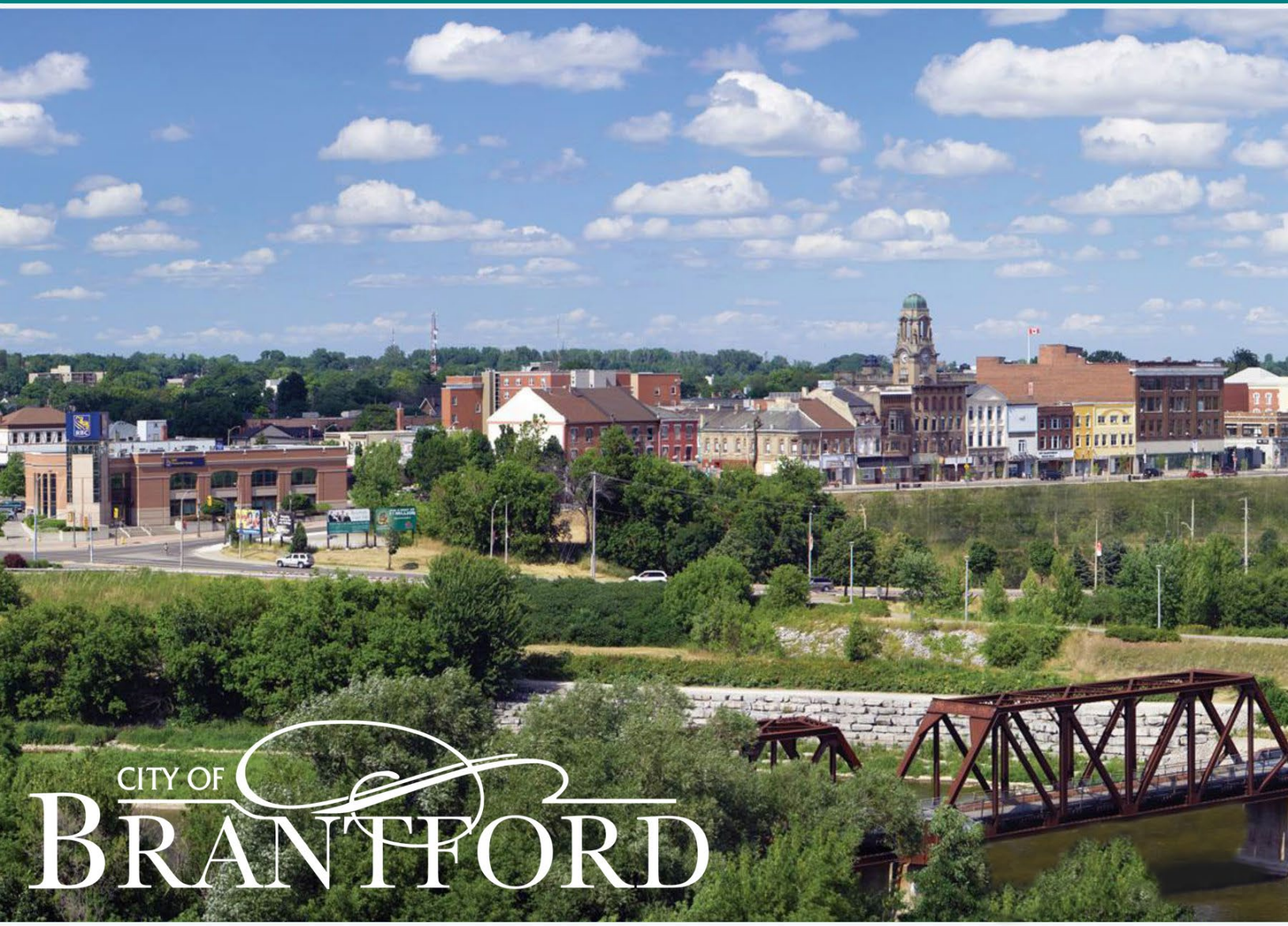






City of Brantford
OFFICIAL PLAN
Envisioning Our City: 2051

Office Consolidation – September 2026



Note to Users

The following document is an office consolidation of the City of Brantford Official Plan. The Official Plan was adopted by Brantford City Council on March 23, 2021 (Bylaw 1-2021), approved by the Ministry of Municipal Affairs on August 4, 2021, and came into effect August 5, 2021.

This consolidation incorporates all amendments that have since been approved and which are in effect as indicated in the table below.

The consolidation has been prepared for convenience purposes only. For interpretation or accurate reference, please refer to the original Official Plan and specific amendments.

List of Official Plan Amendments

List of Official Plan Amendments

OPA No.	Location and purpose	Council adoption date & bylaw no.	Effective date
1	800 Colborne Street – Establish Modified Policy Area 27 to allow townhouses in Intensification land use.	July 26, 2022 Bylaw 125-2022	August 26, 2022
2	Citywide – Address changes to the Planning Act.	December 20, 2022 Bylaw 178-2022	January 20, 2023
3	83 Craig Street – Modify land use, growth management and natural heritage.	December 20, 2022 Bylaw 190-2022	January 20, 2023
4	620 Colborne Street West – Modify land use, growth management, and natural heritage to comply with LPAT order (PL180358).	December 20, 2022 Bylaw 170-2022	December 20, 2022
5	City-wide – Amend schedules to reflect changes to Provincial Growth Plan Natural Heritage System.	May 23, 2023 Bylaw 97-2023 Ministerial approval March 11, 2024	March 11, 2024
6	277 Hardy Road – Under appeal	-	-
7	Mohawk Lake District area – Adds modified policy area and updates schedules to implement the Mohawk Lake District Plan.	May 23, 2023 Bylaw 98-2023	June 22, 2023
8	Powerline Road – Modify land use	September 26, 2023 Bylaw 161-2023	October 20, 2023
9	282 Stanley Street – Partial change from Parks and Open Space to Residential Designation.	February 27, 2024 Bylaw 20-2024	February 27, 2024
10	107 Sinclair Boulevard – Adds modified policy area and updates schedules.	March 26, 2024 Bylaw 34-2024	April 25, 2024

OPA No.	Location and purpose	Council adoption date & bylaw no.	Effective date
11	City-wide – Ensure conformity between the Official Plan and new Zoning Bylaw.	September 24, 2024 Bylaw 125-2024	September 24, 2024
12	City-wide – Establish policy for condominium conversions.	June 24, 2025 Bylaw 70-2025	July 31, 2025
13	251, 253, 255 Mt. Pleasant Road – Redesignate lands and apply modified policy area	July 28, 2026 Bylaw 81-2026	September 2, 2026
14	501 Shellard Lane – Redesignate lands from Core Natural to Residential.	January 10, 2026 By-law 55-2026 OLT-24-001069	January 10, 2026
15	Unused		
16	Unused		
17	Unused		
18	125 Golf Road – Redesignate lands from Core Natural to Residential.	June 3, 2026 By-law 74-2026 OLT-26-000482	June 3, 2026

Table Contents

1.0 Introduction 1
1.1 Purpose of this Plan 1
1.2 Interpretation of this Plan 1
2.0 Vision and Guiding Principals 4
2.1 Envisioning Our City: 2051 4
2.2 Guiding Principles 4
3.0 Successful Communities 7
3.1 Providing Housing Opportunities 7
3.2 Promoting a Strong and Healthy Economy 8
3.3 Ensuring Good Urban Design 10
3.4 Protecting Cultural Heritage Resources 11
3.5 Promoting Sustainable Development and Adapting to Climate Change 15
4.0 Growth Management 21
4.1 Population and Employment Forecasts 21
4.2 Planning for Growth in an Urban Structure 21
4.3 Accommodating Projected Growth to 2051 23
5.0 Land Use Designations 27
5.1 General Provisions for All Land Use Designations 27
5.2 Policies for Neighbourhoods 31
5.3 Policies for Strategic Growth Areas 45
5.4 Policies for Employment Areas 54
5.5 Policies for the Rural/Agricultural Area 58
5.6 Policies for the Natural Heritage System 63
6.0 Site and Area Specific Policies 73
6.1 Floodplain Areas 73
6.2 Steep Slopes and Erosion Hazards 76
6.3 Brownfield/Greyfield Sites 77
6.4 Abandoned Landfill Sites 78
6.5 Mineral Aggregate Resources 79
6.6 Wayside Pits and Quarries, Portable Asphalt and Concrete Plants 80
6.7 Petroleum Resources 81

6.8 Undesirable Noise and Emissions 81
6.9 Modified Policy Areas 82
7.0 Integrated Transportation System 95
7.1 Multi-Modal Transportation System 95
7.2 The Road Network 98
8.0 Servicing Infrastructure and Utilities 104
8.1 Municipal Servicing Infrastructure Systems 104
8.2 Utilities 107
9.0 Implementation 109
9.1 The Official Plan 109
9.2 The Zoning By-law 111
9.3 Subdivision of Land 113
9.4 Site Plan Approval 116
9.5 Committee of Adjustment 117
9.6 Non-Conforming Uses, Buildings or Structures 117
9.7 Other Planning Act Tools 119
9.8 Land Acquisition 119
9.9 Municipal Finance 121
9.10 Public Meetings and Notification 123
9.11 Development Applications 125
List of Schedules 130
List of Appendices 130

1.0 Introduction

1.1 Purpose of this Plan

a. This Plan is about making strategic choices and shaping Brantford's collective future. This Plan:

   i. Sets out the Vision for where and how Brantford will grow to the year 2051. Guiding Principles and policies move the City towards achieving its Vision for the future;

   ii. Is about getting the fundamentals right. Building a successful City means making sustainable choices about how growth will be accommodated;

   iii. Provides direction and guidance on the management of the City's distinct neighbourhoods, commercial mixed-use and employment areas, changes in land use and physical development, the provision of services and amenities, and the protection and management of the natural environment and cultural heritage resources; and,

   iv. Implements Provincial policy including various pieces of legislation, plans, policy statements and guidelines.

b. None of the provisions of this Official Plan shall apply to lands that are part of the Six Nations of the Grand River Territory as specifically identified on **Schedule 1: Growth Management**.

1.2 Interpretation of this Plan

a. The Vision, Guiding Principles, policies and definitions contained in this Plan constitute the City of Brantford Official Plan. The associated appendices are non-statutory elements of this Plan and are provided for clarification purposes only.

b. The Schedules and Tables included within this Plan must be read together with the policies of this Plan. In the case of a discrepancy between the policies of this Plan and a related Schedule, the policies shall take precedence.

c. The Vision, Guiding Principles and policies of this Plan are interconnected and interrelated. Decision making will be based on conformity with all relevant policies. Further, decisions about development will need to integrate environmental, social and economic perspectives so that today's

needs can be met, without compromising the ability of future generations to meet their needs.

d. This Plan is intended to be read and interpreted as a whole. All policies of this Plan must be considered together to guide its interpretation and determine conformity. Individual policies should not be read or interpreted in isolation from other relevant policies.

e. This Plan includes a number of words or phrases that require a common understanding of their meaning:

   i. The term “conform with” when used in this Plan means to comply with the policies or requirements of this Plan. Conformity is a mandatory requirement of this Plan, unless otherwise modified by specific wording to the contrary;

   ii. The term “consistent with” when used in this Plan means to comply/conform with the policies or requirements of this Plan, unless there are compelling circumstances that do not permit compliance/conformity;

   iii. The use of the words “shall”, “will”, or “must”, when used in connection with an action by the City are not to be interpreted as the City's requirement to undertake actions immediately or as a commitment on the part of the City to take action within a specified timeframe;

   iv. The use of the words “shall”, “will”, or “must”, when used in connection with a requirement for development applications, is a mandatory policy or requirement of this Plan;

   v. The use of the words "should" or “may” when used in this Plan means something that ought to be done. It is however, a discretionary, not a mandatory policy or requirement of this Plan;

   vi. The term “encourage” when used in this Plan means to give support to, or give favorable consideration to a matter or thing; and,

   vii. The term “enhance” when used in this Plan means to complement and improve the physical, functional, aesthetic or intrinsic value of the natural environment, neighbourhood, place, area, building, structure or facility.

f. The location of boundaries and symbols, including land use designations shown on the Schedules to this Plan, are intended to indicate the general location, except where they coincide with highways, roads, railways, watercourses or other bodies of water, or other clearly recognizable or

defined physical features. Future road and active transportation networks shown on the Schedules to this Plan are illustrated in approximate locations only.

g. Where a parcel of land is subject to two or more land use designations, the policies of each designation shall apply to the portion of the lands so designated.

h. Permitted uses identified in this Plan are intended to illustrate the range of activities in each respective land use designation and do not denote a complete list of permitted uses. A list of specific uses shall be defined in the implementing Zoning By-law.

i. For the purpose of interpreting this Plan, the definitions in the *Planning Act*, the *Ontario Heritage Act*, the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe and other applicable Provincial legislation, plans and guidelines shall apply. In all other instances, terms shall be defined in accordance with their common usage and, if necessary, reference to the Canadian Oxford Dictionary.

2.0 Vision and Guiding Principals

2.1 Envisioning Our City: 2051

The Vision for the community that Brantford aspires to become is as follows:

Brantford has grown to become a unique urban community that has retained connections to its small town origins. It is defined by the Grand River, which is cherished for its natural features, historic legacy and recreational amenities.

The people of Brantford are healthy and prosperous. They live in complete communities that are inclusive, accessible, compact and well connected for all modes of travel. Residents of all ages have access to a range of housing, community services and recreational amenities to support their well-being.

The local economy thrives because it is diverse and adaptable to changing trends, just as it has been over the course of Brantford's history.

The entire community comes together in the Downtown, which is recognized as the heart of the community with a mix of activities, and the highest quality public realm to present a distinct image of the City.

As Brantford grows, the success of existing neighbourhoods is strengthened, and the features that make the City unique remain as valued assets for future generations to enjoy.

2.2 Guiding Principles

The policies of this Plan build upon the following Guiding Principles:

Principle 1 The Grand River will be protected and its natural features, historic legacy and recreational amenities will be enhanced for the enjoyment of residents and visitors.

Principle 2 The City will demonstrate environmental leadership by promoting the remediation of brownfields and supporting their redevelopment, protecting natural heritage features and functions, and implementing high standards for green infrastructure and climate change mitigation and adaptation.

