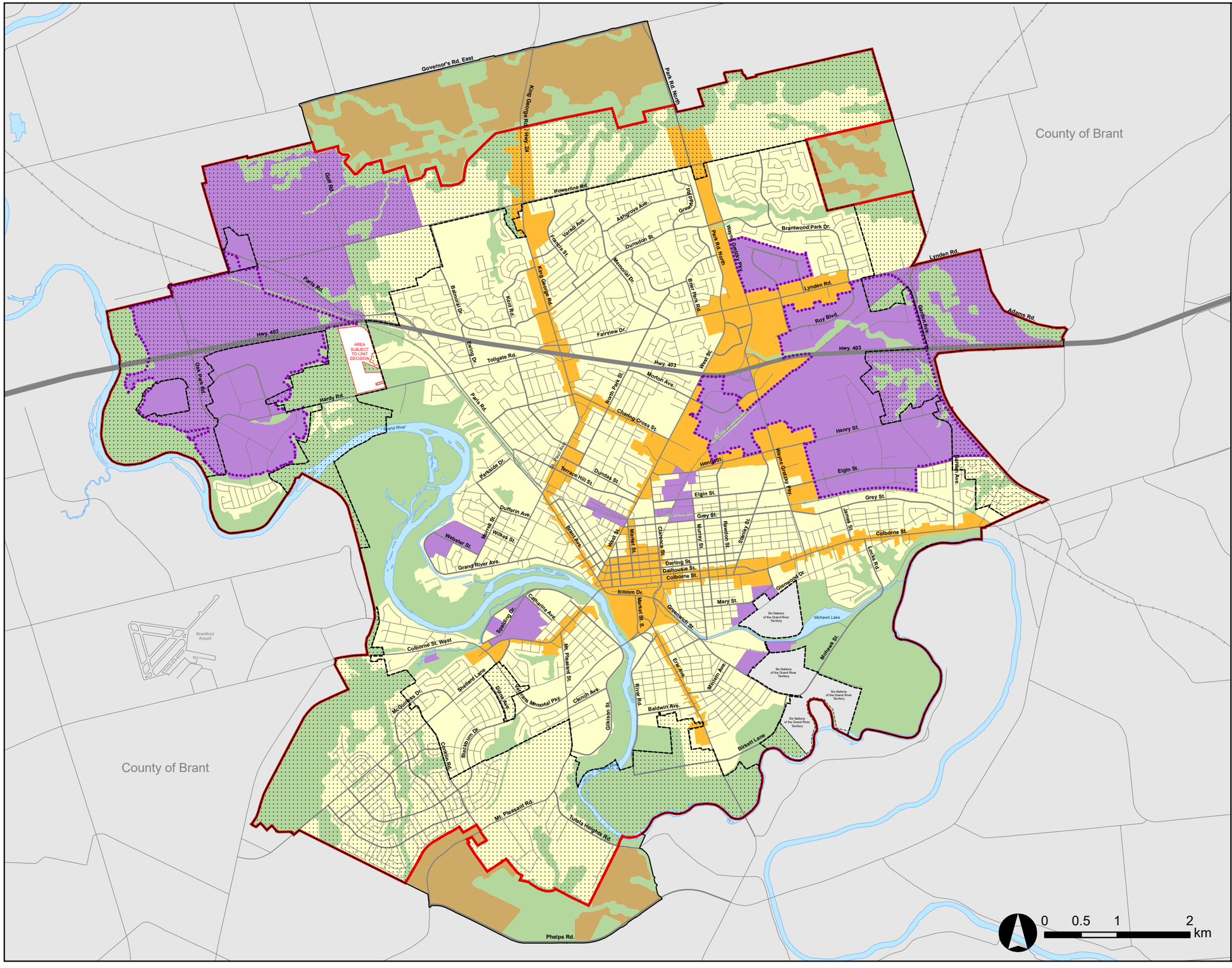
City of Brantford
Official Plan

Schedule 1
Growth Management



Legend

- Municipal Boundary
- Core Natural Areas
- Settlement Area Boundary
- Delineated Built-up Area
- Designated Greenfield Area
- Neighbourhoods
- Strategic Growth Areas
- Employment Areas
- Rural/Agricultural Area
- Provincially Significant Employment Zones
- Subject to Local Planning Appeal Tribunal Decision

CITY OF BRANTFORD

2026-07-30

City of Brantford
Official Plan

Schedule 2

Designated Greenfield Area Density and Block Plan Boundaries

Legend

- Designated Greenfield Area
- Density target of 55 residents and jobs combined per hectare
- Density target of 60 residents and jobs combined per hectare
- Density target of 25 jobs per hectare
- Name — Block Plan Areas
- Core Natural Areas

County of Brant

Powerline East
Powerline Central
Powerline West
Balmoral
Lynden Garden
Tutela Heights West
Tutela Heights South
Tutela Heights East

