

**Detailed Planning Analysis**  
**City File Number: OZS-2020-0018**

The Planning Act, Provincial Policy Statement (PPS), The Growth Plan for the Greater Golden Horseshoe (Growth Plan), the Regional Official Plan, the City's Official Plan and the Credit Valley Secondary Plan (Area 45) provide direction and policies that encourage the development of a transit-oriented community that promotes environmental sustainability, superior community design, and the protection of the natural heritage system. These documents support land use planning in a logical, well-designed manner that supports sustainable long term economic viability.

**Planning Act:**

The application is in compliance with matters of provincial interest as identified in Section 2 of the *Planning Act R.S.O 1990* in terms of the following:

- a) *The protection of ecological systems, including natural areas, features and functions;*
- 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;*
- p) *The appropriate location of growth and development;*
- q) *The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and*
- r) *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 proposed development has regard for matters of provincial interest that are set out in the *Planning Act* and represents orderly development in a location that is suitable for growth and development with adequate consideration for the protection of the ecological system. The proposed development relies on the existing water, sanitary and storm and services.

*Section 51(24)- In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to:*

- (a) *the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;*
- (b) *whether the proposed subdivision is premature or in the public interest;*
- (c) *whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*
- (d) *the suitability of the land for the purposes for which it is to be subdivided;*
- (e) *the number, width, location and proposed grades and*

*elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;*

- (f) the dimensions and shapes of the proposed lots;*
- (g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*
- (h) conservation of natural resources and flood control;*
- (i) the adequacy of utilities and municipal services; and,*
- (j) the adequacy of school sites.*

The proposed subdivision has regard for the health, safety, convenience, and welfare of the present and future inhabitants of the municipality. The proposed subdivision, which is deemed to be in public interest for its contribution to the City's housing stock, conforms to the City of Brampton Official Plan and the adjacent plans of subdivision. The subject lands are suitable for the purposes of the proposed subdivision, and the proposed roads along with the surrounding road network are considered to be adequate for the objectives of the subdivision. The dimensions and shapes of the proposed lots are deemed to be appropriate. The existing/proposed utilities and municipal services are considered to be adequate for the proposed development. The natural areas/features and resources would be protected in the proposed subdivision.

These sections of the Planning Act are guiding principles included in the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe. These will be described in the relevant sections below.

### **Provincial Policy Statement (PPS), 2020:**

The *Provincial Policy Statement* sets out fundamental planning principles and provides policy direction on matters of provincial interest related to land use planning and development. This application is consistent with matters of Provincial Interest as identified in the Provincial Policy Statement (PPS).

#### *1.1.1 - healthy, livable 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 range and mix of residential (including second units, 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) *ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;*
- g) *ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs; and*
- h) *promoting development and land use patterns that conserve biodiversity.*

The proposed development includes single detached dwellings that will add to the City's stock of housing supply, rely on the existing municipal infrastructure and public services, and will protect the natural areas/ features. The proposed development also ensures the protection and preservation of the site's natural heritage features. This development will result in a healthy, livable and safe community.

*1.1.3.1 - Settlement areas shall be the focus of growth and development;*

*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;*
- e) *support active transportation;*
- f) *are transit-supportive, where transit is planned, exists or may be developed;*

*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.*

This proposed development is located adjacent to the existing built up area within a settlement area that is defined in the provincial and municipal planning documents. The proposed development is consistent with the goals and intent of the policy as it proposes to efficiently use land and infrastructure through reliance on the existing municipal and public services and preservation of the site's natural heritage features.

*1.5.1 - Healthy, active communities should be promoted by:*

- a) *planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;*

- 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;*

This proposed development is located adjacent to the existing built up area within a settlement area that is defined in the provincial and municipal planning documents. The proposed development is consistent with the goals and intent of the policy as it proposes to efficiently use land and infrastructure through reliance on the existing municipal and public services.

*2.1.1 - Natural features and areas shall be protected for the long term.*

*2.1.8 - Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*

No development has been proposed within or adjacent to the Natural Heritage System (NHS) area. A 10 metre buffer along the valleyland has been established to protect the natural area and features.

The proposed development is consistent with the Provincial Policy Statement 2020.