Principle 3 Brantford's rich and diverse cultural heritage resources will be conserved and promoted to raise awareness of local history and provide points of interest that enhance residents' and visitors' experience of the City.

Principle 4 The Downtown will be recognized as a vibrant City Centre with a distinct, definable identity and a rich, balanced mixture of government and social services, post-secondary educational

opportunities, shopping, businesses, housing options, entertainment and cultural activities for residents, students and visitors. High quality urban design will reflect the importance of this gathering place as the heart of the City.

Principle 5 New development achieved through intensification initiatives will focus on Strategic Growth Areas and will support the ongoing revitalization of the Downtown, mixed-use centres and mixed-use corridors. Intensification will be compatible with existing development patterns, while supporting an evolution to a more compact and transit-supportive urban structure.

Principle 6 New greenfield development will be efficient, and will be provided with municipal infrastructure systems and community services in a cost-effective and fiscally responsible manner. New greenfield development will demonstrate high quality urban design that contributes to the recognition of Brantford as a beautiful City.

Principle 7 The City will endeavor to achieve healthy communities that are accessible and inclusive with a diversity of housing and transportation options. Amenities and services will be close to where people live. The City will strive to provide all communities with equal access to recreation and leisure amenities, including for sports, arts and cultural related activities.

Principle 8 Transit planning will be integrated with land use planning to ensure development supports the planned level of transit service. The local transit network will connect core user groups, neighbourhoods and key destinations within the City and beyond, with direct routes and street-side amenities that make taking public transit an attractive and practical travel option.

Principle 9 Active transportation modes, including walking and cycling, will be recognized as safe, convenient and appealing options for travelling around the City. Pedestrian-friendly community design and a connected multi-use pathway and trail network will provide enhanced mobility options across the City for people of all ages and abilities.

Principle 10 A flexible approach to local economic development will ensure the City is able to adapt as trends change, and remain prosperous with a diversity of employment opportunities for its residents, including the rural/agricultural economy.

3.0 Successful Communities

3.1 Providing Housing Opportunities

This section has been amended by OPA 12 (July 2025).

Ensure a Range and Mix of Housing Types

a. The policies of this Section shall be read in conjunction with the Brantford-Brant Housing Stability Plan which contains the City's Affordable Housing Strategy, and in conjunction with all other applicable policies of this Plan.

b. The City shall encourage a mix and range of market-based housing types, styles, tenures and affordability characteristics to meet the needs of a growing and diverse population. The City may become directly involved in the supply of housing through land acquisitions and development.

c. The City shall make best efforts to maintain:

   i. A minimum 15 year supply of lands to accommodate growth through residential intensification and redevelopment, and greenfield lands which are designated and available for residential development; and,

   ii. A minimum five year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

d. The City shall promote the creation and retention of rental and/or affordable rental housing to maintain a diverse and healthy housing mix that meets the needs of Brantford residents.

Promote Affordable/Assisted Housing

e. The City shall promote the supply of new affordable housing in a variety of locations, dwelling types and tenures. Targets for affordable ownership housing and affordable rental housing will be established in the Brantford-Brant Housing Stability Plan.

   The current targets in the Brantford-Brant Housing Stability Plan are to provide an increase of 506 units of municipally owned and operated affordable rental housing by 2030, and an increase of 337 units of affordable rental housing owned and operated by non-profit and/or co-operative housing providers by 2030. The City may update the Brantford-Brant Housing Stability Plan at any time, and new affordable housing targets may be implemented by the City, without the need to amend this Plan.

f. The municipality shall encourage, as a component of the affordable housing strategy, the provision of housing that is cost-subsidized and that is necessary to meet the needs of households unable to find affordable housing through the private market. Such cost-subsidized housing may be provided by the public or private sector, and may be in conjunction with senior government programs.

g. The City shall make decisions about new development and demolition that are consistent with the Brantford-Brant Housing Stability Plan. The City may update the Brantford-Brant Housing Stability Plan every five years upon the availability of relevant census information, so that it is kept current with the housing needs of all residents.

h. The City shall prepare, from time to time, a Residential Monitoring Report that will be revised and updated, when appropriate, to maintain a current indicator of the City's residential market. A Residential Monitoring Report shall inform updates to the Brantford-Brant Housing Stability Plan.

3.2 Promoting a Strong and Healthy Economy

Enhance the Economy

a. The City will support and update its Economic Development Strategy in order to plan for a strong and healthy economy and anticipate changing economic trends. To help attract and retain a diverse and skilled labour force, the City will support a strong and healthy economy by:

   i. Facilitating the ongoing development of the City’s inventory of Employment Areas for appropriate employment generating land uses;

   ii. Constructing, upgrading and maintaining high quality municipal infrastructure systems and community facilities;

   iii. Facilitating efficient and convenient transportation options for the movement of people and goods; and,

   iv. Planning for an appropriate range of home occupations and home-based businesses, including live/work units, within land use designations that permit residential uses.

Support the Rural/Agricultural Economy

b. The City will support the rural/agricultural economy by:

   i. Recognizing agriculture as the primary activity and land use in the Agricultural Designation;

ii. Protecting lands suitable for agricultural production from fragmentation and land uses not related to agriculture; and,

iii. Promoting the agricultural industry and associated activities and enhancing their capacity to contribute to the economy of the City.

Diversify Commercial Uses

c. The City will continue to diversify its economic base by supporting its evolving urban structure, which includes a full range of employment generating uses, including office development, institutional uses, and a variety of retail and service commercial businesses. Collectively, the lands designated for commercial and mixed-use development will provide a sufficient supply of land to accommodate a complete range of commercial goods and services to foster competition and choice for the residents of Brantford and surrounding communities.

Promote Tourism

d. The City will promote tourism as an integral part of economic development, acknowledging that tourism brings economic benefits to the City. Tourism is supported by having a healthy, livable and diverse community, which includes a vibrant downtown, cultural and sports facilities, parks and other outdoor leisure and recreational opportunities, all connected by an integrated transportation system.

Support Creative and Cultural Industries

e. The City will support the growth and expansion of creative and cultural industries and institutions throughout the City as an important sector of the economy. The City will work collaboratively with the community, artists, cultural workers and organizations to implement the City's Municipal Cultural Plan and Museum Sustainability Plan to guide the provision of arts and cultural programs, services and facilities that serve a growing and increasingly diverse population.

f. The City recognizes the important contribution of post-secondary institutions, libraries and education service providers to the life-long learning opportunities for residents and the enhancement of the creative culture in Brantford.

3.3 Ensuring Good Urban Design

Urban Design Manual

a. Urban design is about city building, place-making, and community design through the integration of land use, built form and the public realm. It is the process of giving form, shape and character to the physical elements that comprise neighbourhoods and the City. Good urban design contributes to the vitality and health of a community, and to vibrant and successful public spaces.

b. All new development shall be consistent with the City's Urban Design Manual, to the satisfaction of the City. To demonstrate consistency, the City may require the submission of an Urban Design Report in support of any development application.

c. The City shall amend the Urban Design Manual from time to time, to ensure that it remains supportive of appropriate and innovative forms of development.

Barrier Free Design

d. All newly constructed and/or renovated City owned, leased, funded or operated facilities, parks and open spaces, municipal infrastructure systems, and any other space that is accessible to the public, shall comply with the City’s Facility Accessibility Design Standards to enhance accessibility beyond the requirements of the Building Code and the requirements of all applicable Provincial legislation and standards.

e. Barrier free design for private sector development shall be achieved through Site Plan Approval, enforcement of the Building Code, and the implementation of all applicable Provincial legislation and standards.

Public Art

f. The City shall maintain and enhance its existing inventory of public art, and shall pursue the installation of new pieces of public art in public locations, in accordance with the City’s Public Arts Policy.

g. In accordance with the Community Benefits By-law, and the applicable policies of this Plan, the City may require public art as a defined community benefit.

3.4 Protecting Cultural Heritage Resources

Management, Conservation and Protection

a. The policies of this Section are intended to appropriately manage, conserve and protect Brantford's cultural heritage resources, consisting of built heritage resources, cultural heritage landscapes and archaeological resources, which reflect and contribute to the history, identity and character of the City.

b. The inventory, evaluation and conservation of cultural heritage resources of all types, and related consultation efforts, shall conform with the requirements of the *Ontario Heritage Act*, the *Planning Act* and other enabling legislation where applicable, and shall be consistent with the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada, the guidelines provided by the Province of Ontario, such as the Ontario Heritage Toolkit, and any relevant studies, guidelines or plans adopted by the City.

c. The City will engage with Indigenous communities who have an interest in the City of Brantford, and consider their interests when identifying, protecting and managing cultural heritage and archeological resources of interest to Indigenous communities.

d. The City recognizes the Grand River as a Canadian Heritage River and will co-operate with the Grand River Conservation Authority in efforts to conserve, manage and enhance, where practical, the river's natural, cultural, recreational, scenic and ecological features.

e. The City recognizes that there may be cultural heritage resources that are not yet identified, inventoried, or recognized in official sources, or that have not had their significance determined. Such potential cultural heritage resources are still worthy of conservation.

f. Methods for the conservation of cultural heritage resources include, but are not limited to:

    i. Designation of individual properties under Part IV or Heritage Conservation Districts under Part V of the *Ontario Heritage Act*;

    ii. Listing property on the City's Heritage Register;

    iii. Heritage Conservation Easements or Covenants;

    iv. Official Plan policies and Zoning By-law regulations;

    v. Conditions within Plans of Subdivision and Condominium and the Site Plan Approval process;

vi. The offering of incentives to encourage and/or assist with the conservation, restoration and reuse of heritage resources, in accordance with the *Ontario Heritage Act*, the *Municipal Act*, or a Community Improvement Plan under the *Planning Act*;

vii. Signage and property standards guidelines and regulations;

viii. Design guidelines and master plans;

ix. Public education materials and activities; and,

x. Partnerships and agreements between the City and third parties, including senior levels of government, Indigenous communities, and the private and not-for-profit sectors.

New Development and Cultural Heritage Resources

g. All new development permitted by the land use policies and designations of this Plan shall:

i. Have regard for, and conserve cultural heritage resources;

ii. Be planned in a manner that conserves and enhances the context in which cultural heritage resources are situated; and,

iii. Wherever possible, incorporate cultural heritage resources into any new development plans in a manner that conserves their integrity.

h. The City will require the submission of a Heritage Impact Assessment as part of a complete development application where such application includes, is adjacent to, or may have a negative impact on all or part of:

i. a cultural heritage resource;

ii. a potential cultural heritage resource which has been evaluated, or is being evaluated, for cultural heritage value or interest but is not yet formally recognized; or

iii. a potential cultural heritage resource identified through the development approval process or site alteration.

i. Heritage Impact Assessments shall be conducted by a qualified professional with demonstrated experience in cultural heritage resource evaluation and conservation, and shall include the following:

i. A detailed site history and documentation of all cultural heritage resources impacted by the proposal;

ii. For each cultural heritage resource, an evaluation of its cultural heritage value or interest;

iii. An assessment of the effects of the proposed development or site alteration on the cultural heritage resource; and

iv. Recommended conservation and mitigation measures.

j. Where recommended by a Heritage Impact Assessment, a Heritage Conservation Plan will be carried out to ensure the conservation of the identified or designated cultural heritage resource. It is the intent of the City to conserve, enhance and support the reuse of cultural heritage resources in their original location wherever possible.

k. The City may prepare guidelines regarding the preparation of Heritage Impact Assessments and Conservation Plans. Heritage Impact Assessments and Conservation Plans shall be prepared in accordance with such guidelines as well as policies 3.4.i. and 3.4.j of this Plan.

l. Where an application for site alteration or development is of a minor nature, the City may waive the requirement for a Heritage Impact Assessment or scope the study requirements.

m. With respect to the designation of Heritage Conservation Districts under Part V of the *Ontario Heritage Act*:

i. Prior to designating a Heritage Conservation District, the City shall complete a Heritage Conservation District Study that meets the requirements of the *Ontario Heritage Act* and is prepared by a qualified professional with demonstrated experience in cultural heritage resource evaluation and conservation.

ii. Prior to designating a Heritage Conservation District, the City may identify by By-law a Heritage Conservation District Study Area for up to one year, and require the submission of a Heritage Impact Assessment as part of a complete development application within the Study Area during that time.

Conservation of Archaeological Resources

n. Archaeological resources may occur in archaeological sites on or below the modern land surface. Archaeological resources may also occur in marine archaeological sites that are fully or partially submerged below the surface of a water body, including shorelines and waterfronts. These sites may contain scatters of artifacts, the remains of structures, cultural deposits or subsurface strata of human origin. To protect archaeological resources:

i. In any area containing or adjacent to a known or registered archaeological site, or entirely or partially within an area of archaeological potential, the City will require the submission of an Archaeological Assessment as part of a complete development application, prior to site alteration, or when conducting public works projects;

ii. Archaeological Assessments must be prepared in accordance with Provincial requirements by a licensed archaeologist, or licensed marine archaeologist as the case may be, to the satisfaction of the City and the Province;

iii. Site alteration, mitigation and development shall be permitted only in accordance with the recommendations of an Archaeological Assessment where applicable;

iv. All Archaeological Assessments shall be provided to the Province in accordance with Provincial requirements and provided to the City, along with any subsequent correspondence or documentation regarding provincial review and acceptance;

v. In accordance with the Grand River Notification Agreement, the City shall notify the Six Nations of the Grand River and the Mississaugas of the Credit First Nation when the City has received an Archaeological Assessment or archaeological report;

vi. The City shall maintain an Archaeological Master Plan to identify areas of archaeological potential within the City and shall consider updates to the Archaeological Master Plan as necessary to ensure its' accuracy. The City shall notify Indigenous communities of the commencement of an update to the Archaeological Master Plan, and they shall be invited to participate in the revision process;

vii. Where burial sites are encountered during any development, site alteration, or any other excavation or action, the provisions of the *Funeral, Burial and Cremation Services Act*, 2002 and its regulations will apply; and,

viii. Where development is proposed in proximity to any burial sites or significant archaeological resources relating to the activities of their ancestors that are identified through an Archaeological Assessment, the licensed archaeologist, or licensed marine archaeologist, shall engage with the applicable Indigenous community regarding the management of these resources and appropriate mitigation options.

