

# General Overview of the Block Plan Process

## Pre-Consultation

## Application and Terms of Reference

## Plan Preparation and Review

### STEP 1

#### Land Owner Preparation

- ❑ Discussions with all land owners in the specific Block Plan area
- ❑ Early concepts (if any)
- ❑ Land owners are encouraged to identify a proponent representative to contact City Development Planning Staff for initial discussion prior to scheduling the required Pre-Consultation Kick Off Meeting.

### STEP 2

#### Pre-Consultation Kick Off Meeting

- This meeting is an opportunity for information sharing between Block Plan proponents and City staff.
- General process and technical requirements will be discussed, identifying studies to be addressed in the specific Block Plan Terms of Reference.
- It also provides an opportunity to present and receive feedback on preliminary concepts.

### STEP 3

#### Prepare Block Plan Terms Of Reference

- ❑ Confirm land owner/proponent representative(s)
- ❑ Confirm all Block Plan land owners have been invited to participate and verify participant status
- ❑ Complete your draft Block Plan Terms of Reference and submit to City Staff

### STEP 4

#### Application Form & Fees

1. [Application](#)
2. [Planning Fees](#)
3. [Engineering Fees](#)

Submit with draft Block Plan Terms of Reference

#### City of Brantford Block Plan Team Review

### STEP 5

City Staff Block Planning Team will review your application and Terms of Reference

### STEP 6

Amend Terms of Reference and re-submit (as necessary)

### STEP 7

#### Block Plan Terms of Reference for specific Block Plan area Approved by City Staff

### STEP 8

#### Prepare Block Plan

#### 8a Block Servicing Strategy

- Environmental Impact Study (EIS)
- Master Servicing Plan (MSP)
- Traffic Impact Study (TIS)
- Any other studies discussed and required by the approved Terms of Reference for the specific Block Plan area

### STEP 9

Submit/Present your draft Block Plan (8a, 8b and 8c) to City Staff

### STEP 10

City Staff Block Planning Team will review your Block Plan

### STEP 11

Amend Block Plan and re-submit (as necessary)

### STEP 12

Block Plan Approved by City Staff

#### 8b Conceptual Master Plan

- Streets and Blocks
- Public Realm – Streetscape Design
- Land Use Mix and Density Distribution
- Built Form Design and Typology
- Natural Heritage System
- Parks, Open Spaces, and Community Uses
- Road, Transit and Active Transportation Network
- Servicing, including stormwater management facilities and utilities
- Other Considerations such as sustainable best practices, cultural heritage resources, views and vistas, phasing

#### 8c Block Plan Document

Explains the design rationale for all components of the Conceptual Master Plan

- Vision and Purpose
- Background and Existing Conditions
- City Policy and Design Context
- Block Plan Design and Development Considerations

Proceed to Next Stage of the Planning Process (Draft Plan of Subdivision)