AREA SUBJECT TO LPAT DECISION

Governor's Rd. East
King George Rd.
Hwy. 24
Park Rd. North
Powerline Rd.
Dover Rd.
Paris Rd.
Balmoral Dr.
Kent Rd.
Varadi Ave.
Franklin St.
Ashgrove Ave.
Dunsdon St.
Memorial Dr.
Briar Park Rd.
Wayne Gretzky Pkwy.
Brantwood Park Dr.
Lynden Rd.
Roy Blvd.
Griffin Ave.
Adams Rd.
Hwy. 403
Oak Park Rd.
Hardy Rd.
Irving Dr.
Tollgate Rd.
Fairview Dr.
West St.
Morton Ave.
North Park St.
Charing Cross St.
Grand River
Parkside Dr.
St. Paul Ave.
Terrace Hill St.
Dundas St.
Henry St.
Elgin St.
Grey St.
Dufferin Ave.
Webster St.
Wilkes St.
Grand River Ave.
Brant Ave.
Clarence St.
Murray St.
Rawdon St.
Stanley St.
James St.
Colborne St.
Locks Rd.
Darling St.
Dalhousie St.
Icomm Dr.
Market St.
Mary St.
Glenwood Dr.
Six Nations of the Grand River Territory
Mohawk Lake
Mohawk St.
Greenwich St.
Erie Ave.
Mohawk Ave.
Baldwin Ave.
Birkett Lane
River Rd.
Gilkison St.
Clench Ave.
Mt. Pleasant St.
Shetland Lane
Golfers Way
Williams Memorial Pkwy.
McClung Dr.
Blackburn Dr.
Cornlea Rd.
Colborne St. West
Spadina Dr.
Catharine Ave.
Brantford Airport
Mt. Pleasant Rd.
Tutela Heights Rd.
Phelps Rd.

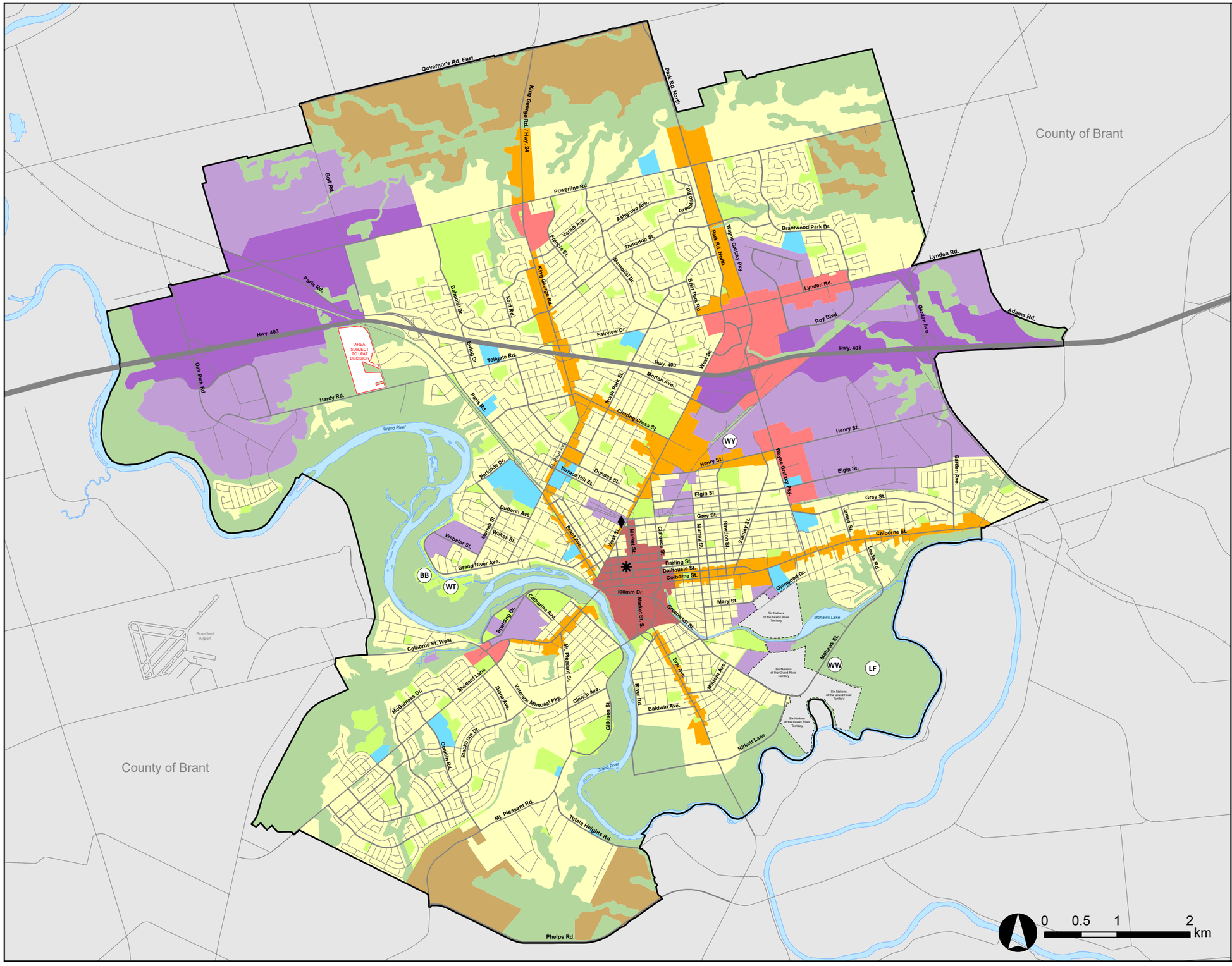
0 0.5 1 2 km

CITY OF BRANTFORD

2026-07-30

City of Brantford
Official Plan

Schedule 3
Land Use Plan



Legend

Agricultural Designation
Core Natural Areas Designation

Neighbourhoods
Residential Designation
Major Institutional Designation
Parks and Open Space Designation