3.5 Promoting Sustainable Development and Adapting to Climate Change

Range of Practices

a. The City will explore a broad range of practices often associated with sustainable development including:

   i. Developing communities and buildings that are energy and water efficient;

   ii. Promoting the use of environmentally friendly building materials and green infrastructure;

   iii. Supporting the installation and use of renewable energy across the City;

   iv. Creating complete, healthy, walkable, transit-supportive, cycling and pedestrian-friendly communities; and,

   v. Supporting the implementation of the City's Climate Change Action Plan which sets targets for reducing greenhouse gas emissions and identifies actions for meeting those targets.

b. The City will use its array of master plans and the Urban Design Manual to help guide development and redevelopment to be more sustainable and resilient to climate change. The City may consider the use of tools such as the Community Benefits By-law, Community Improvement Plans and associated incentive programs to assist with the implementation of sustainable development design standards.

Source Water Protection

c. The City of Brantford is dependent on the Grand River for its sole source of drinking water. As such, the City shall implement necessary restrictions on development and site alteration to protect the drinking water supply from contamination and land uses that could hinder the quality and quantity of clean drinking water, including:

   i. Protect all municipal drinking water supplies and designated vulnerable areas;

   ii. Promote measures for water conservation and that sustain water quality;

iii. Ensure storm water management practices minimize storm water volumes and contaminant loads and consider the implementation of low impact design standards;

iv. Maintain or increase the extent of vegetative and pervious surfaces where feasible;

v. Restrict development and site alteration in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic and hydrogeologic functions will be protected, improved or restored;

vi. Require mitigation measures and/or alternative development approaches to protect, improve or restore surface and ground water features and their hydrologic and hydrogeologic functions; and

vii. Ensure compliance with the Grand River Source Protection Plan.

d. The City of Brantford's Source Water Protection Plan is detailed in Chapter 15 of the Grand River Source Protection Plan. Source protection plans identify drinking water sources and delineate the areas vulnerable to contamination or overuse near those sources. They also identify potential threats to both water quality and water quantity and set out policies for reducing, eliminating or preventing present and future threats to sources of drinking water. The watershed upstream of Brantford's water treatment plant has extensive urban, agricultural and industrial activities that could adversely impact the quality of water in the Grand River. It costs less and is safer to prevent contaminants from entering the water source, rather than removing them after. Source water protection plays a critical role in the City's multi-barrier approach to providing safe drinking water to the residents and businesses of Brantford, as well as downstream users.

e. Vulnerable areas in which drinking water threats prescribed under the *Clean Water Act* would be significant are identified in Appendix A to this Plan in accordance with the Source Water Protection Plan. Within Intake Protection Zones 1, 2 and 3 (IPZ-1, IPZ-2 and IPZ-3), any use or activity that is, or would be, a significant drinking water threat is required to conform with all applicable Source Protection Plan policies and, as such, may be prohibited, restricted or otherwise regulated by the Source Protection Plan policies. The policies are tailored to each Zone depending on its vulnerability and can also differ depending on whether a use or activity is categorized as an existing or new/future use. Drinking water threats prescribed by Ontario Regulation *287/07* of the *Clean Water Act* are listed below:

i. Waste disposal sites;

ii. Sewage systems, including septic systems;

iii. Storage, management and application of agricultural source material (e.g. manure);

iv. Handling, storage and application of non-agricultural source material (e.g. biosolids, food waste);

v. Handling, storage and application of commercial fertilizers, pesticides, and/or road salt;

vi. Storage of snow;

vii. Handling and storage of fuel (e.g. gasoline, home heating oil), dense non-aqueous phase liquids (DNAPL, e.g. paint strippers, metal and plastic cleaning solvents, dry cleaning solvents), and/or organic solvents (e.g. dry cleaning solvents, paint thinners, glue solvents);

viii. Chemicals used in the de-icing of aircraft;

ix. Livestock grazing, pasturing, outdoor confinement areas and farm-animal yards;

x. Establishment and operation of a liquid hydrocarbon pipeline;

xi. An activity that takes water from an aquifer or surface water body without returning the water taken to the same aquifer or surface water body; and,

xii. An activity that reduces the recharge of an aquifer.

f. Notwithstanding the land uses permitted by the underlying land use designation shown on **Schedule 3: Land Use Plan**,

i. Permitted land uses that involve a significant drinking water threat within a vulnerable area may be either prohibited or regulated by the applicable Source Protection Plan policies;

ii. The submission of a Restricted Land Use Declaration Form is required as part of a complete application under the Planning Act for development, redevelopment or site alteration within an IPZ-1,IPZ-2 or IPZ-3 Zone. The form shall disclose whether any of the prescribed drinking water threats are expected to occur on the property, as well as the volume, handling, storage and disposal of any other chemicals, fuels and wastes. The report shall also disclose the proposed management programs associated with the use of chemicals on the site, including risk management/reduction

measures, emergency response plans, spill response/prevention plans, employee awareness training, best management practices and monitoring programs;

iii. Upon review of the Restricted Land Use Declaration Form, the City's Risk Management Official will issue a Section 59 Notice in accordance with the *Clean Water Act* to determine whether the proposed land use or activity can proceed, is prohibited or can be regulated through a Risk Management Plan in accordance with the applicable Source Protection Plan.

g. The City will develop and implement education and outreach programs directed at any or all significant prescribed drinking water threats, where such programs are deemed necessary and/or appropriate by the City of Brantford, and/or are required by the policies in Brantford's Source Protection Plan. Such programs shall include, but not be limited to, increasing awareness and understanding of the prescribed drinking water threats and promotion of best management practices.

Energy Conservation

h. The City will encourage and support alternative energy systems, renewable energy systems, and district energy systems in accordance with the applicable policies of this Plan to accommodate current and projected needs of the community.

i. The City will encourage energy efficient building design that meets Leadership in Energy & Environmental Design (LEED) standards, or equivalent, and will encourage new residential neighbourhoods to be designed consistent with LEED Neighbourhood Design Criteria, or equivalent.

j. The City will promote reducing energy consumption in all City owned, maintained and operated facilities and equipment. The City will ensure that all new City facilities are designed to meet a high standard of environmentally conscious design for energy and water conservation.

Air Quality and Carbon Mitigation

k. To reduce the frequency and length of vehicle trips that contribute to poor air quality and greenhouse gas emissions, the City shall promote development in a compact urban form that encourages walking, cycling, and the use of public transit.

l. To support reducing emissions in transportation sector, the City shall encourage the installation of a publicly accessible electric vehicle charging network across the City.

m. The City may prepare reports to monitor the City's progress towards reducing emissions of air pollutants and greenhouse gases, and to increase awareness of initiatives to improve air quality and adapt to a changing climate, in association with the City's Climate Change Action Plan.

Forest Resources

n. The City shall achieve a minimum of 40 percent tree canopy cover by 2051. To support and increase the existing tree canopy, the City will preserve, protect, manage, replace and acquire, where appropriate, tree stands, hedgerows, woodlands and forested areas within the municipal boundary. In addition, the City will utilize the Tree Protection By-law to protect trees on privately owned land from injury or destruction.

o. The City may require a Tree Preservation Plan prepared by a qualified professional be submitted in support of any development proposal on land which contains trees. The Tree Preservation Plan shall inventory and assess the present conditions of the trees on the site and shall make recommendations on tree preservation with the objective of maximizing the number of trees that will be conserved on site.

p. The City will encourage the replacement of trees lost to development with new trees planted elsewhere, generally on-site. Where a development application will result in a net loss of trees, the proponent shall compensate the City for this loss of tree cover. In determining appropriate compensation, consideration should be given to the significance and value of the ecological function that the existing tree inventory provides, including carbon sequestration.

Urban Agriculture

q. The City will support and promote:

   i. The existing City-managed Farmer's Market and encourage other accessible locations for farmer's markets or fresh food stands in urban and rural/agricultural areas; and,

   ii. Urban agricultural activities on public lands, including community gardens, food cooperatives and local food sourcing programs, where appropriate, and in accordance with the applicable policies of this Plan.

r. The City does not support the keeping of livestock on any lands within the Delineated Built-up Area or portions of the Designated Greenfield Area that have been developed with urban uses.

4.0 Growth Management

4.1 Population and Employment Forecasts

a. This Official Plan accounts for 165,000 residents and 80,000 jobs by the year 2051, in accordance with the population and employment forecasts for the City of Brantford as set out in Schedule 3 of the Growth Plan for the Greater Golden Horseshoe.

4.2 Planning for Growth in an Urban Structure

a. **Schedule 1: Growth Management** identifies, conceptually, the urban structure of the City of Brantford as it evolves into the 21st Century. It identifies a number of key geographic components of the City that help articulate where and how growth will occur, and that will consequently influence Brantford's success in achieving its stated Vision for the future. **Schedule 1** identifies the following components:

i. **The Municipal Boundary** – The Municipal Boundary of the City establishes the jurisdictional extent of the City of Brantford;

ii. **The Core Natural Areas** – The Core Natural Areas provide an important structural element throughout the entire City, and generally identify areas where development will be prohibited in order to protect significant natural heritage features and their associated ecological functions;

iii. **The Settlement Area Boundary** – The Settlement Area Boundary contains what is considered to be the 'urban area' of the City, and establishes the geographic limits for growth and development of urban land uses;

iv. **The Delineated Built-Up Area** – The Delineated Built-Up Area includes lands within the Settlement Area Boundary where the intensification target to the year 2051 is to be measured. It was defined by the Province in 2006, and includes primarily lands already developed with urban land uses, and some lands that are currently vacant;

v. **The Designated Greenfield Area** – The Designated Greenfield Area includes lands within the Settlement Area Boundary that are outside of the Delineated Built-Up Area. The Designated Greenfield Area contains all of the lands expected to contribute to the density targets identified in this Plan to the year 2051. It includes primarily vacant lands and some lands that have been developed with urban land uses since 2006;

vi. **The Neighbourhoods** - The Neighbourhoods comprise the areas where people live and work and include primarily residential development with associated parks and open spaces. Neighbourhoods also include limited commercial and institutional uses;

vii. **The Strategic Growth Areas** - The Strategic Growth Areas comprise the Downtown Urban Growth Centre and a number of key transportation corridors and commercial centres where people live and work and are expected to include a broad mix of higher density residential uses, a full range of commercial uses, as well as institutional uses. Urban scaled parks and open spaces will also be accommodated within the Strategic Growth Areas;

viii. **The Employment Areas** - The Employment Areas provide jobs in clusters of business and other economic activities such as manufacturing, warehousing, offices and associated retail and ancillary facilities; and,

ix. **The Rural/Agricultural Area** - The Rural/Agricultural Area represents the Agricultural System identified by the Province and comprises the lands outside of the Settlement Area Boundary that will be used for agriculture and other rural land uses, until such time as they may be required for future urban development.

b. **Schedule 1** identifies a number of other important elements of Brantford's urban structure, including:

i. **Provincially Significant Employment Zones** - Notwithstanding any other policy of this Plan, Employment Areas within a Provincially Significant Employment Zone cannot be converted to a designation that permits non-employment uses prior to a Municipal Comprehensive Review;

ii. **Lands Subject to Local Planning Appeal Tribunal Decisions** - All of the relevant policies of this Plan shall apply to the future development of these lands, except where the LPAT decision provides more detailed and specific provisions. The more detailed and specific provisions of a LPAT decision shall take precedence over the policies of this Plan; and,

iii. **Lands that are part of the Six Nations of the Grand River Territory** - None of the provisions of this Plan shall apply to those lands.

4.3 Accommodating Projected Growth to 2051

a. Growth in Brantford to 2051 will occur through a combination of intensification within the Delineated Built-Up Area, and development within the Designated Greenfield Area. These two areas have different policy frameworks to guide their planning and development.

Intensification within the Delineated Built-Up Area

b. This Plan requires that a minimum of 45% of all new residential development within the City shall occur within the Delineated Built-Up Area on an annual basis until 2031. After 2031, a minimum of 50% of all new residential development within the City shall occur within the Delineated Built-Up Area on an annual basis.

c. To facilitate intensification, this Plan includes defined Strategic Growth Areas intended to provide an effective framework for the provision of higher density, mixed-use development that will support an efficient and integrated transit system. These Strategic Growth Areas serve and connect areas of the City that provide different community functions, and will therefore be different in terms of character, scale, mix of uses, and potential to accommodate future growth. Intensification initiatives will be subject to the following policies:

   i. Intensification opportunities will be primarily accommodated within the Strategic Growth Areas, including the Downtown Urban Growth Centre, Major Commercial Centres and Intensification Corridors;

   ii. The Downtown Urban Growth Centre shall be planned to achieve an overall minimum density of 150 residents and jobs combined per hectare by 2031;

   iii. Intensification opportunities within the Neighbourhoods that are also within the Delineated Built-up Area may be limited, while those areas continue to evolve. Their contribution to the intensification target will be primarily compatible infill development on vacant lots and underutilized lands, the adaptive reuse or expansion of existing buildings, and the establishment of additional residential units in existing homes and accessory buildings; and,

   iv. Intensification of the Employment Areas within the Delineated Built-Up Area will be encouraged, where appropriate.

