

Terms of Reference for Tertiary Planning

<p>Description:</p>	<p>A Tertiary Plan includes a vision and a detailed land use study intended to guide new development within an area that the City determines would benefit from such a study. Generally, Tertiary Plans address the integrated development of the subject area and includes, but is not limited to land use, the natural heritage system (if applicable), development pattern, development standards, access, right-of-ways, compatibility and urban design. The Official Plan prescribes Tertiary Plan policies in section 5.34.</p> <p>City staff will lead an iterative process to refine the draft Tertiary Plan that considers input from affected landowners and describes how the proposal demonstrates good planning, as per Official Plan policies 5.34.1 and 5.34.2. This will lead to a Draft Tertiary Plan by the applicant to the satisfaction of City staff.</p>
<p>Who should prepare it:</p>	<p>A Tertiary Plan should be prepared by a qualified professional (planner, engineer, architect), who has retained the expertise of specific disciplines identified during the pre-consultation meetings (i.e. traffic, urban design, environment, etc.).</p> <p>The Tertiary Plan will be funded by the applicant.</p> <p>A Tertiary Plan processing fee payable to the City is expected to be established in 2021.</p>
<p>When is it required:</p>	<p>The City may require the applicant to prepare and submit a Tertiary Plan if it meets criteria set out in Policy 5.34.2.</p> <p>Prior to the submission of a corresponding development application, the Applicant must provide the Tertiary Plan processing fee.</p> <p>A Tertiary Plan is required at the time the development applications are submitted.</p>
<p>Required Process/Contents:</p>	<p>If a Tertiary Plan is required, staff will identify the extent/boundary of the area that the Tertiary Plan will apply to. Generally, the boundary of a Tertiary Plan will be based on a natural feature or physical boundary (i.e. road). Tertiary Plans must be to scale and include the items identified in Policy 5.34.4 of the Official Plan. Staff will identify the integral elements that must be addressed in the Tertiary Plan.</p> <p>In addition to the site specific studies required as part of the development application, other studies/requirements may be identified as part of the Tertiary Plan process, as per Policy 5.34.5 of the Official Plan. Examples of such studies include: a Traffic Impact Study, An Urban Design Brief, etc.</p> <p>Prior to the submission of the development application, the Applicant must have completed the engagement process with the City and affected landowners, as per Official Plan Policy 5.34.7.</p> <p>The Applicant must identify and justify the principles of good planning that the Tertiary Plan will clarify.</p>

	<p>The Tertiary Plan Report shall contain:</p> <ol style="list-style-type: none"> 1. Introduction <ul style="list-style-type: none"> • Site location/context • Summary of proposed development and the conceptual area that the proposed Tertiary Plan will apply to. • Background, issues and objectives • Methodology, study approach, Tertiary Plan area, assumptions and rationale 2. Evaluation of Integral Elements <ul style="list-style-type: none"> • Site specific matters with respect to the application will be considered in identifying the integral elements of a Tertiary Plan that will facilitate the orderly and holistic development (or, redevelopment) of the Tertiary Plan area. These will include , but not be limited to,: • Internal Road network • Land Use pattern • Built Form • Consideration of Environmental Features 3. Principles of Good Planning <ul style="list-style-type: none"> • Planning rationale to justify the proposed Tertiary Plan, in accordance with the existing Planning policy regime: PPS, Planning Act, Growth Plan, Brampton Official Plan, Secondary Plan • Consider previous Tertiary Plans (as applicable). • Clearly demonstrate how the site parcel will relate/function with the adjacent properties. 4. Conceptual Layout <ul style="list-style-type: none"> • Layout identifying the site parcel, in the context of the Tertiary Plan area. This concept will illustrate a potential future land use plan. 5. Conclusion and Recommendations 6. Executive Summary
<p>Notes:</p>	<p>If the submitted study is incomplete, or is authored by an unqualified individual, or does not contain adequate analysis, the application will be considered incomplete and returned to the applicant.</p> <p>The City may peer review the submitted Study, at the expense of the applicant.</p>

	The Applicant is strongly encouraged to review Section 5.34 Tertiary Plans the Official Plan for more information.