Strategic Growth Areas
Downtown Urban Growth Centre Designation
Major Commercial Centre Designation
Intensification Corridor Designation

Employment Areas
Prestige Employment Designation
General Employment Designation

Symbols

- (LF) Sanitary Landfill Site
- (WT) Water Treatment Facility
- (WW) Wastewater Treatment Facility
- (WY) Municipal Works Yard
- (BB) Transit Bus Barns
- ✱ Downtown Transit Terminal
- ♦ VIA Rail Station

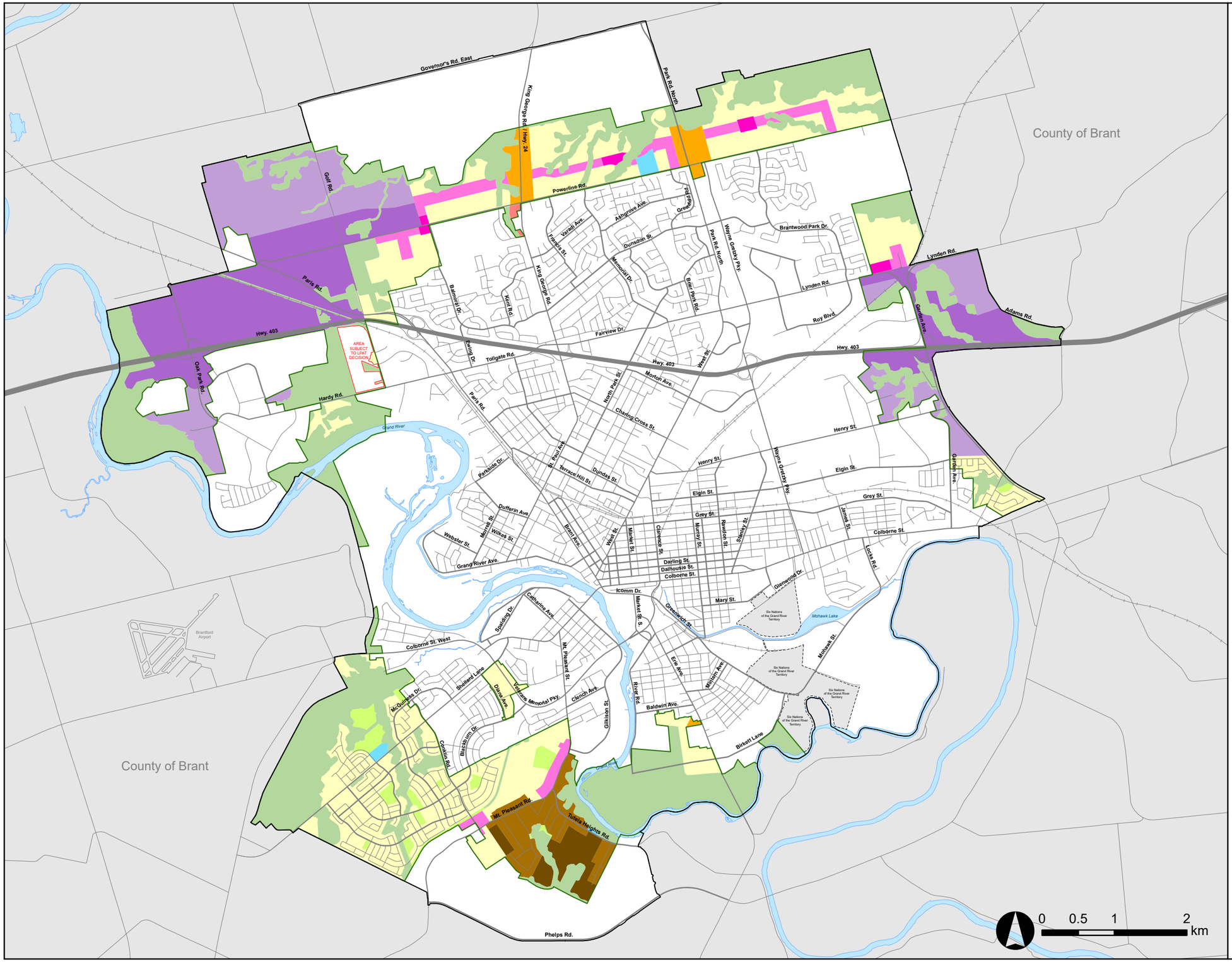
CITY OF BRANTFORD

2026-09

City of Brantford
Official Plan

Schedule 4

Designated Greenfield Area Structure



Legend

- Designated Greenfield Area
- Core Natural Areas Designation
- Residential Designation
  - Neighbourhood Centre
  - Neighbourhood Corridor
  - Suburban Residential
  - Transitional Residential
- Major Institutional Designation
- Parks and Open Space Designation
- Major Commercial Centre Designation
- Intensification Corridor Designation
- General Employment Designation
- Prestige Employment Designation

