

**APPENDIX 1A
PROPOSED CONCEPT SITE PLAN
KLM PLANNING PARTNERS INC.
CAL-MARKELL DEVELOPMENTS INC.**

1 SITE PLAN
SCALE: 1:350



BRAMPTON
Flower City

PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

Author: ckovac

Date: 2022/10/20

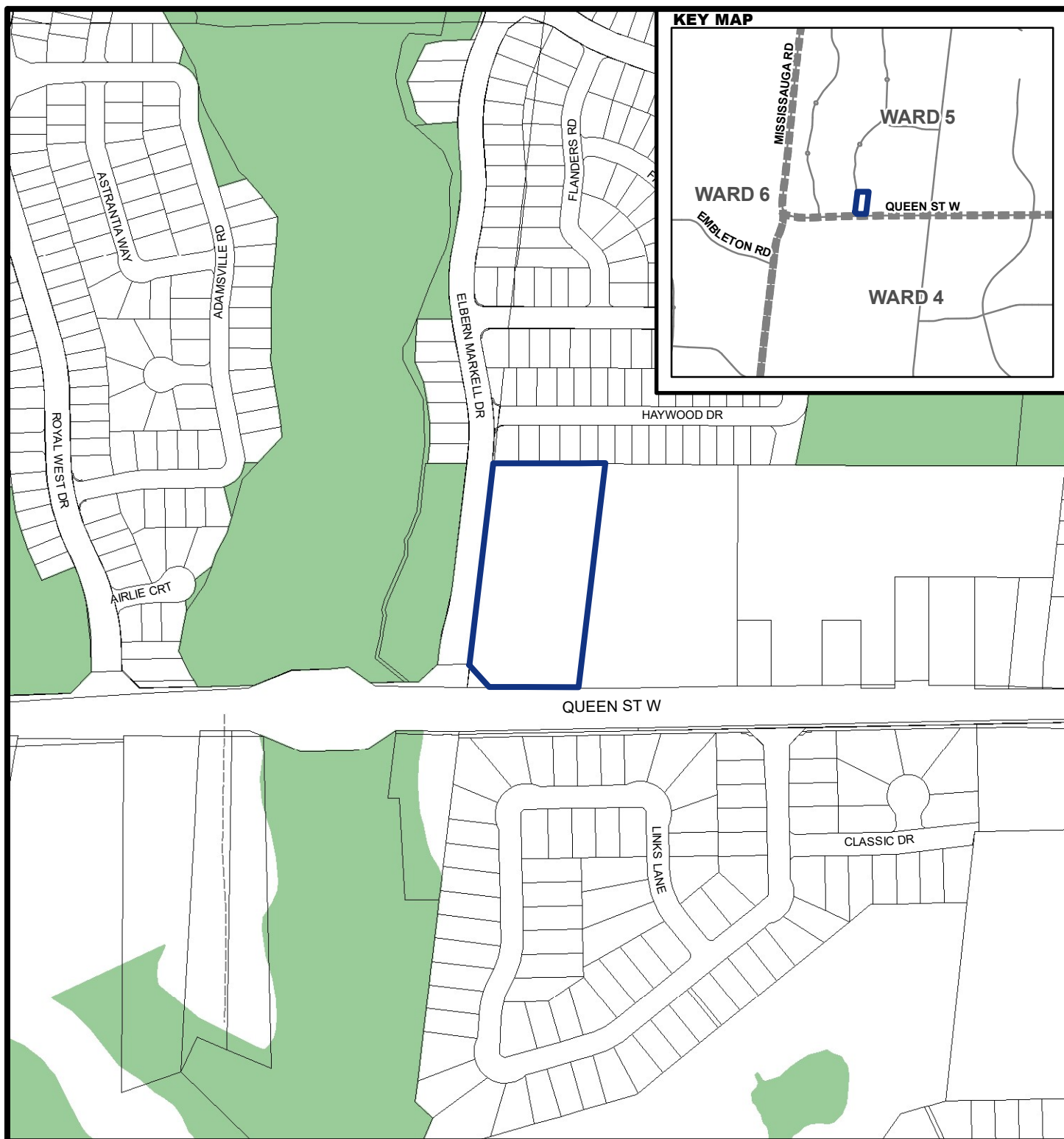
APPENDIX 1B




BUILDING RENDERING

KLM PLANNING PARTNERS INC.

