



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

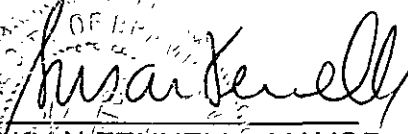
Number 53-2008


To Adopt Amendment Number OP93-**293** and OP2006-**011**
to the Official Plan of the
City of Brampton Planning Area

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number OP93-**293** to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.
2. Amendment Number OP2006-**011** to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this **27** day of **February**, 2008.

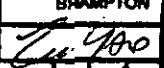

 SUSAN FENNELLE - MAYOR


 KATHRYN ZAMMIT - CLERK

Approved as to Content:



Adrian J. Smith, MCIP, RPP
Director, Planning and Land Development Services

APPROVED AS TO FORM LAW DEPT. BRAMPTON

DATE Feb 2 / 08

AMENDMENT NUMBER OP93 - **293**
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to add policies that establish pre-consultation and complete submission requirements for planning applications.

The effect of this amendment is to enable the City to:

- require applicants to pre-consult with the City prior to submission of applications requiring Planning Act approval as directed in this amendment
- require any additional information and material, besides those prescribed under the Planning Act and regulations that the City considers it may need to assess an application of Official Plan amendments, zoning by-law amendments, draft plans of subdivision, draft plans of condominium, site plans or consents;
- respond to applicants regarding the completeness of their applications for Official Plan amendments, zoning by-law amendments, draft plans of subdivision and draft plans of condominium; and,
- refuse to accept or further consider an application for consent if the required information and material is not submitted.

2.0 Location:

The lands subject to this amendment comprise the whole of the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- 1) by adding to the table of contents in Part One, Section 5 IMPLEMENTATION, the following section after 5.30:

"5.31 Pre-consultation and Complete Submission Requirements"

- 2) by adding the following section to Part One:

"5.31 PRE-CONSULTATION AND COMPLETE SUBMISSION REQUIREMENTS"

5.31.1 Consultation with the Commissioner of Planning, Design and Development (the "Commissioner"), prior to the submission of an application requiring Planning Act approval shall be required for applications for Official Plan amendments, zoning by-law amendments, draft plans of subdivision, draft plans of condominium and site plans. The Region of Peel is encouraged to participate in the City's pre-consultation process. Other affected agencies, such as conservation authorities are encouraged to participate, where appropriate.

5.31.2 Concept site plans, mapping, drawings, reports and technical studies shall be required to support any application requiring Planning Act approval. The supporting information and material required shall be determined by the Commissioner in consultation with the Region of Peel, other appropriate agencies and the applicant prior to the submission of the application as part of the pre-consultation process.

5.31.3 Unless an exemption is granted by the Commissioner under policy 5.31.6, the following information and material shall be required to be submitted as part of any application for an Official Plan amendment, zoning by-law amendment, draft plan of subdivision, and draft plan of condominium and shall be requested as applicable for other applications:

- Environmental Implementation Report or Master Environmental Servicing Plan as appropriate
- Functional Servicing Report
- Noise/Vibration Study
- Traffic Impact Study
- Urban/Civic Design Brief
- Archaeological Study
- Grading and Drainage Plan
- Sediment/Erosion Control Plan
- Concept Site Plan
- Planning Justification Report
- Tree Inventory and Preservation Study
- Hydrogeological Report
- Market Impact/Planned Function Study
- Financial Impact Study
- Top of Bank Demarcation
- Shadow Study
- Facility Fit Plan

- Phase I Environmental Site Assessment
- Phase II Environmental Site Assessment – Record of Site Condition
- Heritage Impact Assessment
- Environmental Impact Report/Environmental Impact Study including sustainable design

5.31.4 In addition to the requirements of policy 5.31.3, the applicant may be required to submit any other supporting information and material that may be identified by the Commissioner during the pre-consultation process involving the applicant as being relevant and necessary to the evaluation of the particular application.

5.31.5 The Commissioner is authorized to:

- i) conduct pre-consultations
- ii) identify the information and materials relevant and necessary to the processing of each application
 - a) at the time of the initial submission as items necessary for the application to be considered
 - b) during the processing of applications in cases where such information and material cannot reasonably be provided at the time of the initial submission

5.31.6 Exemptions to any of the requirements of policy 5.31.3 and any additional requirements pursuant to policy 5.31.4 shall be determined and specified in writing by the Commissioner during the pre-consultation process.

5.31.7 The Commissioner may require that the following information and material may be submitted as part of any application for consent:

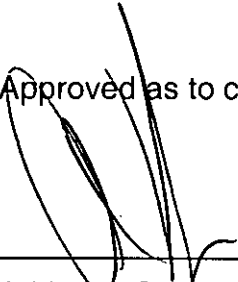
- Environmental site screening checklist
- Tree inventory and preservation study
- Servicing drawing showing existing and proposed watermain, stormwater and sanitary sewer services.

