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Internal Commenting Departments  
&  
External Agency Comments

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## Chadda, Neil

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**From:** Lui, Michelle  
**Sent:** 2022/07/27 4:01 PM  
**To:** Chadda, Neil  
**Cc:** Bobb, Compton; Ranjan, Kumar; Charles, Andrew  
**Subject:** RE: RE: Request for Comments to the City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45) File No. Planning, Bld & Ec Dev-2022-237

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Neil,

Brampton Transit has reviewed the attachments provided and Public Meeting Report related to the City- Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45). Our comments are below:

There are existing Zum stations along this segment of Queen Street West that shall be maintained. In addition, there is existing Higher Order Transit (Zum) servicing this corridor. Thus, Brampton Transit is supportive of the proposed increased height and density for lands fronting onto Queen Street West.

Queen Street is identified as a Higher Order Transit corridor. The Region of Peel OP ROW width for this corridor is 45 m (22.5 m from either side of the centerline of the ROW). Region of Peel staff is to ensure that the following ROW requirements are satisfied:

- a) The section of Queen Street along the north east corner of the intersection of Queen Street and Elbern Markell Dr meets the 22.5m requirement from the centerline of the ROW.
- b) The north and south sections of Queen Street, east of the Queen Street/Elbern Markell Dr intersection, adjacent to this property, meet the requirement of 22.5 m on either side of the centerline of the ROW.

In addition the ROW along Creditview Rd adjacent to the development should conform to the maximum ROW width of 26.0 m (13.0 m from the centerline of ROW).

Thank you,

**Michelle Lui**

Planning Coordinator, Transit | City of Brampton  
905 874 2750 x 62397

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**From:** Chadda, Neil <[Neil.Chadda@brampton.ca](mailto:Neil.Chadda@brampton.ca)>  
**Sent:** 2022/07/18 3:46 PM  
**To:** Charles, Andrew <[Andrew.Charles@brampton.ca](mailto:Andrew.Charles@brampton.ca)>  
**Subject:** RE: Request for Comments to the City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45) File No. Planning, Bld & Ec Dev-2022-237

Hello Andrew,

The City of Brampton is undertaking a City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45). On October 26, 2020, Council Resolution PDC123-2020, directed staff to increase the densities for properties located along Queen Street West; as a result, a modified Tertiary Plan was adopted by Council, excluding lands with frontage along Queen Street West. As such, the lands subject to this amendment are currently located outside of the approved Tertiary Plan boundary, which are located at the intersection of Elbern Markell Drive along Queen Street West to the intersection at Creditview Road. Now we are looking to return those lands back

## Chadda, Neil

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**From:** Aftab, Kanwal  
**Sent:** 2022/08/18 9:24 AM  
**To:** Bahy, Dalia; Chadda, Neil  
**Subject:** RE: RE: Request for Comments to the City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45) File No. Planning, Bld & Ec Dev-2022-237  
**Attachments:** Information Report\_KA Comments.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Dalia,

Please find my suggestions for the Information Report. Specifically if the Official Plan is amended, then many of these application will go directly to SPA, and my comments suggest that to ensure the architectural and public realm standards, they should submit an urban design brief.

Below are my two suggested comments:

1. A high quality architectural standard is to ensured through a review of Transit Oriented Mid-Rise Guidelines, and approval of Urban Design Applications for all Site Plan Applications for all mixed-use medium density and mixed-use low density designated areas.
2. A high quality Public Realm standard that is coordinated with the City's Urban Design and Open Space department and regulated through an approved Urban Design Brief.

Thank you,

Kanwal.

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**From:** Bahy, Dalia <Dalia.Bahy@brampton.ca>  
**Sent:** 2022/08/18 8:58 AM  
**To:** Aftab, Kanwal <Kanwal.Aftab@brampton.ca>; Chadda, Neil <Neil.Chadda@brampton.ca>  
**Subject:** RE: RE: Request for Comments to the City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45) File No. Planning, Bld & Ec Dev-2022-237

Yes, please.

The information is in the link below

<https://pub-brampton.escribemeetings.com/Meeting.aspx?Id=a3563bbb-2a01-4d10-84a9-939fea8e2bdc&Agenda=Merged&lang=English&Item=41&Tab=attachments>

Neil,

Could you please confirm if these are the latest available information.

Many thanks to you both!

Best regards,

**Dalia Bahy** | Ph.D., MCIP, RPP, LEED AP. BD+C

## Chadda, Neil

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**From:** Goswami, Shant  
**Sent:** 2022/08/17 2:10 PM  
**To:** Chadda, Neil  
**Subject:** RE: RE: Request for Comments to the City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45) File No. Planning, Bld & Ec Dev-2022-237

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Neil,

My apologies for the late response, I have reviewed the files and I do not believe our team has any comments or concerns based on what is provided. Any future developments in this area will be circulated to us via the Site Plan process where we would provide detailed comments for each site/property. For now I do not see any concerns

Please let me know if you have any further questions

Thank you,

### Shant Goswami

#### Accessibility Coordinator

City of Brampton

M: 437-229-3993

[shant.goswami@brampton.ca](mailto:shant.goswami@brampton.ca)



**Accessibility for Life**



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**From:** Chadda, Neil <Neil.Chadda@brampton.ca>  
**Sent:** 2022/08/17 12:38 PM  
**To:** Goswami, Shant <Shant.Goswami@brampton.ca>  
**Subject:** RE: RE: Request for Comments to the City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45) File No. Planning, Bld & Ec Dev-2022-237

Hi Shant,

I hope you are doing well. This is friendly reminder that comments are due by tomorrow.

Thank you,  
Neil

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**From:** Chadda, Neil  
**Sent:** 2022/07/18 3:42 PM  
**To:** Goswami, Shant <[Shant.Goswami@brampton.ca](mailto:Shant.Goswami@brampton.ca)>  
**Subject:** RE: Request for Comments to the City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45) File No. Planning, Bld & Ec Dev-2022-237

**Chadda, Neil**

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**From:** Hoy, Michael  
**Sent:** 2023/01/06 2:08 PM  
**To:** Chadda, Neil  
**Cc:** Tsang, Constance; Dokoska, Kristina  
**Subject:** RE: RE: Request for Comments to the City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45) File No. Planning, Bld & Ec Dev-2022-237

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Neil,

I think we were circulated and we had no concerns since it was only adding density to the Secondary Plan and didn't impact the natural heritage system.

