of the quantity and quality of groundwater and surface waters and their quality from contamination by domestic effluent and by activities associated with the residential development; (v) Protection, maintenance and restoration of remaining trees and woodlots; (vi) The need for careful siting of dwellings and additional landscaping pursuant to the provisions of zoning by-laws and development agreements; (vii) That watercourse and valley corridors and an adequate buffer and/or setback shall be conveyed to the City or the Conservation Authority. These lands shall be conserved in perpetuity from development, to protect their ecological features, functions and linkages including natural hazard management (eg. flood control, slope stability, erosion); and ecosystem biodiversity (corridor integrity, fish and wildlife habitat, etc.) to maximize the ecological and aesthetic quality of the natural features.

Section 4.2.7 - Design

The City of Brampton will strive to create communities that have a high quality of development by:

- (i) Developing a strong community image and character, which may be articulated in the design of built form, protection, enhancement and buffering of natural heritage features, architecture, streetscape design details, gateways, open space/pedestrian/bikeway systems, and road patterns;
- (ii) Contributing to the existing natural features functions and linkages such as woodlands, valley lands, ponds, creeks and streams, as well as built structures with significant architecture, heritage features or important views and vistas;
- (iii) Enhancing the visual experience of residents, motorists and pedestrians. This may be achieved through the strategic alignment of road right-of-way. The layout of circulation and open space systems and the siting of major features, public uses and built form;
- (iv) Implementing sustainable management practices relating to waste reduction, and water, soil, air and energy conservation and to support a framework for environmentally sustainable development;
- (v) Creating an environment that contributes to the reduction of the fear and incidence of crime and improvement in the quality of life based on the Crime Prevention Through Environmental Design (CPTED) principles; and,
- (vi) Implementing the Flower City Strategy.

Section 4.2.7.4 - Through its review and approval of site plans for residential developments pursuant to the Planning Act and in accordance with Section 4.11 Urban Design and Section 4.6 Natural Heritage and Environmental Management of this Plan, the City shall:

- (i) Promote an appropriate massing and conceptual design of buildings;
- (ii) Endeavour to achieve satisfactory access for public transit, automobiles, pedestrians, cyclists and persons with disabilities;
- (iii) Encourage the protection and enhancement of safe and attractive built environments;
- (iv) Encourage a high quality of landscape treatment which reflects the needs of both the site users and passers by;
- (v) The provision of interior walkways, stairs, elevators and escalators to which members of the public including persons with disabilities have access from streets, open spaces and interior walkways in adjacent buildings;
- (vi) Protect natural heritage features, encourage the preservation of trees and hedgerows, where possible and incorporate sustainable management practices, as appropriate to achieve an environmentally sustainable development;

(vii) Encourage the placement of recessed garages behind the main wall of the building;

(ix) Encourage the inclusion of accessible housing to meet the varying needs of persons with disabilities

Section 4.6.7 - Within the City of Brampton, valleylands and watercourse corridors form an integral part of the land and water related ecosystem and creates a spine for the City's overall open space network. There are five significant valley and watercourse corridors traversing the City the Credit River, Fletcher 's Creek, Etobicoke Creek, Mimico Creek and Humber River, providing a transition between the less defined headwater tributaries in the northern portions of the City to the well-defined valley corridors in the southern portions of the City.

It is the responsibility of the City, in consultation with the Region of Peel and the area Conservation Authorities to ensure that the natural heritage features, functions, linkages and hazards associated with the valleylands and watercourse corridors are respected. In addition to the policies included in this Official Plan, both Credit Valley Conservation and Toronto and Region Conservation Authorities have policies with respect to valleyland and watercourse protection and management.

Lands designated as Valleylands/Watercourses Corridors on Schedule "D" of the Official Plan are intended primarily for the preservation and conservation of the natural features, functions and linkages. Although development is generally prohibited within valleylands and watercourse corridors, there are some existing uses and some permitted uses that must be recognized. Existing uses within these corridors include recreational uses such as parks and sports fields (for example Eldorado Park, Chris Gibson Park, Creditview City Wide Park) as well as private recreational uses including Castlemore Golf Course, and Lionhead Golf Course.

Section 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).

Section 4.6.7.2 - New active recreational uses shall not be permitted within wetlands, significant habitat of endangered and threatened species, valley and watercourse corridors or within other significant natural features. For the purposes of this policy, active recreational uses are those that result in significant modifications to the landscape, and may include building or structure and include such uses as golf courses, driving ranges, swimming pools, sports courts and other similar uses and structures.

Section 4.6.7.3 - Expansions to existing active recreational uses will not be permitted within significant wetlands or significant habitat of endangered and threatened species. However, expansions to existing active recreational uses may be permitted within valley and watercourse corridors or within other significant natural features only if it is demonstrated that there will be no negative impacts on the natural features or their ecological functions and that the use is designed and implemented to provide net environmental benefits to the City's natural heritage system.