- 5.31.8 For site plan approval, the Commissioner may require drawings showing plan elevations and cross-section views for each building to be erected, in accordance with the Planning Act and section 4.10 of this Plan, which drawings are sufficient to display:
- i) matters relating to exterior design, including the character, scale, appearance, materials, roof top treatment and design features of buildings and their sustainable design; and,
 - ii) the sustainable design elements on any adjoining highway under the City's jurisdiction including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials street furniture, curb ramps, waste and recycling containers and bicycle parking facilities.
- 5.31.9 In determining the scale, scope and timing of any required reports and technical studies, the Commissioner shall consider the nature of the proposal, its relationship to adjacent land uses, the types of planning approval required and the policies of this Plan.
- 5.31.10 All required reports and technical studies shall be prepared in accordance with any standards or specifications applicable within the City by qualified professional consultants retained by and at the expense of the applicant. The Commissioner will review all reports and studies and may also require a peer review by an appropriate public agency retained by the City at the applicant's expense.
- 5.31.11 An application for an Official Plan amendment, zoning by-law amendment, draft plan of subdivision and draft plan of condominium shall be considered complete under the Planning Act when all of the following have been provided to the City:
- i) a fully complete application form which contains all of the requested information;
 - ii) the prescribed application fees;

- iii) any supporting information and material deemed necessary by the Commissioner of Planning, Design and Development required to be provided and identified in the pre-consultation process; and,
- iv) any information identified as required by the Commissioner in accordance with policies 5.31.3 and 5.31.4.

5.31.12 The Commissioner may delegate any of his authority under this section to a director or manager in the Planning, Design and Development Department.”

Approved as to content:



Adrian J. Smith, MCIP RPP
Director, Planning and Land Development Services

AMENDMENT NUMBER OP2006 - **011**
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to add policies that establish pre-consultation and complete submission requirements for planning applications.

The effect of this amendment is to enable the City to:

- require applicants to pre-consult with the City prior to submission of applications requiring Planning Act approval as directed in this amendment
- require any additional information and material, besides those prescribed under the Planning Act and regulations that the City considers it may need to assess an application of Official Plan amendments, zoning by-law amendments, draft plans of subdivision, draft plans of condominium, site plans or consents;
- respond to applicants regarding the completeness of their applications for Official Plan amendments, zoning by-law amendments and draft plans of subdivision, and draft plans of condominium; and,
- refuse to accept or further consider an application for consent if the required information and material is not submitted.

2.0 Location:

The lands subject to this amendment comprise the whole of the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- 1) by adding to the table of contents in Part One, Section 5 IMPLEMENTATION, the following section after 5.31:

"5.32 Pre-consultation and Complete Submission Requirements"

- 2) by adding the following section to Part One:

"5.32 PRE-CONSULTATION AND COMPLETE SUBMISSION REQUIREMENTS"

5.32.1 Consultation with the Commissioner of Planning, Design and Development (the "Commissioner"), prior to the submission of an application requiring Planning Act approval shall be required for applications for Official Plan amendments, zoning by-law amendments, draft plans of subdivision and site plans. The Region of Peel is encouraged to participate in the City's pre-consultation process. Other affected agencies, such as conservation authorities are encouraged to participate, where appropriate.

5.32.2 Concept site plans, mapping, drawings, reports and technical studies shall be required to support any application requiring Planning Act approval. The supporting information and material required shall be determined by the Commissioner in consultation with the Region of Peel, other appropriate agencies and the applicant prior to the submission of the application as part of the pre-consultation process.

5.32.3 Unless an exemption is granted by the Commissioner under policy 5.32.6, the following information and material shall be required to be submitted as part of any application for an Official Plan amendment, zoning by-law amendment, draft plan of subdivision and draft plan of condominium and shall be requested as applicable for other applications:

- Environmental Implementation Report or Master Environmental Servicing Plan as appropriate
- Functional Servicing Report
- Noise/Vibration Study
- Traffic Impact Study
- Urban/Civic Design Brief
- Archaeological Study
- Grading and Drainage Plan
- Sediment/Erosion Control Plan
- Concept Site Plan
- Planning Justification Report
- Tree Inventory and Preservation Study
- Hydrogeological Report
- Market Impact/Planned Function Study
- Financial Impact Study
- Top of Bank Demarcation
- Shadow Study
- Facility Fit Plan

- Phase I Environmental Site Assessment
- Phase II Environmental Site Assessment – Record of Site Condition
- Heritage Impact Assessment
- Environmental Impact Report/Environmental Impact Study, including sustainable design

5.32.4 In addition to the requirements of policy 5.32.3, the applicant may be required to submit any other supporting information and material that may be identified by the Commissioner during the pre-consultation process involving the applicant as being relevant and necessary to the evaluation of the particular application.