Cheers,

Michael Hoy  
Manager, Environmental Planning  
Public Works and Engineering  
905.874.2608

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**From:** Chadda, Neil <Neil.Chadda@brampton.ca>  
**Sent:** 2023/01/05 11:55 AM  
**To:** Hoy, Michael <Michael.Hoy@brampton.ca>  
**Subject:** RE: Request for Comments to the City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45) File No. Planning, Bld & Ec Dev-2022-237

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

The City of Brampton is undertaking a City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45). On October 26, 2020, Council Resolution PDC123-2020, directed staff to increase the densities for properties located along Queen Street West; as a result, a modified Tertiary Plan was adopted by Council, excluding lands with frontage along Queen Street West. As such, the lands subject to this amendment are currently located outside of the approved Tertiary Plan boundary, which are located at the intersection of Elbern Markell Drive along Queen Street West to the intersection at Creditview Road. Now we are looking to return those lands back into the Tertiary Plan, and increase the height and density for lands fronting onto Queen Street West.

## Chadda, Neil

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**From:** Monaghan, David  
**Sent:** 2023/01/18 1:27 PM  
**To:** Chadda, Neil  
**Cc:** LaRota, Claudia; Humble, Jeffrey  
**Subject:** RE: RE: Request for Comments to the City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45) File No. Planning, Bld & Ec Dev-2022-237

Sorry for the delay, see below,

### Transportation

- i. A key objective of the Tertiary Plan is to ensure that a coordinated **private or public** road network and approach to access is provided to meet the City's and Region's standards, and to ensure optimization of development opportunity. A conceptual road network, which includes potential accesses to Queen Street West and Creditview Road, is shown on Schedule SP45(b).
- ii. It is the intent of the Tertiary Plan to minimize site access to/from both Queen Street and Creditview Road, and to consolidate accesses between neighbouring properties to the extent possible. The proposed conceptual **private or public** local roads within the Tertiary Plan area will connect with the existing Springbrook road network, in particular through the extension of Hosta Street and Haywood Drive. The final road alignments and accesses to Queen Street West and Creditview Road will be determined as part of the development approval process of applications within the Tertiary Plan.
- iii. As a condition of development approval, applicants will be required to convey the necessary property, construct and/or provide financial contributions to the City's satisfaction, towards the development of new public roads that facilitate the development of the local road network as shown conceptually on Schedule SP45(b). **If private roads are proposed to replace public roads the applicant shall provide all required public access easements required by the City.**
- iv. To ensure that future development within the Tertiary Plan area has an opportunity to front onto a public road, and accesses between neighbouring properties are consolidated, as part of the development approval process, applicants shall be responsible for providing the necessary easements and making other arrangements as may be necessary, to the satisfaction of the City and the Region.
- v. The Tertiary Plan road accesses and network are conceptual, and represent an illustration of a feasible network that best support the policies and principles of the Tertiary Plan. However, the City will consider alternative local road options and accesses, provided the objectives of the Tertiary Plan are maintained, including the completion of the existing road network, minimizing accesses to Queen Street West and Creditview Road, where feasible, and ensuring optimal use of land and development opportunity. Landowners within the Tertiary Plan are encouraged to coordinate with adjacent properties, to create consolidated accesses and an efficient road network.
- vi. Pedestrian connectivity should be provided through trail connections and pedestrian walkways. The Tertiary Plan identifies

a conceptual trail network that promotes better pedestrian connectivity within the area, and provides opportunities for public access to the natural heritage features.

vii. Buildings with frontage on Queen Street West and Creditview Road shall continue to have direct access to the existing road network, until access from an alternative road becomes available, or the property is redeveloped.

David Monaghan  
Supervisor, Traffic Planning| Public Works and Engineering  
T: 905-874-2591 | C: 416-806-0860 |  
1975 Williams Parkway, Brampton

“Notice”

Thank you for your message. I am currently working remotely due to building occupancy limits during COVID-19. Please note Williams Parkway Operations Centre has re-opened to the public by appointment only. For information on safety, closures and reopening, please visit [www.brampton.ca/reopening](http://www.brampton.ca/reopening) To book an appointment, visit [www.brampton.ca/skiptheline](http://www.brampton.ca/skiptheline)

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**From:** Chadda, Neil <Neil.Chadda@brampton.ca>  
**Sent:** 2023/01/17 3:25 PM  
**To:** Monaghan, David <David.Monaghan@brampton.ca>  
**Cc:** LaRota, Claudia <Claudia.LaRota@brampton.ca>; Humble, Jeffrey <Jeffrey.Humble@brampton.ca>  
**Subject:** RE: RE: Request for Comments to the City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45) File No. Planning, Bld & Ec Dev-2022-237

Good afternoon Dave,

The report is now going to the March 6, 2023 P&D committee date. I must have the report completed by next week. Would you be able to provide me with your comments as per our meeting on December 21, 2022.

Thank you,  
Neil

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**From:** Chadda, Neil  
**Sent:** 2023/01/04 12:25 PM  
**To:** Monaghan, David <[David.Monaghan@brampton.ca](mailto:David.Monaghan@brampton.ca)>  
**Cc:** LaRota, Claudia <[Claudia.LaRota@brampton.ca](mailto:Claudia.LaRota@brampton.ca)>  
**Subject:** RE: RE: Request for Comments to the City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45) File No. Planning, Bld & Ec Dev-2022-237

Good afternoon Dave,

Regarding our meeting on January 21, 2023. Can you please provide me with your comments and wording that I can include in the OPA for the Tertiary Plan by Friday?

