



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2022

To Adopt Amendment Number OP2006-  
to the Official Plan of the  
City of Brampton Planning Area

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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 OP2006- \_\_\_\_\_ to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

ENACTED and PASSED this [enter date] day of [enter month], 2022.

Approved as to  
form.

20 \_\_/month/day

[insert name]

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to  
content.

20 \_\_/month/day

[insert name]

\_\_\_\_\_  
Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006-\_\_\_\_\_

TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of the Official Plan Amendment (OPA) is to modify the text of Brampton's Official Plan to update the policies related to Pre-consultation and complete application submission requirements. The goal of the amended policies is to improve the review process for planning applications by requiring early collaboration between applicants, staff and other stakeholders on development proposals to reach agreement on key facets of the development.

2.0 Location:

This amendment applies City-wide.

3.0 Amendments and Policies Relevant Thereto:

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

- (1) by deleting Section 5.32 – Pre-Consultation and Complete Submission Requirements in its entirety and replacing it with the following:

“5.32 An Effective Approach to Reviewing Development Proposals

5.32.1 Pre-Consultation Application Requirements

Pre-consultations are an integral part of the development application process. To support the submission of a complete application, the Pre-consultation process allows for collaboration between the City and applicants on the design of the development, which leads to an efficient and effective development review process. The Pre-consultation process precedes the filing of any formal application.

5.32.1.1 Pre-consultation with City staff prior to the submission of an application requiring *Planning Act* approval will be required for applications for amendments to the Official Plan and Secondary Plans, amendments to the Zoning By-law, site plan approval, plan of subdivision, plan of condominium and development permit applications.

5.32.1.2 External commenting agencies, such as the Region of Peel, School Boards and Conservation Authorities, shall be circulated Pre-consultation applications, where appropriate, and provide comments on matters of particular relevance for their jurisdiction.

5.32.1.3 The specific plans and reports/studies that are required to be submitted together with the application form will be identified at the pre-consultation meeting.

5.32.1.4 An agreed-upon Terms of Reference between the City, external agencies and the applicant for all required reports/studies shall be determined during the Pre-consultation process.

- 5.32.1.5 Prior to the submission of a complete application, development proposals that are significant because of scale, location or other matters are significant to development of an area may be required to participate in a co-design process with the City. The purpose of the co-design process is to advance the planning for a development proposal and achieve agreement on key elements of the development, including, but not limited to, street network design, community infrastructure, park size and location, land use, and key built form elements. Participants of the co-design process will include the applicant, City staff, and where appropriate representatives from external agencies. Supporting studies and revisions to plans may be required as part of the co-design process.
- 5.32.1.6 The City may require a community engagement meeting prior to the submission of an application for an Official Plan amendment, Zoning By-law amendment or an application for a plan of subdivision. The applicant is required to host the community engagement meeting in conjunction with planning staff from the City.

Applicants must address the feedback received through the public consultation process in the Planning Justification Report (required as part of a complete application) by detailing how the comments have been addressed in the submission, or providing justification as to why comments have not been addressed in the submission.

#### 5.32.2 Complete Submission Requirements

The purpose of a complete application submission is to ensure that all the relevant and required information pertaining to a development application is available at the time of submission to assist planning staff in providing a recommendation on the application, to enable City Council and its delegated approval authorities to make informed decisions within the prescribed period of time, and to ensure that the public and other stakeholders have access to all relevant information early in the planning process.

- 5.32.2.1 The City may require any of the following studies to be submitted for applications to amend the Official Plan and/or Zoning By-law, draft plan of subdivision, draft plan of condominium, site plan approval, and development permit application in order for the application to be considered complete:
- a. Planning Justification Report
  - b. Housing Analysis or a Housing Assessment Report
  - c. Rental Conversion Report
  - d. Market Impact/Planned Function Study
  - e. Financial Impact Study
  - f. Phasing Plan
  - g. Concept Site Plan
  - h. Transportation Study
  - i. Area-Specific Urban Design Guidelines