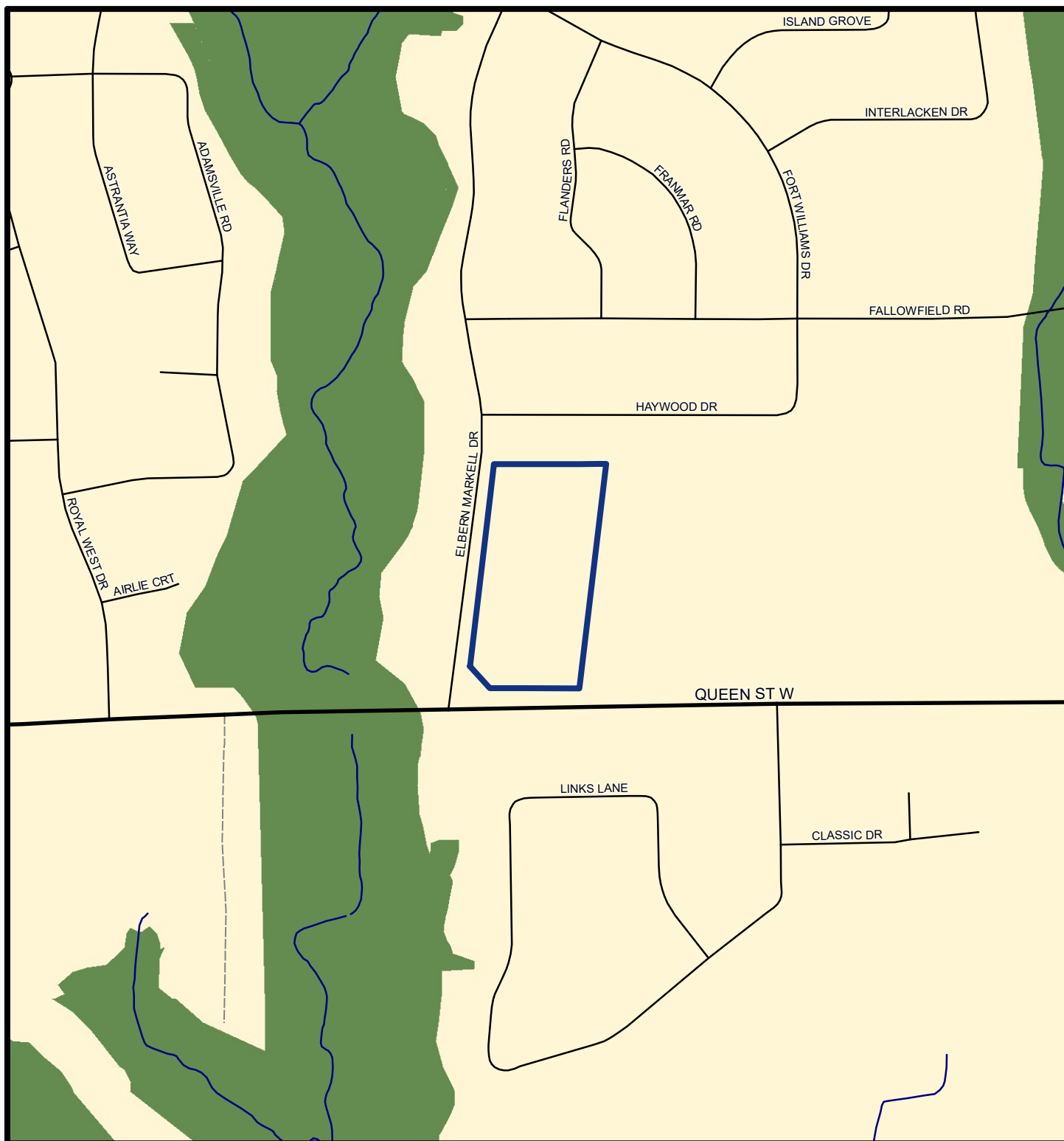
CAL-MARKELL DEVELOPMENTS INC.