Density within the Designated Greenfield Area

d. The Designated Greenfield Area is expected to accommodate significant growth over the time horizon of this Plan, subject to the following policies:

i. The Designated Greenfield Area shall be planned to achieve an overall minimum density of 52 residents and jobs combined per hectare by 2051. This density target shall be measured over the entire Designated Greenfield Area, excluding Employment Areas, Core Natural Areas, cemeteries and rights-of-way for Highway 403, railways, electricity transmission lines and energy transmission pipelines;

ii. This Plan recognizes that some areas within Brantford's Designated Greenfield Area were already developed at lower densities than the target of 52 residents and jobs combined per hectare, prior to the approval of this Plan. These areas exist within parts of Brantford's Designated Greenfield Area as it was identified prior to the January 2017 municipal boundary adjustment, as well as in the developed parts of Tutela Heights. As such, and in order to achieve the overall minimum density target for the entire Designated Greenfield Area by 2051, higher density targets are required within specific areas as follows:

- The Designated Greenfield Area shall be planned to achieve an overall minimum density of 55 residents and jobs combined per hectare where identified on **Schedule 2: Designated Greenfield Area Density and Block Plan Boundaries**. This target is applicable to the City's Designated Greenfield Area as it existed prior to the January 2017 municipal boundary adjustment, and in Tutela Heights;

- The Designated Greenfield Area shall be planned to achieve an overall minimum density of 60 residents and jobs combined per hectare where identified on **Schedule 2: Designated Greenfield Area Density and Block Plan Boundaries**. This target is applicable to the Designated Greenfield Area added to the City of Brantford through the January 2017 municipal boundary adjustment, excluding Tutela Heights; and,

iii. Employment Areas within the Designated Greenfield Area, as shown on **Schedule 2**, shall be planned to achieve an overall minimum density of 25 jobs per hectare by 2051.

Settlement Area Boundary Adjustments/Expansions

e. Settlement Area Boundary Expansions may only occur through a Municipal Comprehensive Review, where it is appropriately justified in accordance with applicable Provincial policy.

f. Notwithstanding e. above, the City may make adjustments to the Settlement Area Boundary outside of a Municipal Comprehensive Review, provided:

i. There would be no net increase in land within the Settlement Area;

ii. The adjustment would support the City's ability to meet the intensification and density targets established by this Plan;

iii. The existing Settlement Area to which lands would be added is serviced by municipal water, wastewater and storm water management systems and there is sufficient reserve infrastructure capacity to service the lands; and,

iv. The location of any lands added to the Settlement Area will satisfy the requirements of applicable Provincial policy.

g. Notwithstanding e. above, Settlement Area Boundary Expansions may occur in advance of a Municipal Comprehensive Review, provided:

i. The additional lands and associated forecasted growth will be fully accounted for in the land needs assessment associated with the next Municipal Comprehensive Review;

ii. The amount of land to be added to the Settlement Area at any one time will be no larger than 40 hectares;

iii. The lands that are added will be planned to achieve at least the minimum density target of 52 residents and jobs combined per hectare as established in this Plan or, 25 jobs per hectare as established in this Plan where the lands are added as an Employment Area;

iv. The existing Settlement Area to which lands would be added is serviced by municipal water, wastewater and storm water management systems and there is sufficient reserve infrastructure capacity to service the lands; and,

v. The location of any lands added to a Settlement Area will satisfy the requirements of applicable Provincial policy.

Employment Area Conversion

h. The conversion of lands within Employment Areas to non-employment uses may be permitted only through a Municipal Comprehensive Review, where it is demonstrated that:

i. There is a need for the conversion;

ii. The lands are not required over the horizon of this Plan for the employment purposes for which they are designated;

iii. The City will maintain sufficient employment lands to accommodate forecasted employment growth to the 2051 time horizon of this Plan;

iv. The proposed uses would not adversely affect the overall viability of the Employment Area or the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan; and,

v. There are existing or planned infrastructure and public service facilities to accommodate the proposed uses.

5.0 Land Use Designations

5.1 General Provisions for All Land Use Designations

Articulating the Urban Structure

a. **Schedule 1: Growth Management** identifies the high level urban structure of the City for the purposes of managing growth. **Schedule 3: Land Use Plan** further articulates that urban structure through the identification of more detailed land use designations and associated policy frameworks. The detailed land use designations throughout the City are organized in the following categories:

i. Neighbourhoods:

- Residential Designation;
- Major Institutional Designation;
- Parks and Open Space Designation;

ii. Strategic Growth Areas:

- Downtown Urban Growth Centre Designation;
- Major Commercial Centre Designation;
- Intensification Corridor Designation;

iii. Employment Areas:

- Prestige Employment Designation;
- General Employment Designation;

iv. Rural/Agricultural Area:

- Agricultural Designation;

v. Natural Heritage System:

- Core Natural Areas Designation; and,
- Adjacent Lands Overlay.

Compatible Built Form and Development

b. It is the intent of this Plan that built form be a key determining factor for the types of development permitted in each land use designation. Further, a fundamental element of this Plan is the concept of compatible development which, for the purposes of this Plan, means:

> Compatible development is development that respects or enhances the character of the community, without causing any undue, adverse impacts on adjacent properties. Compatible development is not necessarily the same as, or even similar to existing development in the vicinity.

Development Proposal Review

c. Compatible development shall be considered in the evaluation of all development proposals throughout the City. The following shall be considered when evaluating the compatibility of development proposals:

   i. The use, height, massing, orientation and landscape characteristics of nearby properties is properly considered and appropriate transitions between the built forms and uses shall be ensured;

   ii. On-site amenity space is provided and is reflective of, or enhances, the existing patterns of private and public amenity space in the vicinity; and,

   iii. Streetscape patterns, including block lengths, setbacks and building separations are generally maintained.

d. In addition to compatibility, the City will have regard for the following when evaluating any development proposal:

   i. That the Natural Heritage System is recognized and incorporated into the design of the development in a manner that protects and enhances its ecological integrity;

   ii. That cultural heritage resources and cultural heritage landscapes are recognized and incorporated into the design of the development in a manner that conserves the integrity of the resource/landscape;

   iii. That buildings and streetscapes are designed to create a sense of identity through architectural features, massing, site layout, orientation and landscaping;

   iv. That reverse frontage lots (back-lotting) abutting public streets and adjacent to public parks shall be discouraged. Alternatives to back-

lotting that promote improved streetscapes and public safety will be encouraged, subject to the approval of the City;

v. That landscaping is provided to define and enhance the appearance of roads and associated pedestrian spaces, to buffer adjacent sensitive land uses, and to minimize the visual impact of parking, loading and storage areas;

vi. That landscape features are employed to establish an identifiable and well-conceived streetscape quality and street edge condition; and,

vii. That utility networks, municipal servicing infrastructure and transportation systems have capacity to serve the proposed development and there are no adverse impacts on the City's water, sewer, storm water management and transportation systems.

e. All development applications shall be:

i. Consistent with the City's Urban Design Manual;

ii. Subject to Site Plan Approval, unless otherwise exempted from Site Plan Approval by this Plan or the Site Plan By-law;

iii. Subject to the provisions of the implementing Zoning By-law; and,

iv. Subject to an approved Block Plan where applicable, prepared in accordance with the policies of this Plan and the Comprehensive Block Plan Terms of Reference (Appendix B to this Plan).

Role of the Block Plan Process

f. If a development application is located within a Block Plan Area identified on **Schedule 2: DGA Density and Block Plan Boundaries**, it shall be subject to the applicable Block Plan. The City shall require, prior to the submission of any development application, that a Block Plan be prepared for the whole of the applicable Block Plan Area. The purpose of the Block Plan is to promote comprehensive planning, and to:

i. Identify the detailed land use and density distribution, and to ensure that required density targets will be achieved;

ii. Confirm the boundaries of the Natural Heritage System through an Environmental Impact Study;

iii. Identify the parkland system, community facilities and the active transportation network;

iv. Identify the detailed road pattern, including Local Roads;

v. Articulate the details for the provision of water, sewer and storm water management systems in a Block Servicing Strategy;

vi. Identify network and system connections to properties adjacent to the Block Plan Area; and,

vii. Form the basis for a Developer's Group Agreement, where the Block Plan Area includes multiple landowners.

g. The preparation of Block Plans shall have regard for the policies of this Plan, the Urban Design Manual and the Comprehensive Block Plan Terms of Reference (Appendix B to this Plan). The preparation of each individual Block Plan will be guided by an area specific Block Plan terms of reference to be developed at the beginning of the Block Plan process.

h. Required Block Plans shall be submitted to the satisfaction of the Director of Planning ensuring consistency with the policy direction set out in the Official Plan. The Block Plan shall be supported by all of the necessary supporting technical studies to be identified in the area specific Block Plan terms of reference. Required Block Plans shall form the basis for the subsequent approval of Draft Plans of Subdivision and implementing Zoning By-laws.

i. The Block Plan process may form the basis for adjustments to the boundaries of the Natural Heritage System, the Residential Designation sub-categories, and the bikeways and trail network and road network, as identified on the Schedules to this Plan, without the requirement for an Official Plan Amendment, subject to the necessary supporting technical studies, to the satisfaction of the City.

j. The Block Plan requirement for development applications such as Site Plans or minor variance applications that do not involve lot creation or adjustment may be waived by the Director of Planning, subject to the availability of municipal servicing and determination that the application is not in conflict with the objectives set out in policy 5.1.f).

Uses Permitted in All Land Use Designations

k. Within all of the land use designations, with the exception of the Core Natural Areas Designation and the Adjacent Lands Overlay, the following uses are permitted:

   i. Parks, open spaces and open space linkages;

   ii. Public service facilities;

   iii. Electricity generation facilities and transmission and distribution systems; and,

   iv. Other infrastructure.

   These uses may be permitted within the Core Natural Areas Designation and the Adjacent Lands Overlay, subject to the applicable policies of this Plan.

5.2 Policies for Neighbourhoods

a. Neighbourhoods include the areas of the City that are focused on residential land uses, but also include community facilities, parks, institutional uses and small-scale retail and service commercial uses that support local residents. The Neighbourhoods in Brantford are diverse, ranging from stable historic districts to recently constructed subdivisions.

b. The Neighbourhoods include the following land use designations:

   i. Residential Designation;

   ii. Major Institutional Designation; and,

   iii. Parks and Open Space Designation.

5.2.1 Residential Designation

Intent

a. Lands within the Residential Designation may include a full range of residential dwelling types, as well as supporting land uses intended to serve local residents. It is recognized that areas within the Residential designation will continue to evolve, with compatible development playing a modest role in achieving the City's overall target for residential intensification in the Built-up Area.

Permitted Uses

b. The following uses may be permitted on lands within the Residential Designation, as shown on **Schedule 3**, subject to the policies of this Section:

   i. Residential units in Low-Rise, Mid-Rise and High-Rise Residential Buildings;

   ii. Additional residential units;

   iii. Retirement homes and Communal housing, which may include special needs housing and nursing homes;

   iv. Live-work units, incorporating small-scale retail, service commercial or office uses;

   v. Home occupations;

   vi. Bed and breakfast establishments;

   vii. Day care facilities;

   viii. Small-scale places of worship; and,

   ix. Neighbourhood supporting uses.

Policies for Low–Rise Residential Buildings

c. The maximum building height for Low-Rise Residential Buildings shall be 3 storeys. Built forms that are considered to be Low-Rise Residential Buildings include:

   i. Single detached, semi-detached, duplex and triplex dwellings; and,

   ii. Townhouse dwellings.

d. In addition to the above noted built forms, the implementing Zoning By-law may permit other residential building forms that support the intent of the Low-Rise Residential Buildings category, such as laneway housing and additional residential units.

e. An additional residential unit is permitted in all single-detached, semi-detached, street townhouse and block townhouse dwellings and associated ancillary structures, subject to the provision of adequate on-site parking, and compliance with applicable Zoning By-law, Building Code and Fire Code requirements.

f. Low-Rise Residential Buildings shall generally be located on Local Roads, or Minor Collector Roads. Low-Rise Residential Buildings shall provide

individual, direct access to the abutting road. However, where permitted by the implementing Zoning By-law, new Low-Rise Residential Buildings that are located adjacent to Highways, Major/Minor Arterial Roads or Major Collector Roads will be required, wherever possible, to develop in a manner that will minimize direct access to such highways or roads.

Policies for Mid-Rise Residential Buildings

g. Mid-Rise Residential Buildings shall be between 3 and 6 storeys in height. Built forms that are considered to be Mid-Rise Residential Buildings include:

   i. Townhouse dwellings;

   ii. Apartment buildings; and

   iii. Mixed-use and live-work buildings.

h. An additional residential unit is permitted in all Townhouse dwellings, and associated ancillary structures, where the primary dwelling has direct frontage and access to the abutting road, subject to the provision of adequate on-site parking, and compliance with applicable Zoning By-law, Building Code and Fire Code requirements.

i. In addition to residential units, other uses permitted in the Residential Designation may be permitted at-grade within live-work or mixed-use Mid-Rise Residential Buildings, in accordance with the corresponding policies for those other uses, and subject to the implementing Zoning By-law.

j. When a site specific Zoning By-law is under consideration to permit new Mid-Rise Residential Buildings, the proposed development must meet the following criteria, to the satisfaction of the City:

   i. Be on a site of suitable size for the proposed development, and provide adequate landscaping, amenity features, buffering, on-site parking and garbage pickup and recycling services;

   ii. The City shall encourage the use of underground and/or structured parking facilities for Mid-Rise apartment buildings;

   iii. Be located in proximity to parks, open space and other community facilities, services and amenities;

   iv. Have frontage on a Major/Minor Collector or Major/Minor Arterial Road; and,

   v. Have convenient access to an existing or planned public transit stop.

Policies for High-Rise Residential Buildings

k. High-Rise Residential Buildings are greater than 6 storeys in height and include stand-alone apartment buildings and mixed-use buildings containing residential units in conjunction with other permitted uses.

l. In addition to residential units, other uses permitted in the Residential Designation may be permitted within mixed-use High-Rise Residential Buildings, in accordance with the corresponding policies for those other uses, and subject to the implementing Zoning By-law. Generally, non-residential uses that are to be open and accessible to the public shall be located on the ground floor of a High-Rise Residential Building.

m. When a site specific Zoning By-law is under consideration to permit new High-Rise Residential Buildings, the proposed development must meet the following criteria, to the satisfaction of the City:

    i. Be on a site of suitable size for the proposed development, and provide adequate landscaping, amenity features, buffering, parking, and garbage pickup and recycling services;

    ii. The City shall encourage the use of underground and/or structured parking facilities for all High-Rise Residential Buildings;

    iii. Be located at highly accessible locations, generally within 250 metres of an existing or planned public transit stop and, where possible, within 500 metres of schools, commercial facilities and/or parks, open space and/or other community facilities, services and amenities; and,

    iv. Have frontage on a Major/Minor Collector or Major/Minor Arterial Road.