#### **A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020:**

The *Growth Plan for the Greater Golden Horseshoe* includes policy and direction intended to accommodate and forecast growth in complete communities. These are communities that are well designed to meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes. The subject lands are within the *Designated Greenfield Area* as per the 2020 Growth Plan. As such, the proposal conforms to the following policies of the plan:

*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.*
  
- 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.*

The proposed development is located within the *Designated Greenfield Area* within an urban settlement area (the City of Brampton) that has a delineated built boundary, and will be served

with existing municipal water and wastewater systems. With its location in proximity to the existing commercial uses on Queen Street and the area amenities, connectivity to road network and transit, the proposed development will have the necessary features to be a complete community.

*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 second 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 climate change impacts, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and,*
- g) integrate green infrastructure and appropriate low impact development.*

The proposed development meets these criteria by being located within a *designated growth area* in the City's Official Plan. It also provides housing on a site that is well connected to the local road network, is situated close to a Transit Corridor (Queen Street), and takes advantage of the existing municipal infrastructure, and public services. The proposal also supports the achievement of complete communities by providing low density housing that is in close reach and proximity to a range of amenities.

*2.2.7: Designated Greenfield Areas*

- 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. *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.*

The proposed development will be located close to Transit Corridor, is well served by existing/future municipal infrastructure, public services, and amenities. It also offers publicly accessible open spaces in the area, and other recreational facilities, and encourages opportunities for walking/active transportation.

The combined people and jobs density per hectare proposed by development will help the City meet the minimum density target for Brampton's *Designated Greenfield Area* established in the Growth Plan.

*4.2.2.3: Within the Natural Heritage System for the Growth Plan:*

- a) *new development or site alteration will demonstrate that:*
  - i. *there are no negative impacts on key natural heritage features or key hydrologic features or their functions.*

The proposed development respects the natural heritage area and features, and has no adverse impacts on the adjacent valleylands.

The application conforms to the policies of the Growth Plan (2020).

**Region Official Plan, 2022 (Office Consolidation):**

The *Region of Peel Official Plan* provides a policy framework that facilitates decisions with respect to land use matters. It is intended to guide how the Region will grow and develop while protecting the environment, managing resources, and provides a basis for efficiently managing growth.

The subject lands are located within the *Urban System and Designated Greenfield Area* designation on Schedule E-1 – Regional Structure of the Region of Peel Official Plan. The *Urban System* is comprised of a variety of communities that contain diverse living, working and cultural opportunities. The following objectives are identified for the *Urban System*:

- 5.6.2 - *To establish healthy complete urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characterizing of existing communities.*
- 5.6.3- *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.*
- 5.6.4 - *To achieve an urban structure, form and densities which are pedestrian friendly and transit supportive.*
- 5.6.6. - *To protect, restore, and enhance the natural environment and conserve the resources of the Region, while the ecological integrity and physical characteristics of existing communities in Peel.*

The proposed development will contribute towards achieving the Urban System's objectives by way of developing a compact form of development that respects the environmental areas and features, corresponds to the characteristics of the existing communities, and provides a pedestrian friendly and generally transit supportive environment. The proposed development takes place within the Regional Urban Boundary in addition to demonstrating conformity with policies illustrated in the Regional Official Plan as well as municipal official plans. The proposed development also provides intensification of existing residential land as the existing lot provides five (5) single-detached homes with the proposed development.

### *Greenfield Density*

The subject lands are located within the *Designated Greenfield Area* in the Peel Region Official Plan, to which the following objectives are applicable:

*5.4.19.1: To plan and designate greenfields to contribute to complete communities;*

*5.4.19.2: To achieve compact urban forms within the designated greenfield area that support walking, cycling and the early integration and sustained viability of transit services;*

*5.4.19.3 To achieve a compatible and diverse mix of land uses to support vibrant neighbourhoods;*

*5.4.19.4 To protect and enhance the natural environment and resources*

The proposed development, which is a small extension of the existing low density residential development in the area, conforms to the above noted objectives and policies as it will contribute a compatible land use to support a vibrant neighbourhood. The proposed development will have access to the recreational facilities, amenities and open space available in the area through the existing/proposed road network.

The applications conform to the policies of the Region of Peel Official Plan.

### **City of Brampton Official Plan**

The subject lands are designated as *Communities* and *Designated Greenfield Area* in *Schedule 1 – City Concept* and *Residential* and *Open Space* within *Schedule A – General Land Use Designation* of the Official Plan.