Thank you,  
Neil

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**From:** Monaghan, David <[David.Monaghan@brampton.ca](mailto:David.Monaghan@brampton.ca)>  
**Sent:** 2022/07/19 12:56 PM  
**To:** Chadda, Neil <[Neil.Chadda@brampton.ca](mailto:Neil.Chadda@brampton.ca)>  
**Subject:** RE: RE: Request for Comments to the City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45) File No. Planning, Bld & Ec Dev-2022-237

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**From:** Chadda, Neil <[Neil.Chadda@brampton.ca](mailto:Neil.Chadda@brampton.ca)>

**Sent:** 2022/07/18 3:48 PM

**To:** Monaghan, David <[David.Monaghan@brampton.ca](mailto:David.Monaghan@brampton.ca)>

**Subject:** RE: Request for Comments to the City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45) File No. Planning, Bld & Ec Dev-2022-237

Hello David,

The City of Brampton is undertaking a City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45). On October 26, 2020, Council Resolution PDC123-2020, directed staff to increase the densities for properties located along Queen Street West; as a result, a modified Tertiary Plan was adopted by Council, excluding lands with frontage along Queen Street West. As such, the lands subject to this amendment are currently located outside of the approved Tertiary Plan boundary, which are located at the intersection of Elbern Markell Drive along Queen Street West to the intersection at Creditview Road. Now we are looking to return those lands back into the Tertiary Plan, and increase the height and density for lands fronting onto Queen Street West.

Attachments:

1. **Location map**, this map indicates the location of the subject lands.
2. **Secondary Plan Designation**, includes **Schedule A**: Springbrook Settlement Area is to be deleted and replaced with Springbrook Tertiary Plan. **Schedule B**: Springbrook Special Policy Area is to be designated as Springbrook Tertiary Plan. **Schedule C**: Springbrook Tertiary Plan identifies the lands which are to be brought back into the Tertiary Plan.
3. **Springbrook Settlement Area Tertiary Plan**: This is the approved modified Tertiary Plan, which excludes the subject lands from the Tertiary Plan. This plan was approved by Council on October 26, 2020.
4. **Urban Design Concept**: this design is an example of what type of heights would be appropriate for the area.
5. **Population Estimates**: Based on the proposed urban design concept, heights will range from 2 storey townhomes to 12 storey mid-rise buildings. Total People + Jobs = 5226.2. Density (People + Jobs/ha) = 221.4.

The following link will take you to the June 6, 2020, Information Report and public meeting. Please see Statutory Public Meeting Report item 5.1:

<https://pub-brampton.escribemeetings.com/Meeting.aspx?Id=a3563bbb-2a01-4d10-84a9-939fea8e2bdc&Agenda=Merged&lang=English&Item=41&Tab=attachments>

If you have any questions or concerns, please do not hesitate to contact me.

Regards,  
Neil

**Neil Chadda, MCIP, RPP**

Policy Planner II, City Planning & Design  
Planning, Building & Economic Development Department  
City of Brampton



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## External Commenting Agencies

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## Chadda, Neil

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**From:** Lingard, Norman <norman.lingard@bell.ca>  
**Sent:** 2022/08/17 12:44 PM  
**To:** Chadda, Neil  
**Subject:** [EXTERNAL]Official Plan Amendment to the Credit Valley Secondary Plan (Area 45)

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Good afternoon Neil,

Thank you for circulating Bell Canada on the above noted initiative. Bell appreciates the opportunity to engage in infrastructure and policies initiatives across Ontario. While we do not have any specific comments or concerns pertaining to this initiative at this time, we would ask that Bell continue to be circulated on any future materials and/or decisions related to this matter. Please forward all future documents to [circulations@wsp.com](mailto:circulations@wsp.com) and should you have any questions, please contact the undersigned.

Yours truly,

Norm Lingard  
Senior Consultant – Municipal Liaison  
Network Provisioning  
[planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) | ☎ 365.440.7617



*\*We note that WSP operates Bell Canada's development, infrastructure and policy tracking systems, which includes the intake and processing of municipal circulations. However, all responses to circulations and requests for information will come directly from Bell Canada, and not from WSP. WSP is not responsible for the provision of comments or other responses.*

## Chadda, Neil

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**From:** FEARON, Christopher <christopher.fearon@canadapost.postescanada.ca>  
**Sent:** 2022/08/08 7:13 PM  
**To:** Chadda, Neil  
**Cc:** City Clerks Office  
**Subject:** [EXTERNAL]RE: Request for Comments to the City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45) File No. Planning, Bld & Ec Dev-2022-237

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Hi Neil,

Thanks for including us in this circulation. Canada Post appreciates the opportunity to comment on applications however, since this application will have no direct impact on mail delivery services and/or our infrastructure to provide same, we have no comments. As individual site plan, condominium or subdivision applications are circulated, we will provide comments for each new application to ensure that our interest relative to proposed new units are included.

Please let me know if you would like to discuss this further.

Regards,

*Christopher Fearon*

Delivery Services Officer  
Delivery Planning, West GTA  
Canada Post Corporation  
200 - 5210 Bradco Blvd  
Mississauga, ON L4W 1G7

Ph: (416) 433-6271

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**From:** Chadda, Neil <Neil.Chadda@brampton.ca>  
**Sent:** Tuesday, July 19, 2022 9:57 AM  
**To:** FEARON, Christopher <christopher.fearon@canadapost.postescanada.ca>  
**Cc:** City Clerks Office <City.ClerksOffice@brampton.ca>  
**Subject:** RE: Request for Comments to the City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45) File No. Planning, Bld & Ec Dev-2022-237

**This email is from an EXTERNAL sender. Please be CAUTIOUS, particularly with links and attachments. | Ce courriel est d'un expéditeur EXTERNE. Soyez PRUDENT, en particulier avec des liens et des pièces jointes.**

Hello Christopher,

The City of Brampton is undertaking a City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45). On October 26, 2020, Council Resolution PDC123-2020, directed staff to increase the densities for properties located along Queen Street West; as a result, a modified Tertiary Plan was adopted by Council, excluding lands with frontage along Queen Street

## Chadda, Neil

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**From:** Municipal Planning <MunicipalPlanning@enbridge.com>  
**Sent:** 2022/07/29 11:36 AM  
**To:** Chadda, Neil  
**Subject:** [EXTERNAL]RE: RE: Request for Comments to the City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45) File No. Planning, Bld & Ec Dev-2022-237

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Thank you for your circulation.

Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to [MunicipalPlanning@Enbridge.com](mailto:MunicipalPlanning@Enbridge.com).

Regards,

**Casey O'Neil** (she/her)  
Sr Analyst Municipal Planning  
Engineering

ENBRIDGE  
TEL: 416-495-5180  
500 Consumers Rd, North York, ON M2J1P8  
enbridge.com  
Safety. Integrity. Respect. Inclusion.

---

**From:** Chadda, Neil <Neil.Chadda@brampton.ca>  
**Sent:** Tuesday, July 19, 2022 9:52 AM  
**To:** Municipal Planning <MunicipalPlanning@enbridge.com>  
**Cc:** City Clerks Office <City.ClerksOffice@brampton.ca>  
**Subject:** [External] RE: Request for Comments to the City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45) File No. Planning, Bld & Ec Dev-2022-237

**CAUTION! EXTERNAL SENDER**

Were you expecting this email? TAKE A CLOSER LOOK. Is the sender legitimate?  
DO NOT click links or open attachments unless you are 100% sure that the email is safe.

Hello Enbridge,

The City of Brampton is undertaking a City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45). On October 26, 2020, Council Resolution PDC123-2020, directed staff to increase the densities for properties located along Queen Street West; as a result, a modified Tertiary Plan was adopted by Council, excluding lands with frontage along Queen Street West. As such, the lands subject to this amendment are currently located outside of the approved Tertiary Plan boundary, which are located at the intersection of Elbern Markell Drive along Queen Street West to the intersection at Creditview Road. Now we are looking to return those lands back

into the Tertiary Plan, and increase the height and density for lands fronting onto Queen Street West.

Attachments:

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4. **Urban Design Concept**: this design is an example of what type of heights would be appropriate for the area.
5. **Population Estimates**: Based on the proposed urban design concept, heights will range from 2 storey townhomes to 12 storey mid-rise buildings. Total People + Jobs = 5226.2. Density (People + Jobs/ha) = 221.4.

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If you have any questions or concerns, please do not hesitate to contact me.

Regards,  
Neil

**Neil Chadda, MCIP, RPP**  
Policy Planner II, City Planning & Design  
Planning, Building & Economic Development Department  
City of Brampton



The City of Brampton is updating the current Official Plan to guide land use and development to 2051, this new Official Plan will be called the *Brampton Plan*. If you would like to receive information regarding the Official Plan review please email us at [opreview@brampton.ca](mailto:opreview@brampton.ca).

Please review the City of Brampton e-mail disclaimer statement at: <http://www.brampton.ca/EN/Online-Services/Pages/Privacy-Statement.aspx>





**Credit Valley  
Conservation**  
inspired by nature

August 18, 2022

City of Brampton  
Planning, Building & Economic Development Department  
2 Wellington Street West  
Brampton, Ontario L6Y 4R2

**Attention: Neil Chadda**

**RE: City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45)  
Part of Lots 5 & 6, Concessions 3 & 4  
City of Brampton**

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Credit Valley Conservation (CVC) staff have now had the opportunity to review the circulation materials for the City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45). We understand that the amendment proposes to include lands along Queen Street West back into the Springbrook Tertiary Plan and increase the building height permissions. Based on our review, we offer the following comments at this time.

Based on our mapping and information available, the subject area is traversed by a tributary of Springbrook Creek and the associated flood and erosion hazards, as well as wetlands. As such, this area is subject to the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 160/06). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of CVC (i.e. the issuance of a permit).

It should be noted that Springbrook Creek is regulated Redside Dace habitat and the Ministry of the Environment, Conservation and Parks should be consulted regarding any requirements for proposed development in proximity to the creek.

CVC staff want to ensure that the proper Natural Heritage System (NHS) is established and protected. All land use schedules should clearly acknowledge the NHS features, including Springbrook Creek and the associated corridor (i.e., natural hazards associated with Springbrook Creek) and the natural heritage features within the subject area. The NHS overlays should be shown on all schedules with the note that further site-specific study will be required to refine the limits of the NHS through development applications.


Some existing applications for proposed development have already undertaken studies in this area, and the extent of features can be updated based on those studies and field verifications, including feature stakings, that have already taken place. For example, the Schedules only show wetland on the east side of Springbrook Creek, north of Queen Street West. Through applications on either side of Springbrook Creek, the wetland has been reviewed further and was found on both sides of the watercourse. This wetland has been studied and is to be protected through future development applications. There has also been wetland identified through further study along Springbrook Creek south of Queen Street West.

If the schedules are not proposed to be updated based on current information available, we recommend adding a clear note that studies should be conducted through development applications to confirm limits of the NHS (i.e., natural hazards and natural heritage features with appropriate buffers), and the NHS should be protected through appropriate zoning and site planning.

Please note that the subject area has been studied through the Springbrook Tertiary Plan Functional Servicing Report (WSP, September 2020) and the Springbrook Tertiary Plan Area Stormwater Management Report (WSP, September 15, 2020). The stormwater management design criteria from these studies is still applicable and should be followed for development applications within the area.

Should you have any questions on the above, please contact the undersigned at 905-670-1615 ext. 325 or [trisha.hughes@cvc.ca](mailto:trisha.hughes@cvc.ca).

Sincerely,

  
Trisha Hughes  
Planner

cc: Michael Hoy, City of Brampton  
Kristina Dokoska, City of Brampton

## Chadda, Neil

---

**From:** Hanson, Nicole <nicole.hanson@peelsb.com>  
**Sent:** 2022/08/10 8:52 AM  
**To:** Chadda, Neil  
**Cc:** Koops, Krystina; Wigle, Julian; Sousa, Phillip; Gooding, Nick; Blakeman, Suzanne  
**Subject:** Fw: [EXTERNAL] RE: RE: Request for Comments to the City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45) File No. Planning, Bld & Ec Dev-2022-237  
**Attachments:** 1 Location Map.pdf; 2 Secondary Plan Designation SP45.pdf; 3 Springbrook Settlement Area Tertiary Plan.pdf; 4 Urban Design Concept.jpg; 5 Population Estimate Option 1.pdf; Springbrook Secondary Plan Area 45 Circulation Letter.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Neil,

The Peel District School Board has reviewed the proposed City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45) and provides the following comments.