Section 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.

Section 4.6.7.5 - All valleylands and watercourse corridors conveyed to the City of Brampton, including associated environmental hazards and defined conservation buffers, shall be in a condition satisfactory to the municipality. If any such lands are contaminated, the transferor will, prior to conveyance, restore the lands to a condition free from adverse effects and suitable for enhancement, submit a Record of Site Condition to the City, and satisfy any other requirements of the City regarding contaminated sites.

Section 4.6.7.7 - Where any land designated valleyland or watercourse is under private ownership, this Plan does not intend that these lands will remain under private ownership indefinitely, or that the municipality or any other public agency will purchase the land.

Section 4.6.7.8 - Through the formulation of community block plans, the City in consultation with the relevant Conservation Authority shall require an Environmental Implementation Report including Stormwater Management Report and/or Functional Servicing Study. Natural hazards must be adequately addressed in accordance with Provincial natural hazard standards and

regulatory requirements. The extent of valleylands and watercourse corridors will be defined by these studies. If a particular area is not subject to a broad level planning exercise (for example a Secondary Plan or Block Plan), refinement of the boundaries of natural features may be determined on a site by site basis through an Environmental Impact Study, subject to the approval of the City in consultation with the relevant Conservation Authority. Any such refinements to the boundaries of features or their buffers will not require an amendment to Schedule D.

Section 4.6.7.9 - In order to maintain the open character and linkage functions of valleylands, structures crossing a valley and/or watercourse shall provide for a suitable open span to accommodate the natural movement and functions of the feature as well as through movements of wildlife and pedestrians as appropriate.

Section 4.6.7.11 - Should further study refine the width of a valleyland or watercourse corridor feature, the portion of land no longer associated with the natural features or its function will revert to the relevant adjacent land use designation(s) without the need for an amendment to this Plan. The refinement of valleyland and/or watercourse corridor features shall be determined in consultation with the Conservation Authorities and relevant agencies.

Section 4.6.7.12 - To encourage the conservation of the valleylands and watercourse corridors, the City may consider such implementation procedures as a landowner cost share agreement, density bonusing or density transfers in accordance with Section 5.12 of the Official Plan.

Section 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.

Section 5.5 - Community Block Plans implement the policies of Secondary Plans and the recommendations of the subwatershed study on a sub area basis by co-coordinating completion of detailed environmental, servicing, transportation, and urban design and growth management analysis and approvals.

Section 5.5.1 - Community Block Plans and Community Block Plan Amendments shall be adopted for the applicable Block Plan Areas shown on Schedule "H" in accordance with the policies of this Section prior to the approval of development applications and/or release of development capacity. Despite this policy, block planning shall not be required for Block Plan Area 40-4.

5.5.3 Key elements of the Community Block Plan shall be incorporated into a Community Block Plan Amendment, which will form part of the Official Plan and Secondary Plan and will be subject to the same administrative and public involvement procedures as an Official Plan amendment. Community Block Plan Amendments shall take the form of an amendment to the Secondary Plan and may be produced and consolidated as a further Chapter to the Secondary Plan.

An amendment to the Official Plan is not required to permit the proposed development.

Countryside Villages Secondary Plan – SP48(b)

The subject property is located within the Countryside Villages Secondary Plan 48(b), the general secondary plan area is bound by Mayfield Road to the north, Countryside Drive to the south, Dixie Road to the west and the easterly edge of the west Branch West Humber Tributary F. As per Schedule SP48(a) the subject property is sub-designated 'Medium Density', 'Valleyland' and 'Special Policy Area 3'. The Secondary Plan policies that are applicable to this application include, but are not limited to:

Section 5.2.3.1 - In areas designated Medium Density Residential on Schedule SP48(a), the following shall apply, subject to Section 5.2.1 of this Chapter:

- i) permitted uses include single-detached, semi-detached, townhouse, walk-up apartments, duplexes, triplexes, and townhouse structure types;
- ii) a minimum density of 30 units per net residential hectare (12 units per net residential acre) and a maximum density of 50 units per net residential hectare (20 units per net residential acre) shall be permitted;
- iii) medium density residential is designated on either side of the east-west collector road on Schedule SP48(a). The boundary of the designation shall be interpreted as being approximate and shall be further refined at the Block Plan stage of approval; and,
- iv) Notwithstanding the above, high density residential uses in proximity to the intersection of arterial roads may be permitted in this designation in accordance with Section 4.1.1.1 of the Official Plan. Higher density residential will be identified at the block plan of approval stage and the density and related development policies shall be implemented through a block plan initiated official plan amendment.