Policies for Retirement Homes and Communal Housing in the Residential Designation

n. Retirement homes and Communal housing, which may include special needs housing and nursing homes, may be located in the Residential Designation subject to specific regulations in the implementing Zoning By-law, and provided that the proposed development meets the criteria established for the associated Low-Rise, Mid-Rise, or High Rise Residential Building that contains the communal housing. A decrease in on-site parking standards may be considered for retirement homes and communal housing within the Residential Designation.

Policies for Live-Work Units

o. Live-work units have the potential to integrate small-scale retail, service commercial or office uses at-grade with a residential unit. Live-work units are typically in a street townhouse or other Mid-Rise Residential building forms. Live-work units may be permitted within the Residential Designation, subject to a Site Specific Zoning By-law Amendment and compliance with all of the criteria for Mid-Rise Residential Buildings. In addition, live-work units shall provide:

   i. Amenity areas and sufficient planting and/or fencing to provide a buffer to adjacent residential dwellings; and,

   ii. Adequate parking and drop-off/pick-up facilities.

Policies for Home Occupations

p. Home occupations are permitted within the Residential Designation provided the use is accessory and subordinate to the residential use of the building, and does not substantially alter the residential character of the property. The implementing Zoning By-law may contain specific regulations pertaining to the size, number of employees, parking, signage and other matters associated with a permitted home occupation use.

Policies for Bed and Breakfast Establishments

q. Bed and breakfast establishments are permitted within single detached dwellings in the Residential Designation provided the use does not substantially alter the residential character of the property. The implementing Zoning By-law may contain specific regulations pertaining to parking, signage and other matters associated with a permitted bed and breakfast use.

Policies for Day Care Facilities

r. Day care facilities may be permitted in the Residential Designation, subject to specific regulations in the implementing Zoning By-law and in accordance with the following policies:

   i. The use will not cause any traffic hazards or an unacceptable level of congestion on surrounding roads;

   ii. The use is intended to serve and support the surrounding residential area; and,

iii. The site is large enough to accommodate the building, on-site play areas, parking and pick-up/drop-off facilities and appropriate buffering, where required.

Policies for Small-Scale Places of Worship

s. Existing places of worship are located throughout the City of Brantford and may be recognized as a permitted use within the Residential Designation. New places of worship with the capacity to accommodate a congregation of 250 people or less shall be permitted within the Residential Designation through an implementing Zoning By-law, subject to the following criteria:

i. The use will not cause any traffic hazards or an unacceptable level of congestion on surrounding roads; and,

ii. The site is large enough to accommodate the building, on-site parking areas and appropriate buffering, where required.

Policies for Neighbourhood Supporting Uses

t. Within the Residential Designation, the following neighbourhood supporting uses may be permitted through an implementing Zoning By-law:

i. Artisan establishments, studios and craftsman shops;

ii. Business and financial institutions;

iii. Healthcare offices and clinics;

iv. Recreational and/or cultural facilities; and,

v. Convenience retail, personal service establishments and restaurants.

u. The City will encourage the integration of neighbourhood supporting uses with residential uses in mixed-use developments, or in mixed-use buildings, where appropriate and desirable. Neighbourhood supporting uses shall be encouraged to locate on the ground floor, with residential uses located above the ground floor. The City shall consider the following criteria when evaluating an application to permit neighbourhood supporting uses in the Residential Designation:

i. The use is considered small-scale, generally having a Gross Floor Area of less than 300 square metres per each use;

ii. The use will contribute to a walkable and complete community;

iii. Parking and servicing areas shall be located at the side or rear of buildings, and appropriately screened from adjacent residential development;

iv. Distinct parking areas shall be provided for the residential uses and neighbourhood supporting uses in mixed use buildings and developments, and the use of underground and/or structured parking facilities will be encouraged;

v. Neighbourhood supporting uses shall generally be:

- Located at an intersection of Collector/Collector, Collector/Arterial or Arterial/Arterial Roads;
- Provided with shared access to those roads where feasible, in accordance with the requirements of the City;
- Clustered to create a neighbourhood focal point and to facilitate access by all forms of active transportation; and,

vi. Clustered neighbourhood supporting uses including development in a plaza format shall generally not exceed a combined Gross Floor Area of 300 square metres, subject to the provisions of an implementing Zoning By-law.

v. The Gross Floor Area of existing commercial plazas and individual units of neighbourhood supporting uses in the Residential Designation exceeding 300 square metres may be recognized in the Zoning By-law if legally established prior to the approval date of this Plan.

Policies for Schools

w. Secondary Schools are not permitted within the Residential Designation. Elementary schools are permitted in the Residential Designation, subject to specific regulations in the implementing Zoning By-law and in accordance with the following policies:

i. Elementary school sites shall be provided in accordance with the standards of the appropriate Board of Education, where applicable;

ii. The development of elementary schools in conjunction with municipal parkland and other community facilities/services may be considered, as well as the joint development of school sites by more than one Board of Education where appropriate, so that a complementary integration of lands and facilities may be achieved;

iii. The coordinated use of recreational facilities located within elementary schools, or on school properties will be encouraged;

iv. Adequate parking and pick-up/drop-off facilities for automobiles and buses shall be provided on site; and,

v. Direct pedestrian and cycling access shall be provided to schools from all parts of the surrounding residential area.

x. Any elementary school site that is determined to be surplus to the Board of Education's needs under the provisions of the *Education Act* may be developed in accordance with the Residential Designation without an amendment to this Plan. Private schools and education resource centres may also be permitted on surplus elementary school sites without an amendment to this Plan.

Additional Policies for Specific Growth Areas in the Residential Designation

y. The land use designations within the Designated Greenfield Area are illustrated on **Schedule 4: Designated Greenfield Area Structure**. Further within the Residential Designation, there are four categories identified on **Schedule 4** where additional policies shall guide the development of specific growth areas: Neighbourhood Centres, Neighbourhood Corridors, Transitional Residential and Suburban Residential, as follows:

i. Within the Residential Designation, lands identified on **Schedule 4: Designated Greenfield Area Structure** as Neighbourhood Centre are intended to provide for the range and mix of land uses permitted in the Residential Designation, except for single-detached, semi-detached, duplex, street townhouse and block townhouse dwellings, which are specifically prohibited. In addition:

- Residential and mixed-use building heights shall be a minimum of 3 storeys. Non-residential building heights shall be a minimum of 8.0 metres;
- Mixed use buildings with residential units above ground floor neighbourhood supporting uses will be encouraged; and,
- In addition to the neighbourhood supporting uses listed in this Plan, a grocery store with a maximum Gross Floor Area of up to 10,000 square metres may be permitted within a Neighbourhood Centre.

ii. Within the Residential Designation, lands identified on **Schedule 4: Designated Greenfield Area Structure** as Neighbourhood

Corridor are intended to provide for the range and mix of land uses permitted in the Residential Designation, except for single-detached, semi-detached and duplex dwellings, which are specifically prohibited. Building heights shall range from 3 to 6 storeys in Neighbourhood Corridors. Building heights shall range from 2 to 4 storeys in Neighbourhood Corridors in Tutela Heights;

iii. Within the Residential Designation, on lands identified on **Schedule 4: Designated Greenfield Area Structure** as Suburban Residential in Tutela Heights, the existing pattern of large lot residential uses shall be recognized, permitting single-detached dwellings and additional residential units. Notwithstanding other servicing policies of this Plan, this area can remain on partial services, with private septic systems. Other permitted uses, including the Bell Homestead museum, shall be subject to the implementing Zoning By-law; and,

iv. Within the Residential Designation, lands identified on **Schedule 4: Designated Greenfield Area Structure** as Transitional Residential in Tutela Heights are intended to accommodate Low-Rise Residential Buildings, on lots with a minimum frontage of 15.5 metres, on full municipal services. Larger lots with single-detached dwellings are required where they abut the Suburban Residential areas identified on **Schedule 4**. Other permitted uses shall be subject to the implementing Zoning By-law.

5.2.2 Major Institutional Designation

Intent

a. The Major Institutional Designation includes institutional uses that are of a City-wide or regional scale within the City. Major Institutional uses are intended to be integrated into the City fabric, and are a crucial part of a complete community.

Permitted Uses

b. Permitted uses within the Major Institutional Designation, as identified on Schedule 3: Land Use Plan, may include:

i. All large-scale public service facilities, including secondary schools, post-secondary educational facilities, hospitals, and police and EMS stations;

ii. Retirement homes and Communal housing, which may include special needs housing and nursing homes; and,

iii. Large-scale places of worship, which may include day care facilities.

c. Complementary uses such as convenience retail, personal service establishments, financial institutions, and offices will be permitted to locate internal to a major institutional use provided the use is ancillary to the primary institutional use.

Policies for Secondary Schools and Post-Secondary Educational Facilities

d. Secondary schools and post-secondary educational facilities may be permitted in the Major Institutional Designation, in accordance with the following criteria:

i. Secondary school sites shall be provided in accordance with the standards of the appropriate Board of Education, where applicable;

ii. The development of a secondary school or post-secondary educational facility in conjunction with municipal parkland and other community facilities/services may be considered, so that a complementary integration of lands and facilities may be achieved;

iii. The coordinated use of recreational facilities located within a secondary school or post-secondary educational facility, or on associated properties will be encouraged;

iv. The proposed site is within 250 metres of an existing or planned public transit route and is in proximity to parks and community facilities. Post-secondary educational facilities should also be in proximity to retail and service commercial uses;

v. The proposed site has frontage onto an Arterial Road or Major Collector Road;

vi. Adequate amenity areas, parking and pick-up/drop-off facilities for automobiles and buses shall be provided on site; and,

vii. Direct pedestrian and cycling access shall be provided to secondary schools and post-secondary educational facilities from all parts of the surrounding community through a comprehensive active transportation network.

Policies for Hospitals

e. The existing Brantford General Hospital is identified as a permitted use within the Major Institutional Designation. New hospital facilities that are not incorporated onto the existing site shall be considered through the following criteria:

   i. The proposed site is within 250 metres of an existing or planned public transit route and is in proximity to parks, community facilities and retail and service commercial uses;

   ii. The proposed site has frontage onto an Arterial or Major Collector Road;

   iii. Adequate amenity areas and pick-up/drop-off facilities shall be provided on-site;

   iv. Adequate parking facilities shall be provided on-site or in proximity to the main site and are encouraged to be located in structures where feasible; and,

   v. Direct access shall be provided to hospital facilities from all parts of the surrounding community through a comprehensive active transportation network.

Policies for Police and EMS Stations

f. Police and EMS station facilities that are not incorporated onto an existing site in the Major Institutional Designation may be considered as a public service facility, permitted on sites within any land use designation, provided the proposed site is located with frontage onto an Arterial or Collector Road and can accommodate adequate buffering and parking facilities on-site.

Policies for Retirement Homes and Communal Housing in the Major Institutional Designation

g. Retirement homes and Communal housing, including special needs housing and nursing homes, may be located in the Major Institutional Designation if the use includes specific health or life care services as the primary use, subject to specific regulations in the implementing Zoning By-law, and provided that:

   i. Adequate buffering, parking, and amenity areas can be provided on-site;

ii. The proposed site is located with frontage onto an Arterial or Collector Road; and,

iii. The proposed site is within 250 metres of an existing or planned public transit route and is in proximity to parks, community facilities and retail and service commercial facilities.

h. A decrease in on-site parking standards may be considered for Retirement homes and Communal housing within the Major Institutional Designation.

Policies for Large-Scale Places of Worship

i. New large-scale places of worship may be located in the Major Institutional Designation subject to specific regulations in the implementing Zoning By-law, and provided that:

i. The place of worship has the capacity to accommodate a congregation of greater than 250 people;

ii. The site has frontage onto an Arterial or Collector Road;

iii. The use will not cause any traffic hazards or an unacceptable level of congestion on surrounding roads;

iv. The site is large enough to accommodate the building, on-site parking and appropriate amenity areas and buffering, where required; and,

v. Direct access shall be provided to places of worship from all parts of the surrounding community through a comprehensive active transportation network.

5.2.3 Parks and Open Space Designation

This section has been amended by OPA 11 (Sept 2024).

Intent

a. Parks and Open Spaces are a valuable resource to the community and contribute to the quality of life in Brantford. The intent of the Parks and Open Space Designation is to provide for a comprehensive and connected open space system of parks, multi-use pathways and trails that increase the opportunities for recreation and general enjoyment of a community.

Permitted Uses

b. Permitted uses in the Parks and Open Space Designation, as identified on **Schedule 3: Land Use Plan** may include:

i. Public parks and open space, including Community Parks, Neighbourhood Parks, Urban Parks and Specialized Parks;

ii. Golf courses;

iii. Open Space Linkages;

iv. Cemeteries; and,

v. Museums and recreational facilities.

c. Accessory buildings and structures, and limited commercial uses which serve the main permitted use, such as concession stands and restaurants, may be permitted subject to all other policies of this Plan, and the requirements of the implementing Zoning By-law.

Development Policies

d. The lands identified as within the Parks and Open Space Designation shall be developed in accordance with the City's Parks and Recreation Master Plan, and any other applicable policies of this Plan.

e. Parkland dedication will occur in accordance with the provisions of Section 42 of the *Planning Act*. The City shall prepare a Parkland Dedication By-law that requires that land be dedicated to the City in an amount not exceeding:

i. 2 percent of land proposed for development or redevelopment for commercial or industrial purposes; and,

ii. 5 percent of land proposed for development or redevelopment in all other cases.

As an alternative, in the case of land proposed for development or redevelopment for residential purposes, the City's Parkland Dedication By-law may require that land be conveyed to the City at a rate of one hectare for each 300 dwelling units proposed, or at a lesser rate as may be specified in the By-law.

The land conveyed shall be used by the City for park or other public recreational purposes. The City may also accept cash-in-lieu of any required parkland dedication, or part thereof, in accordance with the provisions of the *Planning Act*.

f. Where a Parks and Open Space Designation is applied to privately owned lands, it shall not imply that the lands are free and open to the general public. Further, it shall not imply any obligation for the City, or any other public agency, to purchase the lands.

Policies for Golf Courses

g. Adequate parking and pick-up/drop-off facilities shall be provided on-site for golf courses and accessory uses.

h. Where a municipally owned golf course use is no longer considered viable or desirable by the City, it may be redeveloped for any other permitted uses within the Parks and Open Space Designation without the need for an amendment to this Plan.