CITY OF BRANTFORD

2026-09

City of Brantford
Official Plan

Schedule 5

Downtown Urban Growth Centre

Legend

- Urban Growth Centre Boundary
- Historic Mainstreets Precinct
- Upper Downtown Precinct
- Lower Downtown Precinct
- Parks and Public Open Space
- Heritage Conservation Districts

Symbols

- Downtown Transit Terminal
- VIA Rail Station

Upper Downtown
Historic Mainstreets
Lower Downtown

Durham St, Grey St, Marlborough St, Sheridan St, Chatham St, Nelson St, Wellington St, Darling St, Dalhousie St, Colborne St, Water St, Wharfe St, Icomm Dr, Usher St, Wadsworth St, Henrietta St, Sydenham St, Halls Ave, Joseph St, Philip St, Egerton St, Dufferin Ave, William St, Richmond St, Pearl St, Crown St, Palace St, Duke St, Hart St, Waterloo Ct, Fleet St, West St, Lorne Cres, Forbes Crt, Jarvis St, Brant Ave, Spring St, Spring Lane, Hilda St, Waterloo St, Grand River Ave, Church St, Scarfe Ave, Bridge St, King St, Queen St, Market St, George St, Charlotte St, Park Ave, Clarence St, Murray St, Brock St, Rawdon St, Bain St, Echo St, Hill St, Grand River, Ballantyne Dr, Sherwood Dr, Winniett St, Colborne St W, Oak St, Balfour St, Catharine Ave, Mount Pleasant St, Norwich St, Welsh St, Richardson St, Walnut St, Brunswick St, Stinson Ave, Elliott Ave, Gilkison St, Stirton Ave, Simpson St, Wade Ave, Veterans Memorial Pky, Fordview Crt, Market St South, Clarence St S, Newport St, Alfred St, Erie Ave, Eagle Ave, Ontario St, Port St, Huron St, Superior St, Cayuga St, Rose Ave, Greenwich St, Riddolls Ave, Garville Ave, Able Ave, Park Ave E, South St, Sarah St, Mary St, Arthur St, Victoria St, Peel St, East Ave, Drummond St

CENTRAL PARK, CENTRAL SCHOOL, C.N. GORE PARK, VIA STATION, COURT HOUSE, BELL MEMORIAL, VICTORIA SQUARE, CITY HALL, BRANT WAR MEMORIAL, HARMONY SQUARE, BRANT'S CROSSING PARK, CASINO, BRANTFORD & DISTRICT CIVIC CENTRE, EARL HAIG PARK, FARMERS' MARKET, SHALLOW CREEK PARK, WILKES CRES. TERRACE PARK

0 50 100 200 Metres

CITY OF BRANTFORD

2026-07-30

City of Brantford
Official Plan

Schedule 6
Natural Heritage System

Legend

- Core Natural Areas Designation
- Adjacent Lands Overlay (90 m)
- Growth Plan Natural Heritage System
- Settlement Area Boundary

County of Brant

County of Brant

AREA SUBJECT TO LPAT DECISION

Brantford Airport

Six Nations of the Grand River Territory

0 0.5 1 2 km

CITY OF BRANTFORD

2026-07-30

City of Brantford
Official Plan

Schedule 7-1
Floodplain

Legend

- Limit of the Floodplain
- Special Policy Area 1
- Special Policy Area 2
- Floodway Policy Area