The *Communities* designations are the basic living units of the City that the residents can most relate to and take ownership of. Communities are made up of both existing development and new communities and must be planned using an ecosystem approach and the principles of sustainability.

The *Designated Greenfield Area* designation is comprised of lands outside of the Built Boundary. New communities within the Designated Greenfield Area will contribute to the creation of complete communities by providing a diverse mix of land uses and creating an urban form that supports walking, cycling and transit (Section 3.2.2).

The Official Plan sections for Designated Greenfields that are applicable to this application include, but are not limited to:

3.2.2.1 - *By 2015 and for each year to 2025, a minimum of 40% of all new residential development will occur within the built-up area of the Region of Peel. By 2026 and for each year thereafter, the Region of Peel Official Plan plans for a minimum of 50% of all new residential development within the built-up area of the Region of Peel. Brampton shall contribute at least 26,500 residential units between 2006 and 2031 to the built-up area.*

3.2.2.2 - *Brampton's Designated Greenfield Area forms part of the Region of Peel's Designated Greenfield Area which is planned to achieve a density of 50 residents and jobs combined per hectare by 2031. Brampton shall contribute to this target by planning to achieve a density of 51 persons and jobs per hectare over its Designated Greenfield Area by 2031, in accordance with the Growth Plan policies for measuring density.*

The *Residential* designation predominately permits residential land uses including a full range of dwelling types. The Official Plan policies for Residential areas that are applicable to this application include but are not limited to:

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.*

In addition, the lands are designated *Open Space* within *Schedule A, General Land Use Designations* and *Valleyland / Watercourse Corridor* and *Woodlots* within *Schedule D, Natural Heritage Features and Areas*. The *Open Space* designation of the Official Plan identifies major open space features including public and private open space, valleylands / watercourse corridors, wetlands and woodlands. The Official Plan provides direction for the consideration of development proposals adjacent to lands designated *Valleyland / Watercourse Corridor*. As such, the following shall be taken into account:

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.*

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.*

4.6.7.7 - *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.*

*4.6.8.2 - Development will be in accordance with the City's Woodlot Development Guidelines and the Province's Natural Heritage Reference Manual as updated from time to time. Where a proposed development is within or adjacent to a woodland, the City will require the proponent to submit a Woodland Management Plan for approval prior to the issuance of a grading or building permit. The Management Plan must identify preservation and specific management measures, including conservation buffers that will be observed to protect the woodland and mitigate potential impacts. The Management Plan will also provide a detailed assessment of significant vegetation adjacent to the designated woodland and identify appropriate tree protection measures to be implemented prior to, during and after site construction or alteration.*

*4.6.8.11 - The City may consider and implement planting programs of desired and compatible species on public lands or private lands in conjunction with landowners.*

The Official Plan requires the city's *Designated Greenfield Area* to achieve a density of 51 residents and jobs combined per hectare by 2031. The proposed density for this development is 25.25 units per net residential hectare, which contributes towards the required density target for this area. This satisfies 3.2.2.2 of the Official Plan.

The design of the subdivision is consistent and complements the housing fronting Creditview Road and through the proposed subdivision on Hosta Street. The compact built form and the overall site design protect and enhance the existing natural heritage system at the same time as enhancing the sense of place for residents. In terms of servicing, there are existing watermains, existing and planned sanitary sewer infrastructure that will service the subdivision.

The residential designation shown on "Schedule A" of the City's Official Plan allow the proposed residential uses. The subject lands are subject to the New Housing Mix and Density Category. Under the low density category only single detached homes are permitted with a maximum density of 30 units per net hectare and the proposed density for the low density single detached dwellings are 25.25 units per net hectare. Based on the above, the proposed residential housing types and density conforms to the low density category of the Official Plan.

The proposed residential development is designed according to the Credit Valley Block Plan 45-2 and the proposed built forms of single detached dwellings are compatible with the existing adjacent community. The residential lots proposed are shaped, oriented and developed in a manner that is compatible with the existing NHS features. The natural heritage feature on the subject lands are regulated by the Credit Valley Conservation area and no development is allowed within the natural features. The proposed development will occur only on the *Low Density 1 Residential* designation, with no development proposed within the *Open Space/Valleylands* designation. In order to protect the valleyland and to respect the potential hazards, a 10 metre wide buffer (to be conveyed to the City) has been established along the fringe of the valleylands to the satisfaction of the City and the Credit Valley Conservation Authority (CVC). CVC is generally satisfied with the location of the proposed development on the subject lands adjacent to the valleyland. This satisfies section 4.6.7.1, 4.6.7.4, 4.6.7.7, 4.6.8.8 and 4.6.8.11 of the Official Plan.