Policies for Open Space Linkages

i. Open space linkages may be permitted in any land use designation and are not specifically identified on Schedule 3: Land Use Plan. Open Space linkages may include utility and hydro corridors, berms and dikes, or abandoned railway lines, all of which can contribute to a continuous linear open space system.

j. The City may develop a system of multi-purpose pathways and trails within open space linkages for pedestrians, cyclists and mobility aids and assistive devices, and to provide access to parks and other community facilities as part of the active transportation network, in accordance with the following:

    i. Where practical, the City may acquire and develop natural linear features as open space linkages;

    ii. The City will encourage the use of utility and hydro corridors, rights-of-way and easements to establish open space linkages, where supported by the accommodating utility operator or landowner; and,

    iii. Wherever possible, open space linkages shall be conveyed to the City or other public agencies.

Policies for Cemeteries

k. The establishment of new cemeteries, or the enlargement of existing cemeteries, shall have regard for:

    i. Driveway access to the road system in a manner which does not create traffic hazards;

    ii. Provision of adequate on-site parking facilities; and,

    iii. Screening and landscaping to complement the plot plan and provide a buffer to adjacent land uses, where necessary.

l. Buildings, structures and uses associated with the Cemetery use may be permitted, subject to the implementing Zoning By-law. The location and scale of any permitted building, structure or use will be identified and regulated within the implementing Zoning By-law.

5.3 Policies for Strategic Growth Areas

a. The Strategic Growth Areas have the potential to accommodate significant growth, in an intensified built form, primarily within Mid-Rise and High-Rise buildings. These buildings will include residential uses and/or employment in community or regionally scaled retail and service commercial uses, offices and institutional facilities. The Strategic Growth Areas also play a crucial role in defining the planned urban structure of the City, in supporting a successful transit system, and in achieving the City's intensification and density targets.

b. Strategic Growth Areas are intended to be flexible and responsive to land use pattern changes and demands. They permit a broad range of uses at different scales and intensities depending on the location within the City's urban structure. An appropriate mix and range of commercial, retail, office, institutional and residential uses at different scales and intensities will be encouraged and supported within Strategic Growth Areas.

c. To promote the ability to accommodate anticipated growth and development within the Strategic Growth Areas, the City shall ensure that:

    i. There is a significant supply of lands designated in this Plan to provide multiple opportunities for a diversified economic base, including a range and choice of suitable sites for all types of institutional, retail and service commercial uses, and office space. These sites will support a wide range of economic activities that take into account the needs of existing and future residents and businesses;

    ii. The use of land and available municipal servicing infrastructure shall be optimized, and accommodate all forms of movement to, from and within Strategic Growth Areas, including active transportation;

    iii. The necessary municipal servicing infrastructure will be available to support current and projected growth and development; and,

    iv. All development within the Strategic Growth Areas will incorporate high-quality design including built form, architectural details, landscaping and signage, in consideration of the definition of compatible development.

d. Development in Strategic Growth Areas is encouraged to accommodate an array of uses. A mix of uses is encouraged on individual development sites and within individual buildings. Mid-Rise and High Rise buildings may contain single stand-alone uses, multiple tenants or mixed uses, unless specified otherwise within the policies of this Plan, or the implementing Zoning By-law.

e. At-grade uses may change over time. As a result, the floor to ceiling height of ground floors for Mid-Rise and High-Rise buildings in Strategic Growth Areas should be generally sufficient to adapt to a range of permitted uses – a minimum of 4.25 metres.

f. All development within any Strategic Growth Area shall include context appropriate on-site parking for vehicles and bicycles, as regulated by the implementing Zoning By-law. Where required, parking is encouraged to be located in parking structures, either above or below grade. Parking lots are subject to the following development requirements:

    i. Parking facilities at-grade and/or in structures shall be appropriately designed and landscaped to complement the urban streetscape; and,

    ii. Parking structures shall incorporate active permitted uses at-grade facing onto any Arterial Road or Collector Road.

g. Development within any Strategic Growth Area shall provide community benefits, including urban park spaces in accordance with the Parks and Recreation Master Plan and the City's Community Benefits By-law.

h. The Strategic Growth Areas identified on **Schedule 1: Growth Management** are further refined into three, more specific land use designations identified on **Schedule 3: Land Use Plan**, including:

    i. Downtown Urban Growth Centre Designation;

    ii. Major Commercial Centre Designation; and,

    iii. Intensification Corridor Designation.

5.3.1 Downtown Urban Growth Centre Designation

Intent

a. The Downtown Urban Growth Centre is planned to achieve an overall minimum density of 150 residents and jobs combined per hectare by 2031. The Downtown Urban Growth Centre (UGC) shall be planned:

i. To be the cultural, entertainment and administrative heart of the City, a key shopping district, and a destination for residents, students, tourists and businesses;

ii. To promote economic revitalization within the context of historic preservation, recognizing the potential for adaptive re-use, redevelopment and intensification;

iii. To be a great neighbourhood that accommodates a broad range of housing types and tenures for residents of all ages, and contributes substantially to a complete, healthy and sustainable community;

iv. To attract investment in institutional uses, including post-secondary educational facilities, regionally-focused public services, as well as a full range of commercial, recreational, cultural and entertainment uses;

v. To serve as a focus for major office employment that will attract provincially, nationally and internationally significant employers;

vi. To include a hierarchy of urban park spaces in accordance with the Parks and Recreation Master Plan and including linkages to the Grand River, Mohawk Lake and Canal, and the City's multi-use pathway and trail network;

vii. To act as a hub for local, regional and interregional transit, and to accommodate and support major transit infrastructure; and,

viii. To provide the community services, amenities and infrastructure that will attract population and employment growth.

Permitted Uses

b. Permitted uses on lands designated as Downtown UGC, as identified on **Schedule 3: Land Use Plan**, may include:

i. Retail and service commercial uses, including but not limited to department stores, grocery stores, restaurants and retail warehouses;

ii. Hotels, including ancillary uses;

iii. Convention/conference facilities;

iv. Office uses;

v. Cultural, entertainment and recreational uses;

vi. Institutional uses, including secondary and elementary schools, post-secondary education facilities and places of worship;

vii. Day care facilities;

viii. Residential units in stand-alone and mixed-use Mid-Rise and High-Rise Residential Buildings;

ix. Live-work units, incorporating small-scale service commercial, retail or office uses;

x. Retirement homes and Communal housing, which may include special needs housing and nursing homes; and,

xi. Commercial and/or accessory parking facilities at-grade and/or in structures.

Precinct Specific Policies

c. The Downtown UGC Designation, which is identified on **Schedule 3: Land Use Plan**, is comprised of the following Precincts as shown on **Schedule 5: Downtown Urban Growth Centre:**

i. The Historic Mainstreets Precinct;

ii. The Lower Downtown Precinct; and,

iii. The Upper Downtown Precinct.

d. The Precinct specific policies that follow are expected to be read in conjunction with, and in addition to the relevant policies of this Plan and the policies that apply to the Downtown UGC in general.

Policies for the Historic Mainstreets Precinct

e. Notwithstanding the list of uses permitted throughout the Downtown UGC, auto-focused uses such as drive-through facilities, automobile service centres and repair shops, and automobile dealerships shall be prohibited in the Historic Mainstreets Precinct. In addition, commercial uses requiring extensive storage areas such as retail warehouses and building supply and lumber yards shall be prohibited in the Historic Mainstreets Precinct.

f. The design of buildings in the Historic Mainstreets Precinct shall enhance the quality of the pedestrian environment by:

i. Requiring articulated façades using quality materials and encouraging high activity uses at-grade, such as retail stores and

restaurants, that animate the streetscape with window displays or outdoor patios; and,

ii. Reinforcing the continuity of commercial, institutional and community uses along certain streets, by prohibiting any residential units from locating at-grade fronting Water Street, Wharfe Street, Colborne Street, Dalhousie Street, or Market Street. Residential units may be located at-grade along the rear or side façades of the buildings, or fronting King Street, Queen Street, George Street, Charlotte Street, or Clarence Street.

g. Buildings in the Historic Mainstreets Precinct shall be a minimum building height of 3 storeys, or 10.0 metres, whichever is greater. The first 3 storeys of all buildings shall generally be required to reference the historic 3 storey building height in the Historic Mainstreets Precinct, either through architectural detailing, or with a building step-back beyond the 3rd storey, to the satisfaction of the City.

h. Parking lots are subject to the following additional development requirements:

i. Surface parking lots shall not have direct frontage on Colborne Street, Dalhousie Street or Market Street; and,

ii. Access into parking facilities shall be from local roads and laneways, avoiding Colborne Street, Dalhousie Street, Market Street or other arterial or collector roads, wherever possible.

i. The Historic Mainstreets Precinct includes the Victoria Park Square Heritage Conservation District, which is identified on **Schedule 5**. Development proposed within or adjacent to the Victoria Park Square Heritage Conservation District shall be subject to the specific design criteria and height limitations provided in the Victoria Park Square Heritage Conservation District Study, in addition to the other design policies of this Plan or the Urban Design Manual. Where there is a conflict between the specific design criteria articulated in the Victoria Park Square Heritage Conservation District Study and any of the design policies of this Plan or the Urban Design Manual, the specific design criteria articulated in the Victoria Park Square Heritage Conservation District Study shall prevail.

Policies for the Lower Downtown Precinct

j. The Lower Downtown Precinct is planned to accommodate significant intensification through redevelopment opportunities upon vacant or underutilized lands and through the residential intensification of existing

commercial developments. It is envisioned that the Lower Downtown Precinct will develop as a complete community, where new residents in Mid-Rise and High-Rise residential and mixed use buildings will have access to nearby jobs and services. They will provide an expanded market for commercial and cultural uses linked to the Grand River Waterfront, Shallow Creek Park and the Historic Mainstreets Precinct.

k. Notwithstanding the list of uses permitted throughout the Downtown UGC, auto-focused uses such as drive-throughs and automotive service centres and repair shops are not permitted within the Lower Downtown Precinct. The casino is specifically permitted only within the Lower Downtown Precinct.

l. Within the Lower Downtown Precinct, the minimum building height for stand-alone residential buildings and mixed-use buildings containing residential units shall be 3 storeys.

m. An enhanced public realm, urban design and building orientation should take advantage of views to the Grand River from the Lower Downtown Precinct.

n. The extension of an open space linkage along the former east-west T.H. & B. railway line between the Grand River waterfront and Shallow Creek Park and Mohawk Canal shall be encouraged in order to facilitate pedestrian and bicycle access throughout the area and connections to the Bikeways and Trails Network.

o. The City will explore opportunities to improve pedestrian linkages and accessibility between the Historic Mainstreets Precinct and the Lower Downtown Precinct, particularly the Market Street South area.

Policies for the Upper Downtown Precinct

p. In addition to the list of uses permitted throughout the Downtown UGC, residential units in Low-Rise Residential Buildings are permitted within the Upper Downtown Precinct. Along with the permission for Low-Rise Residential Buildings, additional residential units, home occupations and bed and breakfast establishments are also permitted within any Low-Rise Residential Building.

q. Within the Upper Downtown Precinct, the minimum building height for buildings fronting onto an Arterial Road, or a Collector Road, shall be 2 storeys, or 7.0 metres, whichever is greater.

r. All development within the Upper Downtown Precinct, with the exception of Low-Rise Residential Buildings and stand-alone, single use Mid-Rise and High-Rise Residential Buildings, shall be designed in a manner that

contributes to an active street environment and, where possible, shall provide a high activity use at-grade, such as retail stores and restaurants, with uses such as offices and residential on second floors and above. Within the Upper Downtown Precinct, the first 2 storeys of buildings located along Clarence Street, Market Street and West Street shall be clearly defined and positively contribute to the quality of the pedestrian environment in the level of animation, transparency, articulation and material quality.

s. The Downtown Transit Terminal is located in Upper Downtown Precinct of the Downtown UGC, and is symbolically shown on **Schedule 5**. Lands in proximity to the Downtown Transit Terminal, and particularly along Market Street between the terminal and the VIA/GO Transit station, are subject to the policies that apply throughout the Upper Downtown Precinct, and will be designed to achieve:

   i. Increased residential and employment intensities that support existing and planned transit service levels; and,

   ii. A mix of residential, office, institutional and commercial development wherever appropriate.

t. Development or redevelopment around the Downtown Transit Terminal shall consider access from various transportation modes to the station, including pedestrians, bicycle and commuter transfer areas.

u. The City may implement parking management and/or transportation demand management strategies for land uses in proximity – generally within approximately 800 metres – to the Downtown Transit Terminal to maximize intensification opportunities, minimize surface parking areas, and to encourage mixed-use and transit supportive development.

5.3.2 Major Commercial Centre Designation

Intent

a. Lands within the Major Commercial Centre Designation are considered to be key destinations for the existing and future transit system. It is the intent of this Plan to facilitate the ongoing evolution of the retail sector in Brantford with a minimum of policy interventions with respect to the amount and type of commercial space and/or facilities. It is also the intent of this Plan to ensure that lands within the Major Commercial Centre Designation can also accommodate a range of residential, office, recreational, cultural, entertainment and community uses and facilities over time.

Permitted Uses

b. Permitted uses on lands designated as Major Commercial Centre, as identified on **Schedule 3**, may include all of the uses listed in policy 5.3.1.b. of the Downtown Urban Growth Centre Designation as well as auto-focused uses such as automotive service centres and repair shops, and automobile dealerships.

Development Policies

c. Buildings and sites throughout the Major Commercial Centre Designation may develop as comprehensively planned centres, consisting of individual buildings or multi-unit buildings. In particular, larger sites in the Major Commercial Centre Designation have potential to intensify with a broader mix of uses around existing shopping centres and large floor plate retail stores.

d. Within the Major Commercial Centre Designation, the minimum building height of stand-alone residential buildings and mixed-use buildings containing residential units shall be 3 storeys.

e. Permitted office uses shall generally not exceed 4,000 square metres of Gross Floor Area per building.

f. Adequate loading and garbage collection/storage facilities for all permitted land uses shall be provided on the site. These facilities shall not be located between the building(s) and any Arterial Road, Collector Road or Highway 403.