AREA SUBJECT TO LPAT DECISION

0 0.5 1 2 km

CITY OF BRANTFORD

2026-07-30

City of Brantford
Official Plan

Schedule 7-2
Floodplain Breach Zone

Legend

- Dyke System
- Breach Zone

Six Nations of the Grand River Territory

Six Nations of the Grand River Territory

CITY OF BRANTFORD

COUNTY OF BRANT

0 50 100 200 Metres

CITY OF BRANTFORD

2026-07-30

City of Brantford
Official Plan

Schedule 7-3

Steep Slopes and Erosion Hazards

Legend

Slope Areas

- Steep
- Oversteep
- Toe

County of Brant

County of Brant

AREA SUBJECT TO LPAT DECISION

Governor's Rd. East
King George Rd. / Hwy. 24
Park Rd. North
Golf Rd.
Powerline Rd.
Ashgrove Ave.
Greenwich St.
Varadi Ave.
Frankes St.
Dunsdon St.
King George Rd.
Memorial Dr.
Wayne Gretzky Pkwy.
Brantwood Park Dr.
Lynden Rd.
Paris Rd.
Balmoral Dr.
Kent Rd.
Briar Park Rd.
Roy Blvd.
Garden Ave.
Adams Rd.
Hwy. 403
Fairview Dr.
Elgin Dr.
Tollgate Rd.
West St.
Oak Park Rd.
Hardy Rd.
Morton Ave.
North Park St.
Chasing Cross St.
Henry St.
Grand River
Parkside Dr.
Terrace Hill St.
Dundas St.
Elgin St.
Grey St.
Dufferin Ave.
Market St.
Wilkes St.
Webster St
Brant Ave.
Clarence St.
Murray St.
Rawdon St.
Stanley St.
James St.
Colborne St.
Grand River Ave.
Darling St.
Dalhousie St.
Colborne St.
Lisgar Rd.
Icomm Dr.
Market St. S.
Mary St.
Glenwood Dr.
Six Nations of the Grand River Territory
Mohawk Lake
Greenwich St.
Mohawk St.
Brantford Airport
Colborne St. West
Stanley Dr.
Catherine Ave.
Mt. Pleasant St.
Erie Ave.
William Ave.
Shallard Lane
Veterans Memorial Pkwy.
Clinch Ave.
River Rd.
Baldwin Ave.
McQuinlin Dr.
Diana Ave.
Gilkeson St.
Birkett Lane
Conklin Rd.
Blackburn Dr.
Mt. Pleasant Rd.
Tutela Heights Rd.
Phelps Rd.

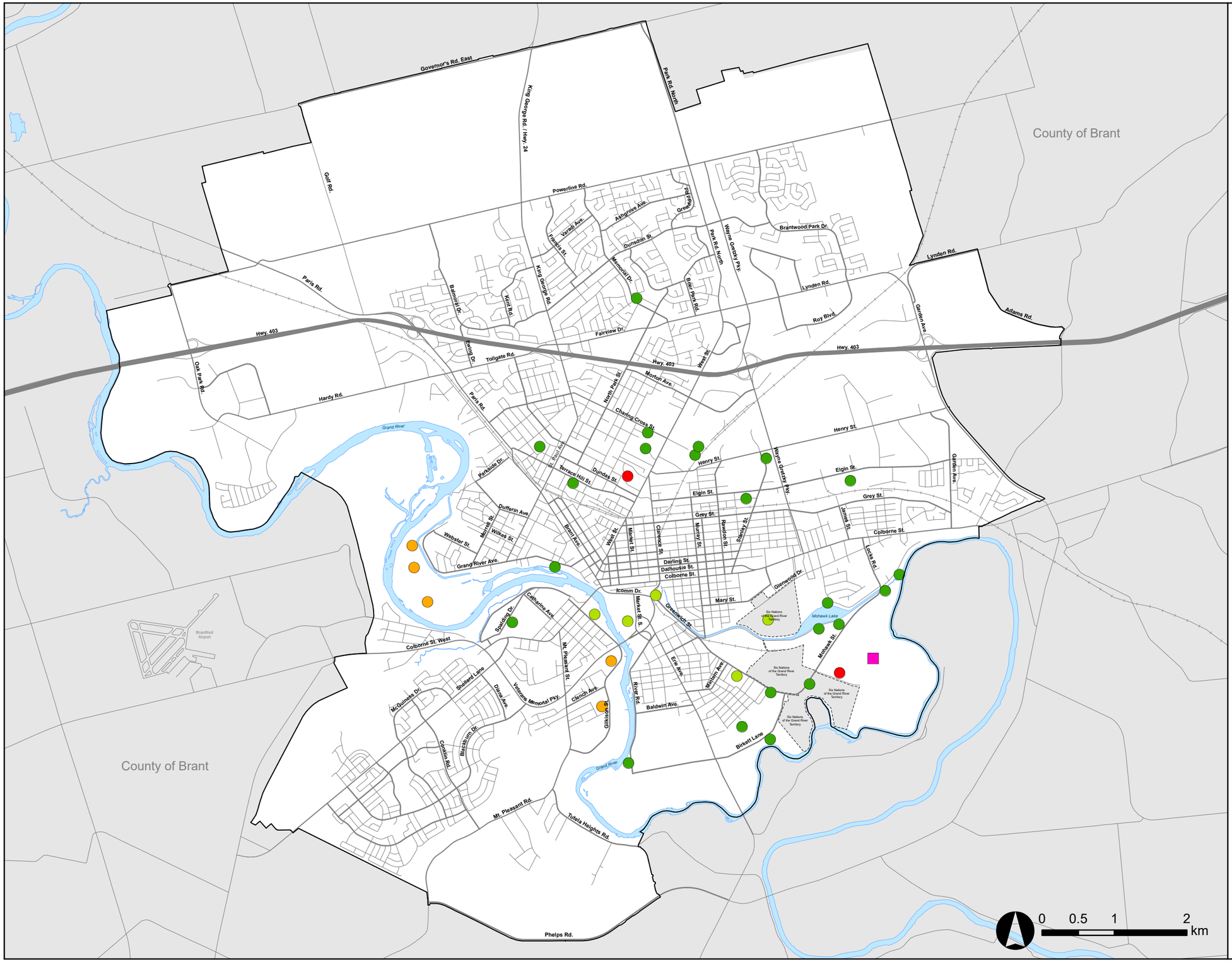
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CITY OF BRANTFORD