Based on the above, staff is satisfied that the proposed development conforms to the general intent and vision of the City of Brampton Official Plan.

## Credit Valley Secondary Plan

The subject lands are within the *Springbrook Tertiary Plan*. In addition, a portion of the subject lands are designated as *Low Density Residential 1, Secondary Valleyland* and *Terrestrial Features*, in the Credit Valley Secondary Plan (SPA 45). The proposal will be evaluated against the Secondary Plan policies to ensure that it conforms to the Plan. (Please refer to Appendix 5).

The Secondary Plan policies that are applicable to the application include but are not limited to:

### *Springbrook Tertiary Plan*

*5.2.7.3 - The Springbrook Tertiary Plan is located at the intersection of Queen Street West and Creditview Road. Properties within the tertiary plan area consist of mainly low density residential properties.*

#### *5.2.7.3 (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.*

#### *5.2.7.3 (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.*

Natural Heritage System is designated on part of the subject property. The proposed zoning for the natural features on the subject property is zoned *Floodplain* to protect it from development. Staff and the Conservation Authority are reviewing the proposed development and associated studies to ensure that appropriate setbacks and other mitigation measures are undertaken. This

satisfies section 5.2.7.3 (c ) i), ii), and iii) of the Secondary Plan. Based on the above, staff is satisfied that the proposed development is consistent with the general intent and vision of the Credit Valley Secondary Plan.

### Low Density 1 Residential

*5.2.4.1 - Lands within the Low Density 1 Residential designation on Schedule SP45(a) shall be developed primarily for a variety of large lot and wide frontage single-detached housing that takes advantage of the locational and natural attributes of the area and acts as a transition between the Executive Residential Area and the conventional areas of the community.*

*5.2.4.2 - In areas designated Low Density 1 Residential on Schedule SP45 (a), the following shall apply, subject to Section 5.2.1 of this Chapter:*

- i) primarily single detached structural units shall be permitted. A limited number of high-end, semi-detached and townhouses may be considered subject to appropriate location and superior site design, architecture and streetscape;*
- ii) limited development of the following complementary uses shall also be permitted without an amendment to this Plan:*
  - o private education facilities;*
  - o libraries;*
  - o day care centres;*
  - o health centres; and*
  - o public recreation facilities.*
- iii) a maximum density of 19.5 units per net residential hectare (8 units per net residential acre) shall be permitted; and,*
- iv) Lots adjacent to areas designated Executive Residential shall have a minimum lot frontage of 12.2 metres (40 feet). In other areas within the Low Density 1 Residential designation lot frontage shall not be less than 11.6 metres (38 feet).*

*5.2.4.4 - On those lands within the Low Density 1 designation, which do not abut and are not directly adjacent to the Executive Residential designation, smaller lot frontages shall be permitted as long as the maximum density of 19.5 units per net hectare (8 units per net acre) is maintained.*

*5.2.4.5 - For lands designated Low Density 1 Residential within the boundaries of Sub-area 5, a maximum density of 24 units per net hectare (9.7 units per net acre) shall be permitted.*

Under the *Low Density 1 Residential* category in the Secondary Plan, single-detached dwellings are permitted. The proposed net density for the development is 25.15 units per hectare, which exceeds the maximum density of 19.5 units per net residential hectare. As described in Section 1.4 of the Official Plan, matters such as identified maximum densities are not to be considered rigid, absolute standards but to represent the desired intent of the municipality. There is sufficient

flexibility to permit minor variation, such as the minimal increase proposed in this application, without the necessity of a formal amendment to the Plan.

The proposed development is for 5 single detached units and the increase in density is minor. The built form and layout follows the approved Block Plan. This satisfies section 5.2.4.1, 5.2.4.2, 5.2.4.4 and 5.2.4.5 of the Secondary Plan.