CITY FILE: OZS-2022-0038



-  SUBJECT LAND
-  GREENSPACE
-  PROPERTY LINE



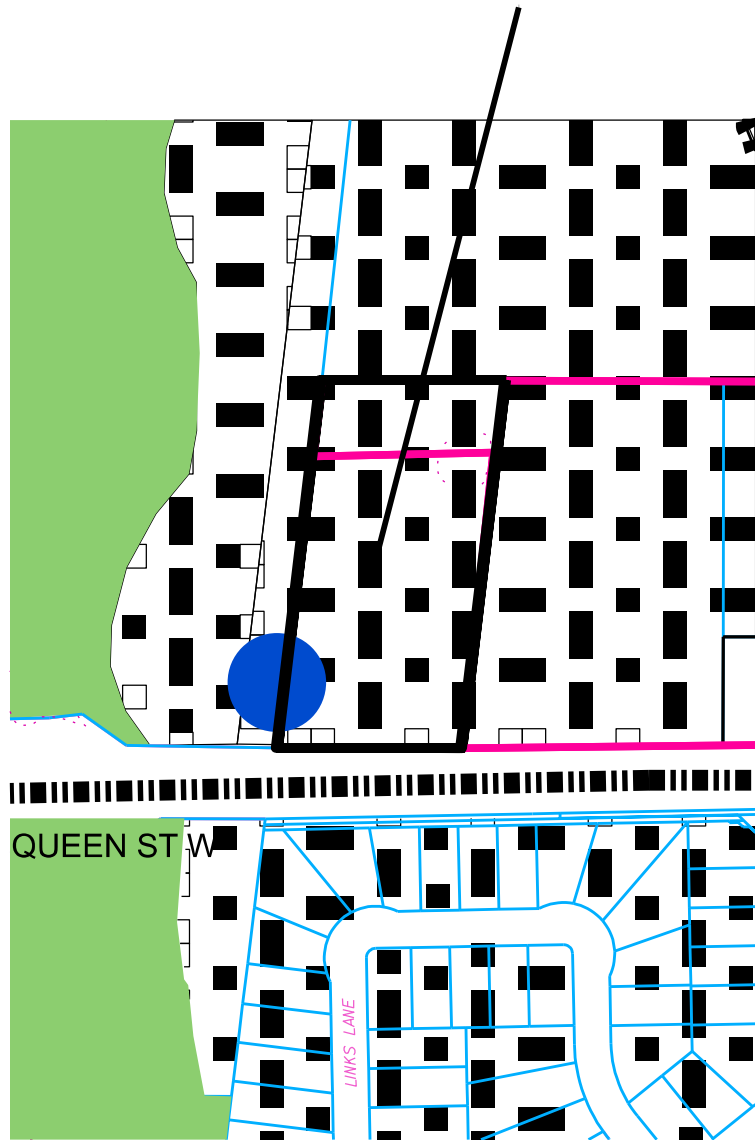


EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

- SUBJECT LAND
- RESIDENTIAL
- OPENSAPCE



SUBJECT LANDS



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

RESIDENTIAL



Executive Housing



Potential Stormwater Management Ponds



**Springbrook Tertiary Plan
OPEN SPACE**

INFRASTRUCTURE

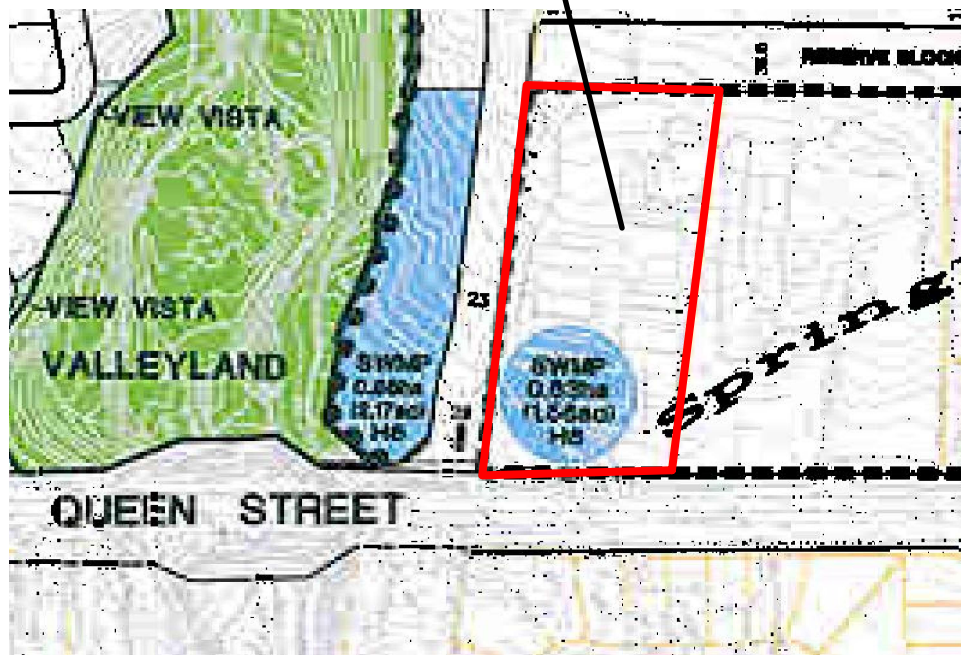


Primary Valleyland

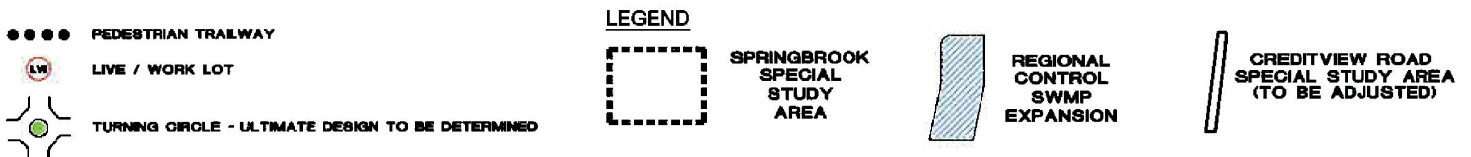


Minor Arterial Roads