2026-07-30

City of Brantford
Official Plan

Schedule 8
Abandoned Landfill Sites



Legend

Active Landfill Sites

- Landfill Site

Abandoned Landfill Sites

- Category 1
- Category 2
- Category 3
- Category 4

CITY OF BRANTFORD

2026-07-30

City of Brantford
Official Plan

Schedule 9

Mineral Aggregate Resource Areas and Petroleum Wells

Legend

- Licensed Pits and Quarries
- Mineral Aggregate Areas
- ▲ Petroleum Well Sites

Note: There are currently no licensed pits or quarries within the City

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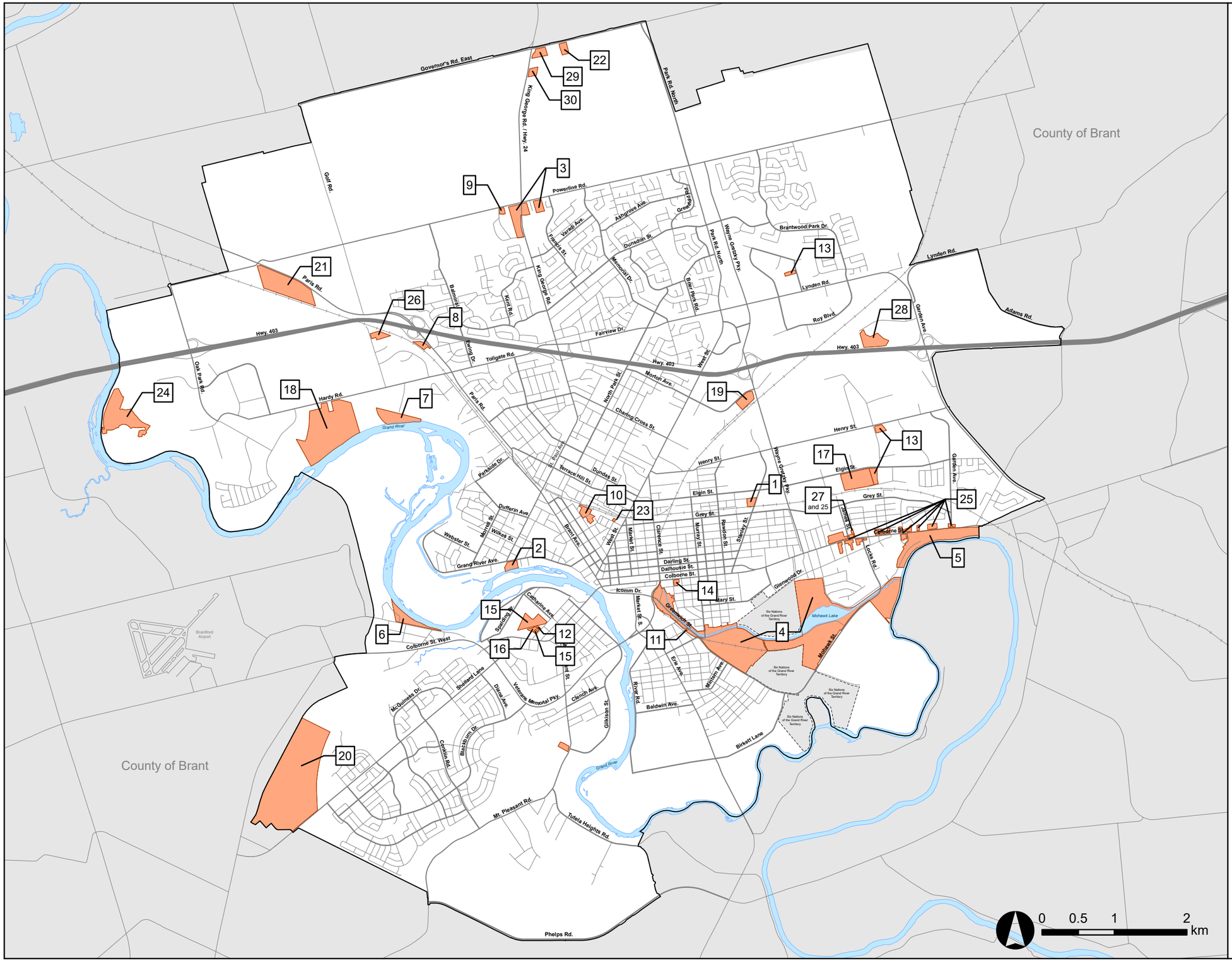
CITY OF BRANTFORD