### Secondary Valleyland

*5.4.2.3 - Lands designated Secondary Valleyland on Schedule SP45 (a) identify natural corridors that currently contribute to the ecological integrity of the sub watersheds. The final limit of Secondary Valleylands will be determined through an Environmental Implementation Report. Secondary Valleylands 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 sub watershed is protected and enhanced. Any residual lands shall revert to the adjacent land use designation without the necessity of further amendment to this Chapter.*

*5.4.2.5 - Appropriate setbacks shall be imposed, if required, from the margin of valleylands so as to have regard for ecological functions and the extent and severity of existing and potential hazards. Setbacks, if required, shall be determined through the preparation of an Environmental Implementation Report, prior to draft approval of affected plans of subdivision and incorporated into the implementing zoning by-law. These considerations have the potential to reduce the total amount of tableland area available for urban development.*

A small easterly part of the property is located adjacent to the Springbrook Tributary corridor. This part of the subject lands is regulated by the Credit Valley Conservation (CVC). The proposed development will occur only on the *Low Density 1 Residential* designation, with no development proposed within the *Valleylands* designation. In order to protect the valleyland and to respect the potential hazards, a 10 metre wide buffer (to be conveyed to the City) has been established along the fringe of the valleylands to the satisfaction of the City and the CVC. CVC is generally satisfied with the location of the proposed development on the subject lands adjacent to the valleyland. It has required a comprehensive restoration and enhancement planting plan for the buffer area at the detailed design stage. The valleyland buffer has been incorporated into the zoning by-law amendment for the proposed subdivision. This satisfies section 5.4.2.4 and 5.4.2.5 of the Secondary Plan.

### Terrestrial Features

*5.4.8.1 - Lands designated Terrestrial Features have been identified as lands, such as wet meadows and woodlots that contribute currently to the ecological integrity of the sub-watershed.*

*5.4.8.2 - The extent of a Terrestrial Feature shall be confirmed through the preparation of an Environmental Implementation Report. Terrestrial Features may be altered or the feature may be replaced, provided it is demonstrated that the current ecological function and integrity of the sub-watershed is protected.*

The limits of the Terrestrial Feature have been determined through an Environmental Impact Study. Thus, this satisfies, 5.4.8.1 and 5.4.8.2 of the Secondary Plan.

The proposed use conforms to the *Low Density 1 Residential and Open Space - Secondary Valleyland* policies of the Secondary Plan.

### **Springbrook Tertiary Plan:**

The objectives of the Springbrook Tertiary Plan are to develop a comprehensive land use plan that will ensure new development is compatible with existing uses in the hamlet, and to identify guidance for the provision of infrastructure to support proposed development, such as road connections, access, and stormwater management, while recognizing the existing settlement pattern and environmental constraints.

The subject lands are designated as *Low Density Residential* within the Tertiary Plan for the Springbrook Area. Low Density Residential uses are to be developed in accordance with the Low Density 1 designation of the City of Brampton Official Plan, to ensure a transition in density and compatibility with the existing Credit Valley community.

The Tertiary Plan shows access to the subject site through the future extension of Hosta Street as part of the redevelopment of the adjacent properties to the north (9084 and 9074 Creditview Road). The extension of Hosta Street was recently approved at the Local Planning Appeal Tribunal (LPAT) on April 1, 2021. The proposed development is in conformity to the vision of the Springbrook Tertiary Plan.

The property is located within the approved Springbrook Community Block Plan for Sub Area 45-2 (Appendix 4A). The Block Plan shows residential development to take place on the subject lands, and along a window road along Creditview Road on the lands to the north. The submitted Tertiary Plan prepared by Gagnon Walker Domes Inc. dated January 28, 2020 (Appendix 4B) demonstrates that the development of the lands north of the subject site is not impeded and an appropriate street and lot layout can be accommodated in a comprehensive and coordinated manner. The Tertiary Plan is generally consistent with Block Plan 45-2 including the road alignment.

### **Block Plan:**

The subject lands are part of Block Plan 45-2 also referred to as the Credit Valley Block Plan, (please refer to Appendix 6). The lands are within the Springbrook Special Study Area. The Block Plan is bounded by Williams Parkway and residential lands to the north, Mississauga Road and existing agricultural lands to the west, Queen Street West and residential lands to the south, and the Springbrook Creek and existing residential lands to the east. Creditview Road bisects the eastern portion of the area and the Huttonville Ravine passes north-south through the western portion of the district.