5.32.5 The Commissioner is authorized to:

- i) conduct pre-consultations
- ii) identify the information and materials relevant and necessary to the processing of each application
 - a) at the time of the initial submission as items necessary for the application to be considered
 - b) during the processing of applications in cases where such information and material cannot reasonably be provided at the time of the initial submission

5.32.6 Exemptions to any of the requirements of policy 5.32.3 and any additional requirements pursuant to policy 5.32.4 shall be determined and specified in writing by the Commissioner during the pre-consultation process.

5.32.7 The Commissioner may require that the following information and material may be required to be submitted as part of any application for consent:

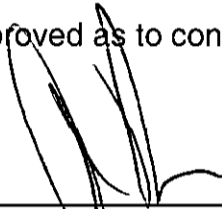
- Environmental site screening checklist
- Tree inventory and preservation study
- Servicing drawing showing existing and proposed watermain and sanitary sewer services.

- 5.32.8 For site plan approval, the Commissioner may require drawings showing plan elevations and cross-section views for each building to be erected, in accordance with the Planning Act and section 4.10 of this Plan, which drawings are sufficient to display:
- i) matters relating to exterior design, including the character, scale, appearance, materials, roof top treatment and design features of buildings and their sustainable design; and,
 - ii) the sustainable design elements on any adjoining highway under the City's jurisdiction including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials street furniture, curb ramps, waste and recycling containers and bicycle parking facilities.
- 5.32.9 In determining the scale, scope and timing of any required reports and technical studies, the Commissioner shall consider the nature of the proposal, its relationship to adjacent land uses, the types of planning approval required and the policies of this Plan.
- 5.32.10 All required reports and technical studies shall be prepared in accordance with any standards or specifications applicable within the City by qualified professional consultants retained by and at the expense of the applicant. The Commissioner will review all reports and studies and may also require a peer review by an appropriate public agency retained by the City at the applicant's expense.
- 5.32.11 An application for an Official Plan amendment, zoning by-law amendment, draft plan of subdivision, and draft plan of condominium shall be considered complete under the Planning Act when all of the following have been provided to the City:
- i) a fully complete application form which contains all of the requested information;
 - ii) the prescribed application fees;

- iii) any supporting information and material deemed necessary by the Commissioner required to be provided and identified in the pre-consultation process; and,
- iv) any supporting information identified as required by the Commissioner in accordance with policies 5.32.3 and 5.32.4

5.32.12 The Commissioner may delegate any of his responsibilities under this section to a director or manager in the Planning, Design and Development Department."

Approved as to content:



Adrian J. Smith, MCIP RPP
Director, Planning and Land Development Services

IN THE MATTER OF the *Planning Act*, R.S.O. 1990,
as amended, section 17

AND IN THE MATTER OF the City of Brampton By-law 53-2008 being a by-law
to adopt Official Plan Amendment OP93-293 and OP2006-011 to Establish
Pre-consultation and Submission Requirements for Planning Applications.

DECLARATION

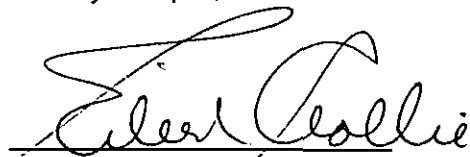
I, Peter Fay, of the City of Mississauga, in the Region of Peel, hereby make oath and
say as follows:

1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such have
knowledge of the matters herein declared:
2. By-law 53-2008 was passed by the Council of the Corporation of the City of
Brampton at its meeting on the 27th day of February, 2008, to adopt Amendment
Number OP93-293 and OP2006-012 to the Official Plan of the City of Brampton
Planning Area.
3. Written notice of By-law 53-2007 as required by section 17(23) of the *Planning Act*
was given on the 7th day of March, 2008, in the manner and in the form and to the
persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
4. No notice of appeal was filed under section 17(24) of the *Planning Act* on or
before the final date for filing objections.
5. OP93-293 and OP2006-011 are now approved and deemed to have come into
effect on the 28th day of March, 2008, in accordance with Section 17(27) of the
Planning Act, R.S.O. 1990, as amended.

And I make this solemn declaration conscientiously believing it to be true and knowing
that it is of the same force and effect as if made under oath.

DECLARED, before me at the)
City of Brampton in the)
Region of Peel this)
1st day of April, 2008.)




A Commissioner, etc.

EILEEN MARGARET COLLIE, A Commissioner
etc., Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires February 2, 2011.