The Springbrook Settlement Area Tertiary Plan proposes to remove lands fronting onto Queen Street West to increase density and building heights, which will generate students based on proposed future residential development. Detailed student yields, school accommodation and conditions of draft **approval will be provided following formal application submissions for lands located within the approved Tertiary Plan boundary.**

Respectfully,

*Nicole Natalie Hanson* |  
H.B.A.(D.Mjr), MES(Pl), RPP, MCIP  
Development Planner  
Planning and Accommodation Support Services  
Peel District School Board  
a: 5650 Hurontario Street, Mississauga  
t: 905-890-1010 ext. 2217  
e: [nicole.hanson@peelsb.com](mailto:nicole.hanson@peelsb.com)

*We acknowledge the territory of the Anishinabek, Huron-Wendat, Haudenosaunee and Ojibway/Chippewa Peoples. The land is home to Metis and most recently, the territory of the Mississauga's of the Credit First Nation who are direct descendants of the Mississauga's of the Credit.*

---

**From:** Chadda, Neil  
**Sent:** 2022/07/19 9:20 AM  
**To:** [suzanne.blakeman@peelsb.com](mailto:suzanne.blakeman@peelsb.com)  
**Cc:** City Clerks Office <City.ClerksOffice@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>  
**Subject:** RE: Request for Comments to the City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45) File No. Planning, Bld & Ec Dev-2022-237

Hello Suzanne,

The City of Brampton is undertaking a City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45). On October 26, 2020, Council Resolution PDC123-2020, directed staff to increase the densities for properties located along Queen Street West; as a result, a modified Tertiary Plan was adopted by Council, excluding lands with frontage along Queen Street West. As such, the lands subject to this amendment are currently located outside of the approved



## Chadda, Neil

---

**From:** Koops, Krystina <Krystina.Koops@dpcdsb.org>  
**Sent:** 2022/07/28 2:24 PM  
**To:** Chadda, Neil  
**Cc:** Hanson, Nicole  
**Subject:** [EXTERNAL]Amendment to Credit Valley SP - Springbrook Tertiary plan

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

**RE: Notice of Application and Request for Comments  
Application to Amend the Official Plan  
Springbrook Tertiary Plan**

The Dufferin-Peel Catholic District School Board has reviewed the proposed City-initiated amendment and notes that there is sufficient school accommodation to support the increased densities and building height permissions.

The Board has no comments or objection to the further processing of this application.

Regards,

---

**Krystina Koops, MCIP, RPP**

Planner - Planning Department

Dufferin-Peel Catholic District School Board

40 Matheson Boulevard West, Mississauga ON L5R 1C5

Tel: 905-890-0708 ext. 24407 | Email: [krystina.koops@dpcdsb.org](mailto:krystina.koops@dpcdsb.org)

Website: [www.dpcdsb.org](http://www.dpcdsb.org) | Twitter: [@DPCDSBSchools](https://twitter.com/DPCDSBSchools) | Instagram: [@DPCDSB.Schools](https://www.instagram.com/DPCDSB.Schools)

Facebook: [@DPCDSBSchools](https://www.facebook.com/DPCDSBSchools) | YouTube: [DPCDSBVideos](https://www.youtube.com/DPCDSBVideos)

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## Chadda, Neil

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**From:** planification <planification@csviamonde.ca>  
**Sent:** 2022/07/27 9:50 AM  
**To:** Chadda, Neil  
**Subject:** [EXTERNAL]RE: [EXTERNE] - RE: Request for Comments to the City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45) File No. Planning, Bld & Ec Dev-2022-237

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Good morning Neil,

I just wanted to let you know that Kenny left Viamonde school board last year. I am replacing her as planning officer.

We have no comment on this project.

Best regards,

**Tristan Dussol**  
**Agent de planification | Planning Officer**  
116 Cornelius Parkway | Toronto, On. | M6L 2K5  
Visitez notre site web à [www.csviamonde.ca](http://www.csviamonde.ca)



---

**De :** Chadda, Neil <Neil.Chadda@brampton.ca>  
**Envoyé :** 19 juillet 2022 09:40  
**À :** planification <planification@csviamonde.ca>  
**Cc :** City Clerks Office <City.ClerksOffice@brampton.ca>  
**Objet :** [EXTERNE] - RE: Request for Comments to the City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45) File No. Planning, Bld & Ec Dev-2022-237

Hello Kenny,

The City of Brampton is undertaking a City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45). On October 26, 2020, Council Resolution PDC123-2020, directed staff to increase the densities for properties located along Queen Street West; as a result, a modified Tertiary Plan was adopted by Council, excluding lands with frontage along Queen Street West. As such, the lands subject to this amendment are currently located outside of the approved Tertiary Plan boundary, which are located at the intersection of Elbern Markell Drive along Queen Street West to the intersection at Creditview Road. Now we are looking to return those lands back into the Tertiary Plan, and increase the height and density for lands fronting onto Queen Street West.

Attachments:

1. **Location map**, this map indicates the location of the subject lands.

## Chadda, Neil

---

**From:** Lingard, Norman <norman.lingard@bell.ca>  
**Sent:** 2022/08/17 12:44 PM  
**To:** Chadda, Neil  
**Subject:** [EXTERNAL]Official Plan Amendment to the Credit Valley Secondary Plan (Area 45)

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Good afternoon Neil,

Thank you for circulating Bell Canada on the above noted initiative. Bell appreciates the opportunity to engage in infrastructure and policies initiatives across Ontario. While we do not have any specific comments or concerns pertaining to this initiative at this time, we would ask that Bell continue to be circulated on any future materials and/or decisions related to this matter. Please forward all future documents to [circulations@wsp.com](mailto:circulations@wsp.com) and should you have any questions, please contact the undersigned.