The Block Plan implements the policies of the City Official Plan and Secondary Plan based on the findings of a number of background studies completed to address environmental, servicing transportation, urban design and growth management considerations. The Block Plan ensures that the development of the new community addresses principles of sustainability and incorporates the principles of the City's Development Guidelines.

The policies related to subject lands and adjacent properties in the Credit Valley Block Plan 45-2 have been replaced by the recently approved Tertiary Plan. The policies in the Tertiary Plan contribute to the Credit Valley Block Plan. Any development on subject lands must address principles of sustainability and incorporates the principles of the City's Development Design Guidelines.

Based on the above, staff is satisfied that the proposed development is consistent with the general intent and vision of the Credit Valley Block Plan 45-2.

### **City of Brampton Zoning By-law:**

The subject property is zoned *Residential Hamlet (RHM1)* as per Zoning By-law 270-2004, as amended. This zoning designation does not permit the proposed residential uses.

The following is an overview and rationale for the key requirements and restrictions contained in the Zoning By-law amendment recommended for approval in Appendix 13 of this report that is required to implement the proposed residential uses.

#### Residential Zoning Permissions

The Zoning By-law amendment proposes to rezone the property to *Residential Single Detached E (R1E-11.0-3678)*, *Residential Single Detached (R1E-11.0)* and *Floodplain (F)* Zone. The Zoning By-law Amendment includes site-specific zoning provisions, including but not limited to lot area, lot depth, yard depths and setbacks for the proposed single detached dwelling units. Other development standards are also included in the proposed by-law amendment as showing in Appendix 13- Draft Zoning By-law Amendment.

#### Technical Requirements

The following technical requirements have been satisfied.

##### Archaeological Assessment (Stage 1 & 2)

Staff has reviewed the Stage 1 and 2 Archaeological Assessment dated 2019 prepared by Detritus Consulting Ltd., dated October 16, 2019 submitted in support of the application. The report contains a copy of the Ministry of Environment, Conservation and Parks acceptance letter for the Stage 1 & 2 Archaeological Assessment for the subject lands. The report identifies that a Stage 1 background study of the subject property was conducted and was indicated that there was an elevated potential for the recovery of archeological resources within the limits of the study area given its proximity to known historical features, thereby necessitating a Stage 2 field investigation. The Stage 2 assessment consisted of a standard test pit survey at five metre intervals and resulted in the identification and documentation of no archaeological resources. Therefore, no further archaeological assessment of the Project Location was recommended. Staff confirm that the Archaeological Assessment requirement for the property has been satisfied.

##### Environmental Noise Assessment (Acoustical Report)

The Environmental Noise Assessment (Acoustical Report) was prepared by Valcoustics Canada Ltd., dated April 13, 2020 to determine noise impacts on the proposed development. The results of the study indicate the predicted sound levels arising from the proposed development are acceptable to the City of Brampton and Ministry of Environment, Conservation and Parks will be

achieved using commonly practiced abatement measures. Engineering staff is satisfied with the results of this study and find it capable of supporting the requested Zoning By-law amendment for the proposed plan of subdivision.

#### *Environmental Impact Study*

A scoped Environmental Impact Study dated May, 2020 (revised July 2022) prepared by R.J. Burnside & Associates Limited was completed for the proposed residential development. The study indicates measures to mitigate anticipated short and long-term impacts for the wetland as part of the greater strategy for retaining this natural feature prior to conveyance to public ownership. The application of the buffer, installation of native species of woody plants and the creation of the wetland enhancement zone are proposed for the residential development. Based on the subject study the proposed development is found to be environmentally feasible and no adverse natural environmental impacts are expected. The draft plan proposes a 5 m wetland buffer and additional planting enhancement to supplement the existing limited diversity of native species. The detailed design will need to ensure the stormwater contribution to the wetland and Redside dace contributing habitat will not be reduced. Through the detailed design stage, Staff will work with the consultant to ensure that the development will lead to an overall improvement in the wetland features and functions when considering the mitigation measures and the stormwater contribution to the wetland is resolved.

#### *Flood Plain Mapping Study*

A Flood Plain Mapping Study dated March 12, 2021 (and revised on January 31, 2022) prepared by Candevcon Limited was completed to investigate the flood plain for a segment of the West Tributary of Springbrook Creek. The southern portion of that plan was designated a Special Study Area. More recently the City of Brampton initiated Tertiary Plan studies for those southern lands.