Section 5.4.2.1 - Areas designated Valleylands and Watercourse Corridors on Schedule SP48(a) shall be protected from development and remain primarily in a natural state, or be utilized for complementary uses in accordance with Section 4.5.7 and other relevant policies of the Official Plan and the recommendations of the Municipal Environmental Servicing Plan (MESP). The extent of the Valleylands and Watercourse Corridors system and any permitted complementary uses shall be confirmed through the preparation of an Environmental Implementation Report to the satisfaction of the City of Brampton.

Section 5.4.2.2 - Areas designated Valleylands and Watercourse Corridors on Schedule SP48(a) includes natural stream corridors and headwater drainage features that currently contribute to the ecological integrity of the subwatersheds. The final limit of the Valleylands and Watercourse Corridors will be determined through an Environmental Impact Study to the satisfaction of the City of Brampton. The stream corridors and/or headwater drainage features may be altered, or the feature may be replaced by an alternate system, provided it is demonstrated that the current ecological function and integrity of the subwatershed is protected. Any residual lands shall revert to the adjacent land use designation without the necessity of an amendment to this Chapter.

Section 5.4.2.3 - Appropriate environmental buffers in accordance with Section 4.5.13 of the Official Plan shall be imposed from the margin of valleylands and watercourse corridors so as to have regard for ecological functions and the extent and severity of existing and potential environmental hazards. All required setbacks and opportunity for stormwater management

ponds to be located within such setbacks shall be determined through the preparation of an Environmental Implementation Report to the satisfaction of the City of Brampton prior to draft approval of affected plans of subdivision and shall be incorporated into the implementing zoning by-law.

Section 6.3 – Special Policy Area 3

Section 6.3.1 - In addition to the existing residential use of the property, a Bed and Breakfast of no more than 6 bedrooms may be permitted at the property known as 11556 Bramalea Road. Renovations or new structures to accommodate the Bed and Breakfast will be limited in scale and character, remain in a residential built form and require a rezoning to implement the proposed use and associated performance standards.

Section 6.3.2 - Notwithstanding Section 6.3.1, the following shall apply:

- i) permitted uses include townhouses, townhouse structure types and low to mid-rise apartments; and,
- ii) a minimum density of 30 units per net residential hectare (12 units per net residential acre) and a maximum density of 50 units per net residential hectare (20 units per net residential acre) shall be permitted.

An amendment to the Secondary Plan will be required to facilitate the proposed development.

Countryside Villages 48-1 Block Plan

Community Block Plans implement the policies of the Secondary Plan and the recommendations of the subwatershed study on a sub area basis by co-coordinating completion of detailed environmental, servicing, transportation, and urban design and growth management analysis and approvals. The Countryside Villages 48-1 Block Plan designates the subject property as 'Medium Density Residential', 'Buffer' and 'Special Policy Area 3'. The proposed development will be reviewed against the policies and objectives of the Countryside Villages 48-1 Block Plan and Community Design Guidelines and Chapter 48-1 of the Countryside Villages Secondary Plan 48(b).

Zoning By-law

The subject property is zoned "Agricultural (A)" by By-law 270-2004, which shall only be used for the following purposes:

- (a) Agricultural
 - (1) agricultural purposes as defined in Section 5 of this by-law
- (B) Non-Agricultural
 - (1) single detached dwelling
 - (2) supportive housing residence Type 1 or a Supportive Housing Residence Type 2
 - (3) a cemetery
 - (4) an animal hospital
 - (5) a kennel
 - (6) a home occupation
- (c) Accessory

(1) purposes accessory to the other permitted purposes.

A zoning by-law amendment is required to permit the proposed development.

Sustainability Score and Summary

The City of Brampton's Sustainability Metrics are used to evaluate the environmental sustainability of development applications. To measure the degree of sustainability of this development application, a Sustainability Score and Summary were submitted. The proposed application has a Sustainability Score of 35, which meets the bronze threshold for approval. City staff will verify the sustainability score prior to the Recommendation Report.

Documents Submitted in Support of the Application

The City may request further technical information necessary for its review, based on agency circulation or public input. Comments on the circulation of the above noted documents, along with comments on the application from external commenting agencies and City divisions and departments, will be provided in the future Recommendation Report.

- Arborist Report
- Architectural Drawings
- Archaeological Assessment and Acceptance Letter
- Comment Response Table
- Concept Plan
- Cover Letter
- Draft Zoning By-law Amendment
- Environmental Impact Study
- Fee Calculation Form
- Functional Servicing Report
- Geotechnical Report
- Hydrogeological Report
- Landscape Plan
- Noise Attenuation Statement
- Parcel Abstract (PINS)
- Phase 1 Environmental Site Assessment
- Planning Justification Report
- Public Consultation Strategy
- Public Notice Sign
- Registered Owner Authorization
- Site Servicing and Grading Plan
- Stormwater Management Report
- Sun Shadow Study
- Survey Plan
- Sustainability Summary
- Traffic Impact Study
- Tree Preservation Plan
- Urban Design Brief