Yours truly,

Norm Lingard  
Senior Consultant – Municipal Liaison  
Network Provisioning  
[planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) | ☎ 365.440.7617



*\*We note that WSP operates Bell Canada's development, infrastructure and policy tracking systems, which includes the intake and processing of municipal circulations. However, all responses to circulations and requests for information will come directly from Bell Canada, and not from WSP. WSP is not responsible for the provision of comments or other responses.*

## Chadda, Neil

---

**From:** FEARON, Christopher <christopher.fearon@canadapost.postescanada.ca>  
**Sent:** 2022/08/08 7:13 PM  
**To:** Chadda, Neil  
**Cc:** City Clerks Office  
**Subject:** [EXTERNAL]RE: Request for Comments to the City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45) File No. Planning, Bld & Ec Dev-2022-237

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hi Neil,

Thanks for including us in this circulation. Canada Post appreciates the opportunity to comment on applications however, since this application will have no direct impact on mail delivery services and/or our infrastructure to provide same, we have no comments. As individual site plan, condominium or subdivision applications are circulated, we will provide comments for each new application to ensure that our interest relative to proposed new units are included.

Please let me know if you would like to discuss this further.

Regards,

*Christopher Fearon*

Delivery Services Officer  
Delivery Planning, West GTA  
Canada Post Corporation  
200 - 5210 Bradco Blvd  
Mississauga, ON L4W 1G7

Ph: (416) 433-6271

---

**From:** Chadda, Neil <Neil.Chadda@brampton.ca>  
**Sent:** Tuesday, July 19, 2022 9:57 AM  
**To:** FEARON, Christopher <christopher.fearon@canadapost.postescanada.ca>  
**Cc:** City Clerks Office <City.ClerksOffice@brampton.ca>  
**Subject:** RE: Request for Comments to the City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45) File No. Planning, Bld & Ec Dev-2022-237

**This email is from an EXTERNAL sender. Please be CAUTIOUS, particularly with links and attachments. | Ce courriel est d'un expéditeur EXTERNE. Soyez PRUDENT, en particulier avec des liens et des pièces jointes.**

Hello Christopher,

The City of Brampton is undertaking a City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45). On October 26, 2020, Council Resolution PDC123-2020, directed staff to increase the densities for properties located along Queen Street West; as a result, a modified Tertiary Plan was adopted by Council, excluding lands with frontage along Queen Street

## Chadda, Neil

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**From:** Municipal Planning <MunicipalPlanning@enbridge.com>  
**Sent:** 2022/07/29 11:36 AM  
**To:** Chadda, Neil  
**Subject:** [EXTERNAL]RE: RE: Request for Comments to the City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45) File No. Planning, Bld & Ec Dev-2022-237

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Thank you for your circulation.

Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to [MunicipalPlanning@Enbridge.com](mailto:MunicipalPlanning@Enbridge.com).

Regards,

**Casey O'Neil** (she/her)  
Sr Analyst Municipal Planning  
Engineering

ENBRIDGE  
TEL: 416-495-5180  
500 Consumers Rd, North York, ON M2J1P8  
enbridge.com  
Safety. Integrity. Respect. Inclusion.

---

**From:** Chadda, Neil <Neil.Chadda@brampton.ca>  
**Sent:** Tuesday, July 19, 2022 9:52 AM  
**To:** Municipal Planning <MunicipalPlanning@enbridge.com>  
**Cc:** City Clerks Office <City.ClerksOffice@brampton.ca>  
**Subject:** [External] RE: Request for Comments to the City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45) File No. Planning, Bld & Ec Dev-2022-237

**CAUTION! EXTERNAL SENDER**

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DO NOT click links or open attachments unless you are 100% sure that the email is safe.

Hello Enbridge,

The City of Brampton is undertaking a City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45). On October 26, 2020, Council Resolution PDC123-2020, directed staff to increase the densities for properties located along Queen Street West; as a result, a modified Tertiary Plan was adopted by Council, excluding lands with frontage along Queen Street West. As such, the lands subject to this amendment are currently located outside of the approved Tertiary Plan boundary, which are located at the intersection of Elbern Markell Drive along Queen Street West to the intersection at Creditview Road. Now we are looking to return those lands back

into the Tertiary Plan, and increase the height and density for lands fronting onto Queen Street West.

Attachments:

1. **Location map**, this map indicates the location of the subject lands.
2. **Secondary Plan Designation**, includes **Schedule A**: Springbrook Settlement Area is to be deleted and replaced with Springbrook Tertiary Plan. **Schedule B**: Springbrook Special Policy Area is to be designated as Springbrook Tertiary Plan. **Schedule C**: Springbrook Tertiary Plan identifies the lands which are to be brought back into the Tertiary Plan.
3. **Springbrook Settlement Area Tertiary Plan**: This is the approved modified Tertiary Plan, which excludes the subject lands from the Tertiary Plan. This plan was approved by Council on October 26, 2020.
4. **Urban Design Concept**: this design is an example of what type of heights would be appropriate for the area.
5. **Population Estimates**: Based on the proposed urban design concept, heights will range from 2 storey townhomes to 12 storey mid-rise buildings. Total People + Jobs = 5226.2. Density (People + Jobs/ha) = 221.4.

The following link will take you to the June 6, 2020, Information Report and public meeting. Please see Statutory Public Meeting Report item 5.1:

<https://pub-brampton.escribemeetings.com/Meeting.aspx?Id=a3563bbb-2a01-4d10-84a9-939fea8e2bdc&Agenda=Merged&lang=English&Item=41&Tab=attachments>

If you have any questions or concerns, please do not hesitate to contact me.

Regards,  
Neil

**Neil Chadda, MCIP, RPP**  
Policy Planner II, City Planning & Design  
Planning, Building & Economic Development Department  
City of Brampton



The City of Brampton is updating the current Official Plan to guide land use and development to 2051, this new Official Plan will be called the *Brampton Plan*. If you would like to receive information regarding the Official Plan review please email us at [opreview@brampton.ca](mailto:opreview@brampton.ca).