2026-07-30

City of Brantford
Official Plan

Schedule 10

Modified Policy Areas



Legend

Modified Policy Areas

Policy No.	Address
1	Stanley Street
2	Grand River Avenue
3	King George Road/Powerline Road
4	Mohawk Lake District
5	Colborne Street Slope Failure Area
6	Oak Hill Drive Slope Area
7	Northwest Area, South of Brantford Golf and Country Club
8	Highway 403 and Paris Road
9	Summerhayes Crescent and Powerline Road
10	17 and 22 Sydenham Street
11	271 Greenwich Street
12	Sherwood Drive
13	45 Dalkeith Drive, 340 Henry Street, and 435 Henry Street
14	365 Colborne Street
15	111 Sherwood Drive
16	125 Sherwood Drive
17	411 Elgin Street
18	277 Hardy Road
19	80, 90, and 110 Morton Avenue East
20	North of Shellard Lane
21	389, 395, 407-417 Paris Road
22	352 Governor's Road East
23	11 Wadsworth Street
24	Cornell Lands (Northwest Business Park)
25	Colborne Street East
26	88 Golf Road
27	800 Colborne Street
28	127 Sinclair Boulevard
29	538 King George Road
30	530 and 534 King George Road
31	251, 253, 255 Mount Pleasant Road

CITY OF BRANTFORD

2026-09

City of Brantford
Official Plan

Schedule 11

Bikeways and Trails Network Plan

Legend

- On-Road
- Off-Road
- Proposed On-Road
- Proposed Off-Road

On-Road refers to the bikeway and trails network located within a public road allowance/right-of-way.

Off-Road refers to the bikeway and trails network located outside of a public road allowance/right-of-way.

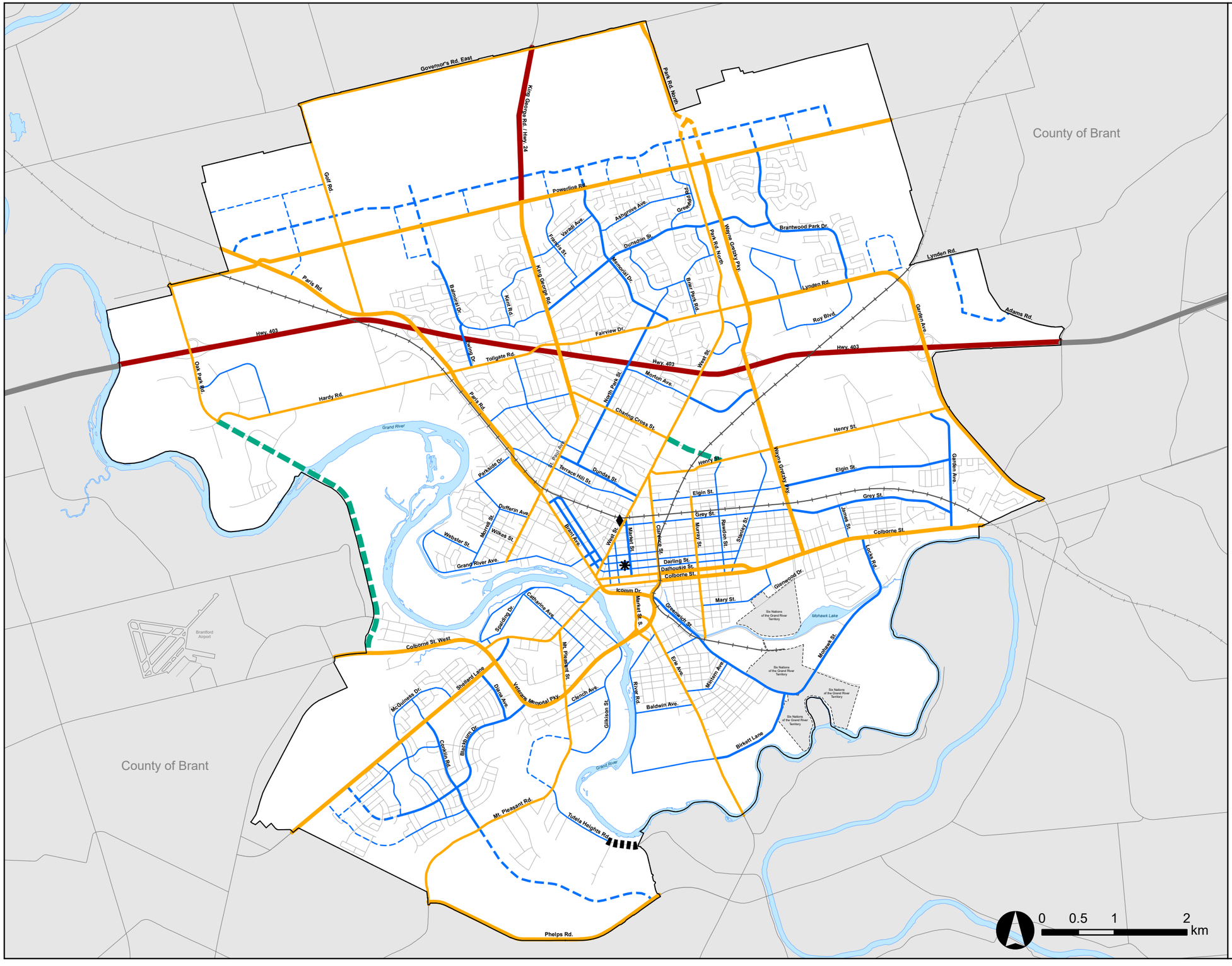
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CITY OF BRANTFORD