- j. Shadow Study
- k. Micro-Climate Wind Study
- l. Health Assessment (in accordance with the Region's Healthy Development Framework)
- m. Sustainability Score and Summary
- n. Energy Management Plan/ Energy Model
- o. Community Energy Plan/Integrated Energy Plan
- p. Alternative and Renewable Energy Systems Feasibility Study
- q. Functional Servicing Report
- r. Environmental Implementation Report
- s. Subwatershed Study
- t. Vegetation Assessment Report/Tree Evaluation Report/Tree Preservation Plan
- u. Woodland Management Plan
- v. Invasive Species Management Plan
- w. Noise/Vibration Study
- x. Grading and Drainage Plan
- y. Sediment/Erosion Control Plan
- z. Wetland Management Plan
- aa. Air Quality Impact Report
- bb. Hydrogeological Report
- cc. Phase I Environmental Site Assessment
- dd. Phase II Environmental Site Assessment –  
Record of Site Condition
- ee. Cultural Heritage Evaluation Report
- ff. Archaeological Assessment
- gg. Heritage Impact Assessment
- hh. Heritage Conservation Plan
- ii. Heritage Documentation Report
- jj. A Community Infrastructure Impact Study
- kk. Adaptation Checklist
- ll. Compatibility/Mitigation Study
- mm. Community Facilities Study/ Community Services and Facilities Assessment and Strategy
- nn. Facility Fit Plan
- oo. Tertiary Plan / Precinct Plan
- pp. Facilities/Structures/Site Conditions Inspection Report

5.32.1.2 All reports/studies and plans required for a complete application shall be prepared in accordance with an

approved Terms of Reference and shall be signed off by a qualified, registered, and/or licensed professional.

5.32.1.3 In addition to the prescribed information required by the *Planning Act*, and the report/studies outlined in Section 5.32.1.1 of this Plan, additional studies, information and materials may be required by the City or an external agency to assist in understanding, evaluating and making recommendations on the application, and to ensure that sufficient information in an appropriate format can be made available to the commenting agencies and the public, and to City Council and its delegated approval authorities. This information will be set out during the Pre-consultation process.

5.32.1.4 An application will be deemed complete by the City when:

- a. The prescribed application fees have been paid;
- b. The submission of a fully complete application form that contains all of the requested information;
- c. When all required plans have been submitted;
- d. When all required report/studies have been submitted to the City and it has been confirmed that the report/studies address all matters in the approved Terms of Reference and have been signed-off by a qualified, registered, and/or licensed professional;
- e. The clearances from the applicable City Departments or external agency on matters of particular relevance for their jurisdiction on a development proposal, including but not limited to:
  - i. Servicing capacity
  - ii. Street layout
  - iii. Confirmation of development limits
  - iv. Acceptance of archaeological assessments
  - v. Confirmation of school sites (if applicable)
  - vi. For a site plan approval application, conformity to the Comprehensive Zoning By-law
  - vii. Achieving the minimum performance standards shall be achieved under the Sustainable New Communities Program.
- f. The completion of the co-design process (if applicable);

5.32.1.5 The City may refuse any other information and materials submitted as part of a complete application(s) if it considers the quality of the submission unsatisfactory and is not considered to be in accordance with the applicable Terms of Reference.

5.32.1.7 The following information and material may be submitted as part of any application for consent:

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

5.32.1.8 Prior to the submission of a complete *Planning Act* application, where complete application requirements have been determined through a formal Pre-consultation

application process prior to January 1, 2023, the City may:  
a) amend the formal Pre-consultation requirements; or b)  
require a new Pre-Consultation application.

- 5.32.1.9 Exemptions to any of the requirements of a complete application and any additional requirements will be determined and specified during the pre-consultation process.”

**EXPLANATORY NOTE**

**THE PURPOSE OF BY-LAW** \_\_\_\_\_

The purpose of By-law \_\_\_\_\_ is to amend the Official Plan.

**EFFECT OF THE BY-LAW**

The effect of By-law is to update the Official Plan policies related to the Pre-consultation application process and determining completeness for planning applications.

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**LOCATION OF LANDS AFFECTED**

The lands affected by By-law \_\_\_\_\_ are City-wide.