Please review the City of Brampton e-mail disclaimer statement at: <http://www.brampton.ca/EN/Online-Services/Pages/Privacy-Statement.aspx>





**Credit Valley  
Conservation**  
inspired by nature

August 18, 2022

City of Brampton  
Planning, Building & Economic Development Department  
2 Wellington Street West  
Brampton, Ontario L6Y 4R2

**Attention: Neil Chadda**

**RE: City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45)  
Part of Lots 5 & 6, Concessions 3 & 4  
City of Brampton**

---

Credit Valley Conservation (CVC) staff have now had the opportunity to review the circulation materials for the City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45). We understand that the amendment proposes to include lands along Queen Street West back into the Springbrook Tertiary Plan and increase the building height permissions. Based on our review, we offer the following comments at this time.

Based on our mapping and information available, the subject area is traversed by a tributary of Springbrook Creek and the associated flood and erosion hazards, as well as wetlands. As such, this area is subject to the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 160/06). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of CVC (i.e. the issuance of a permit).

It should be noted that Springbrook Creek is regulated Redside Dace habitat and the Ministry of the Environment, Conservation and Parks should be consulted regarding any requirements for proposed development in proximity to the creek.

CVC staff want to ensure that the proper Natural Heritage System (NHS) is established and protected. All land use schedules should clearly acknowledge the NHS features, including Springbrook Creek and the associated corridor (i.e., natural hazards associated with Springbrook Creek) and the natural heritage features within the subject area. The NHS overlays should be shown on all schedules with the note that further site-specific study will be required to refine the limits of the NHS through development applications.


Some existing applications for proposed development have already undertaken studies in this area, and the extent of features can be updated based on those studies and field verifications, including feature stakings, that have already taken place. For example, the Schedules only show wetland on the east side of Springbrook Creek, north of Queen Street West. Through applications on either side of Springbrook Creek, the wetland has been reviewed further and was found on both sides of the watercourse. This wetland has been studied and is to be protected through future development applications. There has also been wetland identified through further study along Springbrook Creek south of Queen Street West.

If the schedules are not proposed to be updated based on current information available, we recommend adding a clear note that studies should be conducted through development applications to confirm limits of the NHS (i.e., natural hazards and natural heritage features with appropriate buffers), and the NHS should be protected through appropriate zoning and site planning.

Please note that the subject area has been studied through the Springbrook Tertiary Plan Functional Servicing Report (WSP, September 2020) and the Springbrook Tertiary Plan Area Stormwater Management Report (WSP, September 15, 2020). The stormwater management design criteria from these studies is still applicable and should be followed for development applications within the area.

Should you have any questions on the above, please contact the undersigned at 905-670-1615 ext. 325 or [trisha.hughes@cvc.ca](mailto:trisha.hughes@cvc.ca).

Sincerely,

  
Trisha Hughes  
Planner

cc: Michael Hoy, City of Brampton  
Kristina Dokoska, City of Brampton



## Chadda, Neil

---

**From:** Hanson, Nicole <nicole.hanson@peelsb.com>  
**Sent:** 2022/08/10 8:52 AM  
**To:** Chadda, Neil  
**Cc:** Koops, Krystina; Wigle, Julian; Sousa, Phillip; Gooding, Nick; Blakeman, Suzanne  
**Subject:** Fw: [EXTERNAL] RE: RE: Request for Comments to the City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45) File No. Planning, Bld & Ec Dev-2022-237  
**Attachments:** 1 Location Map.pdf; 2 Secondary Plan Designation SP45.pdf; 3 Springbrook Settlement Area Tertiary Plan.pdf; 4 Urban Design Concept.jpg; 5 Population Estimate Option 1.pdf; Springbrook Secondary Plan Area 45 Circulation Letter.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Neil,

The Peel District School Board has reviewed the proposed City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45) and provides the following comments.

The Springbrook Settlement Area Tertiary Plan proposes to remove lands fronting onto Queen Street West to increase density and building heights, which will generate students based on proposed future residential development. Detailed student yields, school accommodation and conditions of draft **approval will be provided following formal application submissions for lands located within the approved Tertiary Plan boundary.**

Respectfully,

*Nicole Natalie Hanson* |  
H.B.A.(D.Mjr), MES(PI), RPP, MCIP  
Development Planner  
Planning and Accommodation Support Services  
Peel District School Board  
a: 5650 Hurontario Street, Mississauga  
t: 905-890-1010 ext. 2217  
e: [nicole.hanson@peelsb.com](mailto:nicole.hanson@peelsb.com)

*We acknowledge the territory of the Anishinabek, Huron-Wendat, Haudenosaunee and Ojibway/Chippewa Peoples. The land is home to Metis and most recently, the territory of the Mississauga's of the Credit First Nation who are direct descendants of the Mississauga's of the Credit.*

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**From:** Chadda, Neil  
**Sent:** 2022/07/19 9:20 AM  
**To:** [suzanne.blakeman@peelsb.com](mailto:suzanne.blakeman@peelsb.com)  
**Cc:** City Clerks Office <City.ClerksOffice@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>  
**Subject:** RE: Request for Comments to the City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45) File No. Planning, Bld & Ec Dev-2022-237

Hello Suzanne,

The City of Brampton is undertaking a City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45). On October 26, 2020, Council Resolution PDC123-2020, directed staff to increase the densities for properties located along Queen Street West; as a result, a modified Tertiary Plan was adopted by Council, excluding lands with frontage along Queen Street West. As such, the lands subject to this amendment are currently located outside of the approved

## Chadda, Neil

---

**From:** Koops, Krystina <Krystina.Koops@dpcdsb.org>  
**Sent:** 2022/07/28 2:24 PM  
**To:** Chadda, Neil  
**Cc:** Hanson, Nicole  
**Subject:** [EXTERNAL]Amendment to Credit Valley SP - Springbrook Tertiary plan

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**RE: Notice of Application and Request for Comments  
Application to Amend the Official Plan  
Springbrook Tertiary Plan**

The Dufferin-Peel Catholic District School Board has reviewed the proposed City-initiated amendment and notes that there is sufficient school accommodation to support the increased densities and building height permissions.

The Board has no comments or objection to the further processing of this application.

