

Terms of Reference:

Growth Management Staging and Sequencing Strategy

Description:

A Growth Management Staging and Sequencing Strategy (GMSSS) identifies a proposed growth management strategy to coordinate the staging of growth with necessary infrastructure investments in a specific area. The GMSSS evaluates opportunities and outlines strategies to inform growth management, in alignment with Brampton's Growth Management Program and policies of Brampton Plan.

When Required:

A GMSSS is required to determine the planning rationale of area-specific matters in relation to growth management at the Precinct Plan or Area Plan level, when requested by City staff.

Prepared By:

A qualified professional, who has retained the expertise of specific disciplines as it relates to the drafting of a GMSSS (e.g., a Registered Professional Planner).

Content:

1. Introduction

Provide a brief overview of the Precinct and of the intent and layout of the GMSSS shall include, but not be limited to:

- Description of the location
- Map of, and key points from, the Precinct Plan
- Overview descriptions of Site-specific Zoning By-law Amendments
- Draft Plan of Subdivision Applications
- Land Use Planning Justification Report
- List and map of participating Block Plan Area Landowners

2. Background and Policy Context

- Outline how the GMSSS adheres to Brampton's Growth Management Program
- Outline how the GMSSS adheres to the Growth Management Policy Framework as outlined in Brampton Plan

3. General Staging and Sequencing

- Identify development staging areas within the Precinct to establish a logical order by which development could proceed based on the principles of Brampton Plan, incorporating required spine services and community amenities and generally represent the individual Draft Plans of Subdivision to



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be prepared by landowners. Implementation conditions are tied to the sub-areas

4. Lists of Integral Elements

- Identify the infrastructure elements in both list and map form that is required to support the proposed development , inclusive of inputs and data from other corresponding technical studies undertaken for the area
- These may include, but not be limited to:
 - Land uses
 - Road network
 - Transit
 - Sewer & water infrastructure
 - Schools
 - Parks & recreation facilities
 - Emergency services
 - Employment & economic development
 - Natural systems & resources
 - Heritage

5. Implementation Conditions

- List of implementation conditions that link the provision of infrastructure prior to draft plan approval or prior to final plan registration in each sub-area, as outlined in the City's Recommendation Report for the application as well as any associated agreements between the City and the land owner(s).

6. Cost Sharing Agreements

- Contact information of the Trustee
- Cost Sharing Agreement mapping of participating landowners

7. Conclusion

8. List of Tables and/or Figures

Additional Resources:

- For more information, please contact: Planning.Development@brampton.ca