5.3.3 Intensification Corridor Designation

This section has been amended by OPA 11 (Sept 2024).

Intent

a. Intensification Corridors function as the connective spines of the City, as well as destinations for the surrounding neighbourhoods. It is the intent of this Plan that lands within the Intensification Corridor Designation provide significant opportunities for creating vibrant, pedestrian and transit oriented places through investment in infrastructure, residential intensification, infill and redevelopment, with particular attention to urban design. The Intensification Corridors are intended to strengthen transit routes between major nodes of commerce and employment within Brantford, and to be connected to the active transportation network.

Permitted Uses

b. Permitted uses on lands designated as Intensification Corridor, as identified on **Schedule 3**, may include all of the uses listed in policy 5.3.1.b of the Downtown Urban Growth Centre Designation, as well as:

   i. Auto-focused uses such as automotive service centres and repair shops, and automotive dealerships, except in the Brant Avenue Heritage Conservation District; and,

   ii. Townhouse dwellings identified as a Low-Rise Building.

Development Policies

c. Permitted townhouse dwellings that are identified as a Low-Rise Building shall not be permitted within 50 metres of an arterial road except where the lot depth is less than 35 metres.

d. Permitted retail and service commercial uses and restaurants shall be moderately scaled at less than 8,000 square metres of Gross Floor Area per use.

e. Permitted office and residential uses may be in stand-alone buildings, or in upper storeys of a mixed-use building. They may be located on individual sites, or form part of a larger, comprehensively planned site.

f. Office uses shall generally not exceed 4,000 square metres of Gross Floor Area per building.

g. Within the Intensification Corridor Designation, the minimum building height of stand-alone residential buildings and mixed-use buildings containing residential units shall be 3 storeys.

h. The Intensification Corridor designation along Brant Avenue includes the Brant Avenue Heritage Conservation District. Development proposed within or adjacent to the Brant Avenue Heritage Conservation District shall be subject to the specific design criteria and height limitations in the Brant Avenue Heritage Conservation District Study, in addition to the design policies of this Plan and the Urban Design Manual. Where there is a conflict between the specific design criteria articulated in the Brant Avenue Heritage Conservation District Study and any of the design policies of this Plan or the Urban Design Manual, the specific design criteria articulated in the Brant Avenue Heritage Conservation District Study shall prevail. Further, building height within the Intensification Corridor Designation that is also part of the Brant Avenue Heritage Conservation District will be set out in the implementing Zoning By-law in accordance with the Brant Avenue Heritage Conservation District Study, to a maximum of 3 storeys,

or 10 metres, whichever is less. The minimum height requirement in policy 5.3.3.g does not apply to the Heritage Conservation District.

i. All Low-Rise Residential Buildings are also permitted within the Brant Avenue Heritage Conservation District, containing residential dwellings and/or converted to commercial use.

j. Within the Intensification Corridor designation along Erie Avenue, the maximum building height shall be 4 storeys.

k. Individual driveway access to adjacent roads shall be limited. The City will encourage shared access opportunities for all forms of development along the Intensification Corridors.

l. Adequate loading and garbage collection/storage facilities for all permitted land uses shall be provided on the site. These facilities shall be located at the rear or side of the building and shall not be visible from the street where feasible.

5.4 Policies for Employment Areas

a. The development of Employment Areas shall provide opportunities for a diversified economic base. A range and choice of suitable sites for employment uses will be made available to support a wide variety of economic activities and ancillary uses.

b. Intensified development in existing and new Employment Areas will be encouraged.

c. Residential uses are not permitted in Employment Areas. Any amendment to this Plan to permit new or expanded opportunities for Major Retail Uses in an Employment Area may only occur in accordance with the Employment Area Conversion policies of this Plan.

d. Within the Employment Areas identified on **Schedule 1: Growth Management**, there are two land use designations identified on **Schedule 3: Land Use Plan**, including:

   i. Prestige Employment Designation; and,

   ii. General Employment Designation.

e. Employment areas will be designed to minimize surface parking while facilitating active transportation networks and transit-supportive built form.

5.4.1 Prestige Employment Designation

Intent

a. The Prestige Employment Designation identified on **Schedule 3: Land Use Plan** generally applies to lands having prime exposure along Highway 403 and Major Arterial, Minor Arterial or Major Collector Roads. It is intended that development within the Prestige Employment Designation will exhibit a high standard of building design and landscaping.

Permitted Uses

b. Permitted uses within the Prestige Employment Designation, as identified on **Schedule 3: Land Use Plan**, may include:

   i. Manufacturing and/or research and development facilities in wholly enclosed buildings;

   ii. Warehousing and distribution centres;

   iii. Office uses;

   iv. Limited sales of products manufactured, processed or assembled on the premises; and,

   v. Ancillary uses that specifically support the Prestige Employment uses such as hotels, banquet facilities, convention centres, recreation facilities, financial institutions, restaurants, personal service establishments, automobile service centres and repair shops and convenience retail. Permitted ancillary uses shall be located in accordance with the following criteria:

      - The site has frontage onto an Arterial or Collector Road; and,

      - The ancillary use will not compromise the ability of nearby Employment Area uses to operate.

c. The following uses are specifically prohibited from the Prestige Employment Designation:

   i. Residential dwelling units;

   ii. Major retail uses and major institutional uses;

   iii. Major office buildings;

iv. Outdoor storage and/or display of any equipment, items or goods, where visible from Highway 403 or any Arterial or Collector Road; and,

v. Any permitted employment use that is considered noxious due to materials used or produced, or methods or processes employed, that emit pollution from noise, vibration, odours, smoke, dust or any other forms of pollution.

Development Policies

d. Permitted office uses shall not exceed 4,000 square metres of Gross Floor Area in any building.

e. Development within the Prestige Employment Designation shall exhibit high-quality design features including built form, architectural detail, landscaping and signage. Where adjacent to Highway 403 or an Arterial or Collector Road, buildings shall be designed to face the Highway and/or Road.

f. Adequate parking, loading and garbage collection/storage facilities shall be provided on-site and shall be screened from view. These required facilities, except for a limited amount of adjacent visitor parking, generally shall not be located between buildings and Highway 403, Arterial Roads or Collector Roads. Shared access and parking among various properties is encouraged.

5.4.2 General Employment Designation

Intent

a. Lands designated General Employment are intended to accommodate employment uses that are more industrial in nature and remain a crucial component of the City's economy.

Permitted Uses

b. Permitted uses within the General Employment Designation, as identified on **Schedule 3: Land Use Plan**, include:

i. Industrial uses, including municipal works yards and recycling operations;

ii. Manufacturing and/or research and development facilities;

iii. Warehousing and distribution centres;

iv. Licensed mineral resource extraction operations, in accordance with the policies of this Plan;

v. Automobile service centres and repair shops, truck service centres and repair shops, body shops, automobile and truck rental operations, automobile and truck depots, and used and/or recycled automobile dealerships;

vi. Ancillary offices and limited retail sales and display of products manufactured, processed or assembled on the premises;

vii. Ancillary uses that specifically support the General Employment uses such as financial institutions, restaurants, personal service establishments and convenience retail; and,

viii. Outside storage.

Development Policies

c. All permitted development within the General Employment Designation identified on **Schedule 3: Land Use Plan** shall be conducted in a manner that adequately mitigates pollution from noise, vibration, odours, smoke, dust or any other forms of pollution, and shall be in compliance with all applicable municipal and Provincial policies, standards and guidelines.

d. Business operations within the General Employment Designation are to be protected from intrusions of sensitive land uses that may restrict the operations of existing or planned industrial land users.

e. Where outside storage areas are permitted within the General Employment Designation, they shall be subject to the following:

i. All storage areas shall be located away from any adjacent lands containing existing residential uses or within the Residential Designation, or have adequate buffers that will visually screen the storage area from adjacent lands;

ii. All buffers, fencing and screening shall visually enhance the site, and shall be permanent in its construction; and,

iii. Where natural landscaping is utilized it shall be of adequate size to appropriately screen the storage area when it is installed.

f. Adequate parking, loading and garbage collection/storage facilities shall be provided on-site. Shared access and parking among various properties is encouraged.

5.5 Policies for the Rural/Agricultural Area

a. An Agricultural System for the Greater Golden Horseshoe has been identified by the Province through A Place to Grow: Growth Plan for the Greater Golden Horseshoe. The Agricultural System is comprised of inter-connected elements that collectively create a viable, thriving agricultural sector and is represented by the Rural/Agricultural Area identified on **Schedule 1: Growth Management**, and the Agricultural Designation identified on **Schedule 3: Land Use Plan**.

b. The Rural/Agricultural Area, identified on **Schedule 1: Growth Management**, lies outside of the City's Settlement Area Boundary. It includes the Agricultural Designation, as identified on **Schedule 3: Land Use Plan**.

5.5.1 Agricultural Designation

Intent

a. The Rural/Agricultural Area of Brantford, identified on **Schedules 1 and 3**, is comprised of primarily prime agricultural areas. It is the intent of this Plan to support the ongoing success of the rural economy and Agricultural System while, at the same time recognizing that these lands may be required to accommodate urban land uses at some time in the future, beyond 2051.

Permitted Uses

b. Permitted uses in the Agricultural Designation may include:

i. Agricultural uses;

ii. Single detached dwellings on existing lots of record;

iii. Accessory residential uses on farm properties;

iv. Bed and breakfast establishments;

v. Home occupations;

vi. Home industries and other on-farm diversified uses;

vii. Agricultural-related uses;

viii. Agri-tourism uses; and,

ix. Agricultural research and training establishments.

Development Policies

c. All development shall be designed, located and managed to be complementary to the primary agricultural uses in the Agricultural Designation. All new development within the Agricultural Designation shall comply with the Province's Minimum Distance Separation requirements.

d. Limited non-agricultural uses may be permitted in prime agricultural areas where it can be demonstrated that it is consistent with Provincial policy. Where permitted uses of a non-agricultural nature are sought through an implementing Zoning By-law and/or Site Plan Approval, the City may require the preparation of an Agricultural Impact Assessment as part of a complete application.

Policies for Agricultural Uses

e. Agricultural uses may include:

   i. Growing of crops, including nursery, biomass, and horticultural crops;

   ii. Raising of livestock and the raising of other animals for food, fur or fibre, including poultry and fish;

   iii. Aquaculture;

   iv. Apiaries;

   v. Agro-forestry; and,

   vi. Associated on-farm buildings and structures.

Policies for Single Detached Dwellings on Existing Lots of Record

f. Every lot of record within the Agricultural Designation is permitted to have one single detached dwelling to be located in accordance with the implementing Zoning By-law, and may be subject to an Agricultural Impact Assessment and/or Environmental Impact Study, where necessary.

Policies for Accessory Residential Uses on Farm Properties

g. The establishment of additional dwelling units on a farm for bona fide farm help is permitted, subject to an implementing Zoning By-law. Prior to the approval of a Zoning By-law Amendment application, the City shall be satisfied that each additional dwelling unit:

   i. Is required for farm help as set out in a detailed submission addressing matters such as labour requirements related to the size

and nature of the farm operation, and an assessment of the available residential accommodation on the farm;

ii. Will be located within the existing farm-building cluster, where possible; and,

iii. Can be serviced by appropriate water and sewage services.

h. The future severance of the lands upon which the accessory residential use is located is not permitted.

Policies for Bed and Breakfast Establishments in the Agricultural Designation

i. Bed and breakfast establishments are permitted within the Agricultural Designation as on on-farm diversified use in a single detached dwelling subject to an implementing Zoning By-law. Prior to the approval of a bed and breakfast establishment, the City shall be satisfied that:

i. The use is clearly secondary to the primary residential use in terms of floor space utilization;

ii. The bed and breakfast establishment is the principal residence of the owner and operator;

iii. The character of the dwelling as a private residence is preserved;

iv. Adequate parking facilities are available on the lot for the proposed use;

v. The use will not cause a traffic hazard;

vi. The use can be serviced with an appropriate water supply and an appropriate means of sewage disposal; and,

vii. The signage advertising the use is to be designed and located in accordance with the City's Sign By-law.

Policies for Home Occupations in the Agricultural Designation

j. Home Occupations are permitted within the Agricultural Designation as an on-farm diversified use in a single detached dwelling or within a detached garage or workshop, subject to an implementing Zoning By-law, and in consideration of the following the development criteria:

i. The building and the lot area shall be appropriate for the use;

ii. The building or building space shall be limited in floor area and will be a dedicated building or room within a building for the home occupation; and,

iii. Home occupations involving training or education will require the provision of additional parking spaces.

Policies for Home Industries and Other On-Farm Diversified Uses

k. Home industries and other on-farm diversified uses within the Agricultural Designation are secondary industrial or commercial uses that are limited in area and are accessory to an agricultural operation or a single detached dwelling on the same property. These uses should not detract from the primary use of the property for agricultural or residential purposes, nor shall these uses detract from the objectives of this Plan as they relate to the Agricultural Designation.

l. Such uses may include building and/or landscaping contractors yards, workshops for skilled trades and services, or small-scale production and processing facilities undertaken in a workshop or agricultural building. The accessory retail sale of products produced in conjunction with the home industry or on-farm diversified uses is also permitted.

m. The establishment of a home industry or on-farm diversified use shall be subject to an implementing Zoning By-law and Site Plan Approval. In considering approval of such uses, the City shall be satisfied the following criteria have been addressed:

i. The building housing the use is located within the existing farm-building cluster;

ii. The building housing the use has a floor area that is limited in size and is in keeping with the size of the parcel and scale of farm buildings;

iii. The use and any activity area associated with the use is suitably set back from all lot lines;

iv. The type and level of traffic generated by the use is compatible with the character of the area and the function of adjacent roads;

v. The operator of the home industry or on-farm diversified use permanently resides on the property, however a limited number of employees of seasonal or permanent nature may be permitted;

vi. All machinery and equipment, with the exception of motor vehicles required for the use, is located within enclosed buildings;

vii. Any permitted open storage associated with the use is screened from view and located within a fenced compound; and,

viii. Any retail component of the use is clearly accessory to the home industry and does not detract from the primary use of the property or adjacent properties.