Regards,

---

**Krystina Koops, MCIP, RPP**

Planner - Planning Department

Dufferin-Peel Catholic District School Board

40 Matheson Boulevard West, Mississauga ON L5R 1C5

Tel: 905-890-0708 ext. 24407 | Email: [krystina.koops@dpcdsb.org](mailto:krystina.koops@dpcdsb.org)

Website: [www.dpcdsb.org](http://www.dpcdsb.org) | Twitter: [@DPCDSBSchools](https://twitter.com/DPCDSBSchools) | Instagram: [@DPCDSB.Schools](https://www.instagram.com/DPCDSB.Schools)

Facebook: [@DPCDSBSchools](https://www.facebook.com/DPCDSBSchools) | YouTube: [DPCDSBVideos](https://www.youtube.com/DPCDSBVideos)

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## Chadda, Neil

---

**From:** planification <planification@csviamonde.ca>  
**Sent:** 2022/07/27 9:50 AM  
**To:** Chadda, Neil  
**Subject:** [EXTERNAL]RE: [EXTERNE] - RE: Request for Comments to the City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45) File No. Planning, Bld & Ec Dev-2022-237

**Follow Up Flag:** Follow up  
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Good morning Neil,

I just wanted to let you know that Kenny left Viamonde school board last year. I am replacing her as planning officer.

We have no comment on this project.

Best regards,

**Tristan Dussol**  
**Agent de planification | Planning Officer**  
116 Cornelius Parkway | Toronto, On. | M6L 2K5  
Visitez notre site web à [www.csviamonde.ca](http://www.csviamonde.ca)



---

**De :** Chadda, Neil <Neil.Chadda@brampton.ca>  
**Envoyé :** 19 juillet 2022 09:40  
**À :** planification <planification@csviamonde.ca>  
**Cc :** City Clerks Office <City.ClerksOffice@brampton.ca>  
**Objet :** [EXTERNE] - RE: Request for Comments to the City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45) File No. Planning, Bld & Ec Dev-2022-237

Hello Kenny,

The City of Brampton is undertaking a City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45). On October 26, 2020, Council Resolution PDC123-2020, directed staff to increase the densities for properties located along Queen Street West; as a result, a modified Tertiary Plan was adopted by Council, excluding lands with frontage along Queen Street West. As such, the lands subject to this amendment are currently located outside of the approved Tertiary Plan boundary, which are located at the intersection of Elbern Markell Drive along Queen Street West to the intersection at Creditview Road. Now we are looking to return those lands back into the Tertiary Plan, and increase the height and density for lands fronting onto Queen Street West.

Attachments:

1. **Location map**, this map indicates the location of the subject lands.

## Public Works

10 Peel Centre Dr.  
Suite A  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

[peelregion.ca](http://peelregion.ca)

March 27, 2023

Neil Chadda  
Policy Planner II  
City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[Neil.Chadda@brampton.ca](mailto:Neil.Chadda@brampton.ca)

**RE: Region of Peel Comments  
SP45 Tertiary Plan Official Plan Amendment  
Springbrook Tertiary Plan**

Dear Mr. Chadda,

Region of Peel staff have received and reviewed the City-initiated Draft Official Plan Amendment including Schedules A through D, dated March 16, 2023. The proposed Amendment to the City of Brampton Official Plan and Credit Valley Secondary Plan (Secondary Plan Area 45) will establish a policy framework for future development and redevelopment within the Springbrook Tertiary Plan Area.

The proposed amendment will replace existing policies and revise the scope of the Springbrook Tertiary Plan Area by replacing the previous Springbrook Settlement Area and its policies with new land use designations and policies to achieve a medium density mixed-use vision for the properties along Queen Street West between Creditview Road and Elbern Markell Drive.

The updated tertiary plan proposes an increase in estimated population to 9,800 from the previously planned population of 1,212. This population forecast of 1,212 was supported by the Region of Peel Water and Wastewater Master Plan and the Springbrook Tertiary Plan Background, Analysis and Recommendation Report prepared by WSP Canada Group dated January 7, 2019.

All of the supporting studies must be updated to ensure that all servicing needs, including water, sanitary, and stormwater, are accommodated for this larger population of 9,800 in a logical and ecologically responsible manner.

As has been noted in our review of the previous versions of the draft policies, Regional staff have sought a systems approach to adequately provide the tertiary plan area with water, wastewater, and stormwater servicing. An area wide study is preferred to determine where water, wastewater, and stormwater servicing improvements are required to ensure adequate capacity for the redevelopment of the Springbrook Tertiary Plan Area.

The Region of Peel does not provide stormwater servicing for development, and as such the storm infrastructure is sized to accommodate the Regional Road network. The Region will not accept connection to the Region's storm and culvert infrastructure where alternatives are available through the natural water course or locally managed systems.

Based on our discussion related to the removal of the stand-alone section in the OPA related to cost-sharing or other appropriate agreements, Regional staff are satisfied that the City's Official Plan Policies outlined in Section 4.12 will address phasing and other agreements as appropriate.

With regard to the latest revisions of the draft OPA received on Friday and updated in accordance with Regional input sent to the City, we are now satisfied that the revised draft policies conform with the Regional Official Plan and in accordance with the exemption criteria (By-law 1-2000). We are satisfied with this proceeding for City Council consideration.

The Region looks forward to hearing back from staff following ongoing review of the draft policies and working with the City of Brampton to address any modification which may come from the ongoing review process.

If you have any questions or concerns, please contact either one of us as the tertiary plan transitions from Abiral to me. I can be reached at [dana.jenkins@peelregion.ca](mailto:dana.jenkins@peelregion.ca) or by phone at 905-791-7800 ext. 4027 and Abiral can be reached at [abiral.homagain@peelregion.ca](mailto:abiral.homagain@peelregion.ca) or at 905-791-7800 ext. 8730. Thank you, Neil.

Regards,

*Abiral Homagain*

Abiral Homagain  
Program Support Analyst

*Dana L. Jenkins*

Dana Jenkins  
Principal Planner

cc: John Hardcastle, Manager, Development Services, Region of Peel

---

**Public Works**

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9  
Tel: 905-791-7800 [www.peelregion.ca](http://www.peelregion.ca)