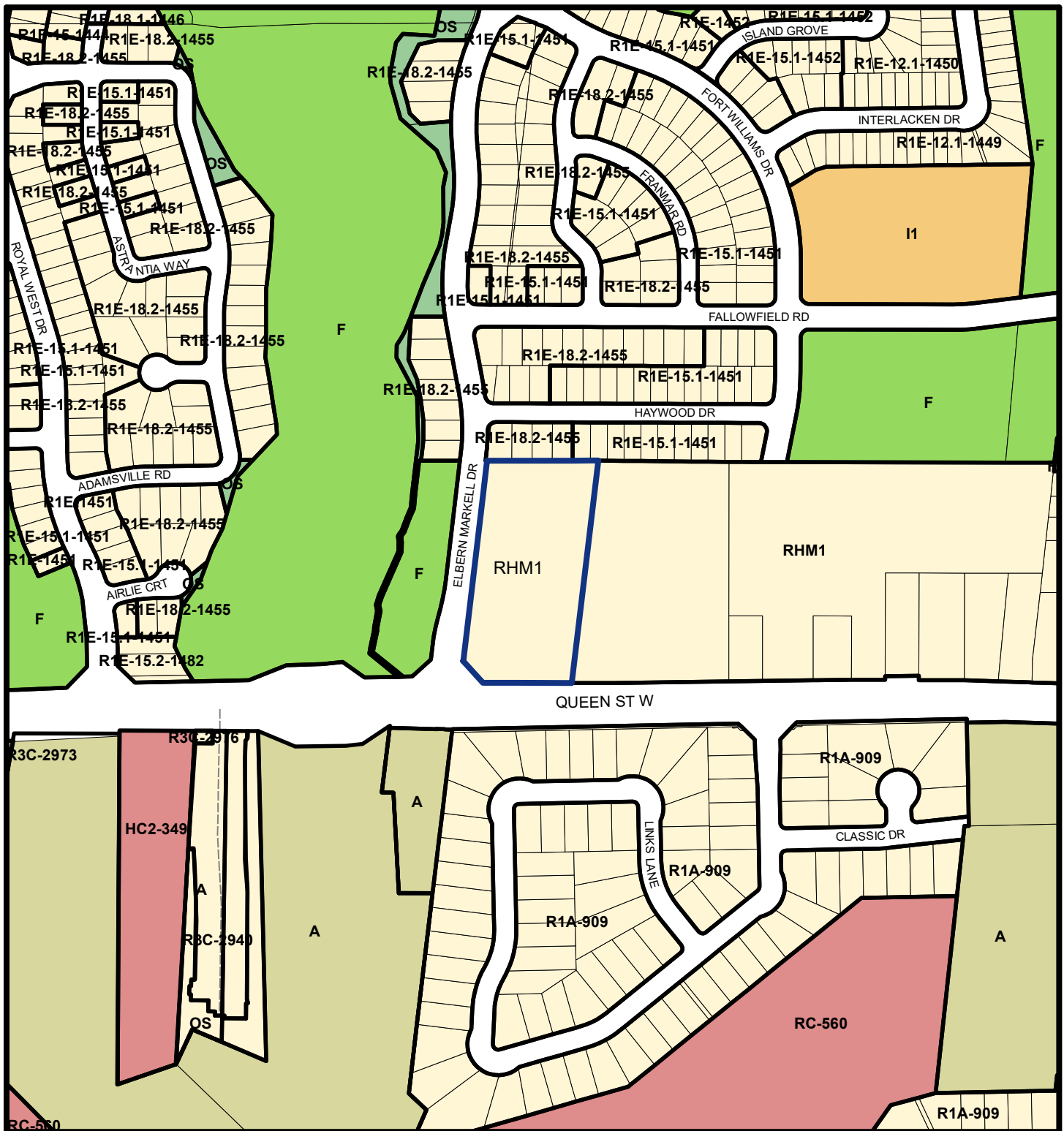
SUBJECT LANDS





EXTRACT FROM BLOCK PLAN 45-2 OF THE DOCUMENT KNOWN AS THE CREDIT VALLEY SECONDARY PLAN



APPENDIX 5



 SUBJECT LAND
  COMMERCIAL
  AGRICULTURAL
  FLOODPLAIN
 RESIDENTIAL
  INSTITUTIONAL
  OPEN SPACE



A horizontal scale bar with a black background. It has white markings at 0, 50, and 100. Below the bar, the word "Metres" is written in black.










Author: ckovac
Date: 2022/09/13

APPENDIX 5
ZONING DESIGNATIONS
KLM PLANNING PARTNERS INC.
CAL-MARKELL DEVELOPMENTS INC.

CITY FILE: OZS-2022-0038



Legend

	SUBJECT LAND		AGRICULTURAL		INSTITUTIONAL		ROAD
			COMMERCIAL		OPEN SPACE		UTILITY
			INDUSTRIAL		RESIDENTIAL		

AERIAL PHOTO DATE: FALL 2021



SUBJECT LANDS



EXTRACT FROM THE DOCUMENT KNOWN AS THE SPRINGBROOK SETTLEMENT TERTIARY PLAN

Legend		Natural Heritage System	
	Tertiary Plan Boundary		Wetland (subject to further study)
	Existing Building Footprint		Woodland (subject to further study)
	Watercourses		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

SUBJECT LANDS



EXTRACT FROM THE DOCUMENT KNOWN AS THE SPRINGBROOK URBAN DESIGN CONCEPT