2026-07-30

City of Brantford
Official Plan

Schedule 12
Road Network



Legend

- Provincial Highway
- Major Arterial Road
- Minor Arterial Road
- Proposed Arterial Road
- Major Collector Road
- Minor Collector Road
- Proposed Major Collector Road
- Proposed Minor Collector Road
- Long-Term Corridor Protection
- Future Road Closure
- Active Railway

Symbols

- Downtown Transit Terminal
- VIA Rail Station

CITY OF BRANTFORD

2026-07-30

Schedule 13: Road Allowance Widening

ROAD	LIMITS	PROPOSED RIGHT-OF-WAY WIDTH (metres)
Albion St	West St to Bedford St	30.5
Baldwin Ave	River Rd to Erie Ave	24.5
Ballantyne Dr	Sherwood Dr to Spalding Dr	24.5
Balmoral Dr	Smith's Ln to Powerline Rd	30.5
Bedford St	Brant Ave to Albion St	30.5
Birkett Lane	River Rd to Erie Ave	24.5
Birkett Lane	Erie Ave to Mohawk St	30.5
Brant Ave	Prince Cres to St Paul Ave	36
Catharine Ave	Laneway North of Spalding Dr to Sherwood Dr	24.5
Charing Cross St	King George Rd to West St	36
Clarence St	Colborne St to West St	36
Clarence St S	Colborne St to Erie Ave	40
Conklin Rd	Shellard Ln to Longboat Run	30.5
Conklin Rd	Gillespie Dr to Mt Pleasant Rd	30.5
Colborne St	Clarence St to Stanley St	40
Colborne St	Second Ave to City limits	40
Colborne St W	Gilkison St to Veterans Memorial Pkwy	36
Colborne St W	Veterans Memorial Pkwy to City limits	40
Dalhousie St	Clarence St to Stanley St	40
Dundas St	St Paul Ave to High St	30.5
Dundas St E	High St to West St	30.5
Dunsdon St	King George Rd to Memorial Dr	30.5
Eagle Ave	Foster St to Strathcona Ave	24.5
Elgin St	Hachborn Rd to Plant Farm Blvd	30.5
Erie Ave	Market St S to City limits	36
Fairview Dr	Hwy 403 ramp to West St	36
Garden Ave	Hwy 403 EB ramp to WB ramp	40
Garden Ave	Henry St to Colborne St	30.5
Gilkison St	Brunswick St to Veterans Memorial Pkwy underpass	24.5
Golf Rd	Paris Rd to Governor's Rd E	36
Governor's Rd E	Golf Road to Park Rd N	36
Greenwich St	Newport St to Mohawk St	30.5
Hardy Rd	Zatonski Ave to Paris Rd	36
Henry St	West St to Plant Farm Blvd	36
Icomm Dr	Hill St to Clarence St S	40
King George Rd	Elm St to Powerline Rd	40
King St	Colborne St to Dalhousie St	24.5
King St	Wellington St to Nelson St	24.5
Locks Rd	Lloyd St to Colborne St	30.5

ROAD	LIMITS	PROPOSED RIGHT-OF-WAY WIDTH (metres)
Lynden Rd	West St to Wayne Gretzky Pkwy	40
Lynden Rd	Brantwood Park Rd to Garden Ave	40
Market St	Dalhousie St to West St	30.5
Market St S	Icomm Dr to Erie Ave	36
Mintern Ave	Mohawk St to Erie Ave	24.5
Mohawk St	Greenwich St to Greenwich St	30.5
Morton Ave	West St to Hill Ave	24.5
Mount Pleasant St	Colborne St W to Gilkison St	36
Mount Pleasant Rd	Gilkison St to City limits	36
Murray St	Greenwich St to Elgin St	36
North Park St	Dundas St to Fairview Dr	30.5
Paris Rd	Terrace Hill St to City limit	40
Park Rd N	Powerline Rd to Governor's Rd E	40
Powerline Rd	Oak Park Rd to Karek Rd	40
Queen St	Colborne St to Sheridan St	24.5
Rawdon St	Colborne St to Dalhousie St	24.5
River Rd	Strathcona Ave to Birkett Ln	24.5
Shellard Ln	Veterans Memorial Pkwy to Conklin Rd	40
Shellard Ln	Anderson Rd to City limits	40
St. George St	North Park St to St Paul Ave	24.5
St. Paul Ave	Grand River Ave to Eastbourne St	36
Stanley St	Colborne St to Elgin St	24.5
Terrace Hill St	West St to Abigail Ave	24.5
Tollgate Rd	King George Rd to Paris Rd	36
Tutela Heights Rd	Mount Pleasant Rd to City Limit	24.5
Wayne Gretzky Pkwy	Chatham St to Grey St	40
Wayne Gretzky Pkwy	Henry St to north ramp	40
Wellington St	West St to King St	24.5
West St	Brant Ave to Fairview Dr	36
William St	West St to Bedford St	30.5