Prior to the Tertiary Plan, Springbrook Estates Inc. prepared and submitted a draft plan of subdivision for lands situated between Creditview Road and the tributary to Springbrook Creek, south of the termination of Hosta Street. As a result of comments from the City, coordination with properties south of Springbrook Estates' lands was initiated. A concept for the combined lands has been proposed. For all the development proposals, upstream of Queen Street West, the Credit Valley Conservation Authority (CVC) has required that the flood plain of the water course (i.e. Tributary to Springbrook Creek) be assessed and the limits of the flooding have been identified.

#### *Functional Servicing Report and Storm Water Management Report*

A Functional Servicing Report dated May, 2020 prepared by R.J. Burnside & Associates Limited was completed in support of this development application. The purpose of this report is to provide information regarding the stormwater management, sanitary and water servicing proposed to accommodate the proposed development of the Subject Lands and to ensure compatibility with existing services.

Based on the assessment provided above, the existing adjacent infrastructure and proposed servicing scheme can support the proposed draft plan of subdivision and meet the engineering requirements of the City of Brampton. The applicant is currently working with Staff at the City of Brampton, Region of Peel and the Credit Valley Conservation Authority to ensure that they are satisfied that the site can achieve the grading, site servicing, and storm servicing and storm water

management requirements for the site based on the finding of this report. Staff have reviewed the reports and have found them to be generally satisfactory. However, there is some finalization to be done for the report and it is recommend that it be done before final enactment of the Zoning By-law for the development.

#### Phase 1 Environmental Site Assessment

The Phase 1 Environmental Site Assessment (Phase 1 ESA) dated September 13, 2019 was prepared by Terraprobe Inc. in support of the proposed Planning Act applications. The purpose of the Phase 1 ESA is to determine the likelihood of contamination affecting the Subject Lands. The assessment was prepared in accordance with the requirements of Ontario Regulation No. 153/04, as amended to support the filing of the Record of Site Conditions for Subject lands.

Based on the results of the Phase 1 ESA, there were Potentially Contaminating Activities (PCAs) identified within the Phase One Study Area not on the Phase One Property. Based upon the review and evaluation of information gathered from the Phase One ESA, no Areas of Potential Environmental Concern (APECs) have been identified on the Phase One Property arising from the current and historical PCA found within the Phase One. A record of site condition has been filed with the Environmental Site Registry to support the proposed residential development. As such, engineering staff have evaluated the study and have no further concerns with respect to the Environmental Site Assessment.

#### Geotechnical Report

Geotechnical Report dated November 22, 2019 was prepared by Terraprobe Inc. in support of the proposed Planning Act applications. The purpose of the Geotechnical Report is to determine the subsurface soil and ground water conditions, and provide design recommendations. The anticipated construction conditions pertaining to excavation, foundation, basement drainage, earth pressure design, and floor slab were reviewed. Staffs has reviewed the report and found it to be generally satisfactory.

#### Planning Justification Report

The Planning Justification Report prepared by Gagnon Walker Domes (May 2020) was submitted to the City to provide the rationale for the development, and to outline how the proposal aligns with provincial and municipal policy. The report concludes that the objectives of the PPS, the Growth Plan, the Region of Peel Official Plan, and the general intent and vision of the City of Brampton Official Plan, the Credit Valley Secondary Plan (Area 45) and the Sub Area 45-2 Credit Valley Block Plan are satisfied and the development represents good planning. Planning staff have evaluated this study and have found it satisfactory.

#### Tree Inventory and Preservation Report

The Tree Inventory and Preservation plan dated September 17, 2019 prepared by Kuntz Forestry Consulting Inc. identifies an inventory of 36 trees situated on and within six metres of the subject property. There are 33 regulated trees involved with this project of which one represents a hazard and requires removal regardless of proposed construction activities. All remaining trees are clear of proposed construction and are scheduled for preservation. Subsequently, pursuant to the City of Brampton's Tree Preservation By-law (317-2012), the client will submit a permit application to remove trees on site. All tree protection measures should follow the guidelines as set out in the tree preservation plan notes and the tree preservation fencing detail. The report provided



recommendations and tree protection measures for all other trees to be preserved prior to construction. At the subdivision detailed design stage, Staff will determine to take cash-in-lieu compensation for tree removals or agree to additional planting. Open Space staff have evaluated the Tree Inventory and Tree Preservation Plans and have found it satisfactory.