Policies for Agricultural-Related Uses

n. Agricultural-related uses are industrial or commercial in character and provide services or products to farm operations and are beneficial to the agricultural community. When evaluating an implementing Zoning By-law and/or Site Plan Approval application to permit a new agricultural-related use, the City shall consider the following criteria:

i. The proposed business would not remove active agricultural land from production and the location would be compatible with and not hinder, surrounding agricultural operations and other existing land uses;

ii. The size and character of the proposed use is appropriate within the Agricultural Designation; and,

iii. The proposed business is compliant with Minimum Distance Separation Guidelines.

o. In cases where the proposed business involves vehicles or equipment providing contract services (i.e. trucking), the City shall be satisfied that the nature of the building and/or facility exclusively serves farm operations. The implementing Zoning By-law will regulate the size of the business operation and the maximum land area available for vehicle or equipment storage and/or parking.

Policies for Agri-Tourism Uses

p. The City supports the development of uses that highlight the importance and value of the agricultural economy. On this basis, uses such as farm tours, petting zoos, hay rides and sleigh rides, small-scale farm theme playgrounds, processing demonstrations and small-scale educational establishments that focus on farming instruction are permitted in the Agricultural Designation as an accessory use on a farm, subject to an implementing Zoning By-law, and consideration of the following criteria:

i. The use and any activity area associated with the use is suitably set back from all lot lines;

ii. The type and level of traffic generated by the use is compatible with the character of the area and the function of adjacent road; and,

iii. The operator of the agri-tourism use permanently resides on the property, however a limited number of employees of seasonal or permanent nature may be permitted.

Policies for Agricultural Research and Training Establishments

q. Agricultural research and training establishments may be permitted subject to an implementing Zoning By-law, provided the City is satisfied that:

i. The use is related to and will benefit the agricultural industry;

ii. The use will assist in the furthering of knowledge in the agricultural sector of the economy; and,

iii. The use will assist local farmers through training and the identification of improved farming methods and procedures.

5.6 Policies for the Natural Heritage System

Intent

a. It is the intent of this Plan to ensure that the biodiversity, ecological function and connectivity of the Natural Heritage System is protected, maintained, restored or, where possible, enhanced for the long-term, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features. The Natural Heritage System is intended to:

i. Protect the health and water quality of the Grand River Watershed;

ii. Protect surface and underground water resources;

iii. Conserve biodiversity; and,

iv. Protect all significant natural heritage features and their associated ecological and hydrological functions.

b. The Natural Heritage System identified on **Schedule 6: Natural Heritage System** is comprised of the following components:

i. The Core Natural Areas Designation, which comprises the environmental features and an associated 30 metre buffer, as well as portions of the Natural Heritage System for the Growth Plan for

the Greater Golden Horseshoe located within Brantford, that the City shall protect and conserve; and,

ii. The Adjacent Lands Overlay, which is based on an approximate 90 metre setback from the boundary of the Core Natural Areas Designation and is intended to act as a trigger for the completion of an Environmental Impact Study when required by the City.

iii. A Natural Heritage System for the Growth Plan has been mapped by the Province to support a comprehensive, integrated, and long-term approach to planning for the protection of the region's natural heritage and biodiversity.

5.6.1 Core Natural Areas Designation

Components

a. The Core Natural Areas Designation is identified on **Schedules 1, 3** and **6**. Core Natural Areas are comprised of the following components:

i. Provincially significant wetlands;

ii. Provincially significant woodlands;

iii. Provincially significant valleylands;

iv. Significant wildlife habitat attributes and functions, including habitat for species-at-risk and rare plant communities such as prairie, savannah and oak woodland;

v. Significant areas of natural and scientific interest;

vi. Hazard lands;

vii. Other natural heritage features (i.e. woodlands that are less than 4 hectares, locally significant wetlands, treed slopes, and cultural habitat features); and,

viii. Enhancement/restoration areas.

b. The Core Natural Areas Designation also includes a 30 metre buffer from identified natural heritage features to protect their ecological and hydrological functions. The 30 metre buffer should generally be maintained as a minimum buffer but may be adjusted as a result of further analysis carried out in an Environmental Impact Study.

Permitted Uses

c. Permitted uses, subject to the results of an Environmental Impact Study, on lands designated Core Natural Areas may include:

   i. Conservation uses;

   ii. Public parks and trails and other associated passive recreational opportunities and facilities that do not require substantial site alterations;

   iii. Buildings or structures appropriate and supportive of public parks and trails and other associated passive recreational opportunities and facilities;

   iv. Buildings or structures necessary for flood or erosion control;

   v. Existing golf courses and other existing lawful uses restricted to their geographic location as of the date of the adoption of this Plan; and,

   vi. Agricultural uses.

d. In addition to the permitted land uses listed, municipal infrastructure projects, where the alignments or locations of those facilities have been established in this Plan, approved Secondary Plans, Plans of Subdivision and/or approved Environmental Assessments, may be permitted within lands designated as Core Natural Areas, subject to the application of specific mitigation measures as set out in an approved Environmental Impact Study. Notwithstanding the permission provided by this policy, no municipal infrastructure projects shall be permitted within any identified Provincially Significant Wetland.

Development Policies

e. Lands identified as within the Core Natural Areas Designation shall be appropriately zoned by the City.

f. No buildings or structures, nor the removal or placing of fill of any kind whether originating on the site or elsewhere, may be permitted within the Core Natural Areas Designation, except with the approval of the City, in consultation with the Conservation Authority and any other agency having jurisdiction.

g. Wherever possible and practical, areas designated Core Natural Areas shall generally not form part of any new lots to be created for the purposes of development.

h. Where development, redevelopment and/or site alteration is proposed within the Core Natural Areas Designation, the City shall require that an Environmental Impact Study be prepared that demonstrates that there will be no negative impacts on any natural heritage features, or their ecological and hydrological functions.

i. The establishment of any permitted use shall demonstrate no negative impact to any natural heritage feature or the supporting ecological and hydrological functions, as demonstrated through the required Environmental Impact Study. Where a permitted use requires impact mitigation, the mitigation shall result in no negative impact on the natural heritage features or their ecological and hydrological functions.

j. Where development, redevelopment and/or site alteration is necessary within the Core Natural Areas Designation, and a negative impact is unavoidable as identified through an Environmental Impact Study, then the City, in consultation with the Conservation Authority and any agency having jurisdiction, may accept a compensatory mitigation approach. Where compensatory mitigation is proposed, it must be demonstrated through an Environmental Impact Study that the mitigation results in no net loss of the natural heritage features and/or their supporting ecological and hydrological functions. The compensatory mitigation approach will not be permitted within any identified Provincially Significant Wetland.

k. Where fish habitat and/or the habitat of endangered species and/or the habitat of threatened species are identified, the required Environmental Impact Study shall ensure that all Provincial and Federal requirements have been satisfied. All applications for development shall provide an Endangered and Threatened Species Assessment of the subject site to identify any potential development constraints. The City will review the Assessment in collaboration with the Provincial agency having jurisdiction. Development and/or site alteration shall not be permitted in any identified habitat of endangered and/or threatened species, except in accordance with applicable Provincial and Federal requirements.

l. Existing legal non-conforming uses and structures within the Core Natural Areas Designation are permitted and may be replaced if destroyed by natural causes. An application for the expansion or enlargement of such uses and structures may be considered by the City, subject to the submission of an Environmental Impact Study, in consultation with the Conservation Authority and any other agency having jurisdiction. The application shall demonstrate no negative impact to the natural heritage features and/or their supporting ecological and hydrological functions.

m. The City shall recognize all existing planning approvals that pre-date the approval of this Plan. Where an existing planning approval is within the

Core Natural Areas Designation, but has not yet been developed, the City will work with the developer to mitigate the impacts of that development on the natural heritage features and/or their supporting ecological and hydrological functions. In cases where an Environmental Impact Study was completed and approved in support of the existing planning approval, further Environmental Impact Study requirements may be waived by the City. Where changes to existing planning approvals are requested, the City may require that an Environmental Impact Study be carried out to ensure that there is no negative impact to the natural heritage features and/or their supporting ecological and hydrological functions.

n. The removal or destruction of any natural heritage feature, or hydrologic feature or any associated ecological function by unauthorized development or site alteration is prohibited. Such removal or destruction will not provide the rationale for the removal of these lands from the Core Natural Areas Designation. Restoration, to the satisfaction of the City, in consultation with the Conservation Authority and any other agency having jurisdiction, will be required where the removal or destruction of a key natural heritage feature or key hydrologic feature or any associated ecological function by unauthorized development or site alteration has occurred.

o. Changes to the Core Natural Areas Designation as identified on **Schedules 1, 3 and 6** may be considered through an Environmental Impact Study, submitted in support of an Official Plan Amendment application or submitted through the Block Plan process where applicable.

p. Minor adjustments to the boundary of the Core Natural Areas Designation may be facilitated through an Environmental Impact Study without the need to amend this Plan. Where a minor adjustment to the boundary of the Core Natural Areas Designation is approved by the City, in consultation with the Conservation Authority and any other agency having jurisdiction, the abutting land use designation as identified on **Schedule 3: Land Use Plan**, shall apply.

q. Notwithstanding policy 5.6.1.o and p, further refinements to the Growth Plan Natural Heritage System identified on **Schedule 6: Natural Heritage System**, may only occur through a municipal comprehensive review.

r. Where an application for development, redevelopment and/or site alteration within the Core Natural Areas Designation is of a minor nature, the City, in consultation with the Conservation Authority or any other agency having jurisdiction, may waive the requirement to conduct an Environmental Impact Study, or appropriately scope the study requirements.

s. Lands within the Core Natural Areas Designation may be dedicated to the City or other public authority, subject to the approval of the City, without cost. Any dedication may or may not be considered as a community benefit, subject to the details of the City's Community Benefits By-law.

t. Where lands within the Core Natural Areas Designation are proposed for dedication to the City they shall be conveyed in a satisfactory physical condition and if an open watercourse is involved, the dedication shall provide sufficient land for property maintenance operations to be carried out. Such land shall not be acceptable as parkland dedication.

5.6.2 Adjacent Lands Overlay

Intent

a. The intent of the Adjacent Lands Overlay is to trigger the requirement for the preparation of an Environmental Impact Study when necessary to support applications for development.

b. Lands within 90 metres and abutting the Core Natural Areas Designation are shown on Schedule 6: Natural Heritage System as the Adjacent Lands Overlay. Adjacent Lands may have ecological and hydrological functions or linkages that are important to the long-term health of the features and functions of the Natural Heritage System.

c. As an Overlay, the policies in this Section of this Plan must be read in conjunction with the policies of the associated underlying land use designation that is identified for any specific site on Schedule 3: Land Use Plan.

Permitted Uses

d. The uses permitted on any specific site or area within the Adjacent Lands Overlay may include those land uses permitted by the underlying land use designation, as identified on Schedule 3: Land Use Plan, subject to the results of an Environmental Impact Study when required by the City.

e. In addition to any permitted land uses, the extension of existing municipal infrastructure projects where the alignments or locations of those facilities have been established in this Plan, approved Secondary Plans, Plans of Subdivision and/or approved Environmental Assessments, may be permitted on lands within the Adjacent Lands Overlay, subject to the application of specific mitigation measures as set out in an approved Environmental Impact Study.

Development Policies

f. Prior to any lands being considered for development, redevelopment or site alteration, within any area identified as subject to the Adjacent Lands Overlay, an Environmental Impact Study is to be undertaken by the proponent in accordance with City and Conservation Authority requirements and approved by the City in consultation with the Conservation Authority and any agency having jurisdiction.

g. Subject to the conclusions and requirements of the Environmental Impact Study, the lands may be developed in accordance with the permitted uses and development policies of the underlying land use designation that is identified on **Schedule 3: Land Use Plan**. Any changes to the extent of the developable land area, restrictions on any permitted land use and/or any required impact mitigation requirements identified in the Environmental Impact Study shall be identified, implemented, regulated or otherwise secured to the satisfaction of the City.

h. Where an application for development, redevelopment and/or site alteration within the Adjacent Lands Overlay is of a minor nature, the City, in consultation with the Conservation Authority or any other agency having jurisdiction, may waive the requirement to conduct an Environmental Impact Study, or appropriately scope the study requirements.

i. The City shall recognize all existing planning approvals that pre-date the approval of this Plan. In cases where an Environmental Impact Study was completed and approved in support of the existing planning approval within the Adjacent Lands Overlay, further Environmental Impact Study requirements may be waived by the City.

5.6.3 Growth Plan Policies for the Natural Heritage System, Key Hydrologic Features and Key Natural Heritage Features

Natural Heritage

a. Within the Natural Heritage System for the Growth Plan in areas outside of the Settlement Area Boundary:

   i. New development or site alteration will demonstrate that:

      a. There are no negative impacts on key natural heritage features or key hydrologic features or their functions;

      b. Connectivity along the system and between key natural heritage features and key hydrologic features located within 240 metres of

each other will be maintained or, where possible, enhanced for the movement of native plants and animals across the landscape;

c. The removal of other natural features not identified as key natural heritage features and key hydrologic features is avoided, where possible. Such features should be incorporated into the planning and design of the proposed use wherever possible;

d. The disturbed area, including any buildings and structures, will not exceed 25 percent of the total developable area, and the impervious surface will not exceed 10 percent of the total developable area;

e. With respect to golf courses, the disturbed area will not exceed 40 percent of the total developable area; and,

f. At least 30 percent of the total developable area will remain or be returned to natural self-sustaining vegetation; and,

ii. The full range of existing and new agricultural uses, agriculture-related uses, on-farm diversified uses, and normal farm practices are permitted. However, new buildings or structures for agricultural uses, agriculture-related uses, or on-farm diversified uses are not subject to policy 5.6.3.a.i. but are subject to the policies in subsections 5.6.3.b and 5.6.3.c.

Key Hydrologic Features and Key Natural Heritage Features

b. Outside of settlement areas, development or site alteration is not permitted in key natural heritage features that are part of the Natural Heritage System for the Growth Plan or in key hydrologic features, except for:

i. Forest, fish and wildlife management;

ii. Conservation and flood or erosion control projects, but only if they have been demonstrated to be necessary in the public interest and after all alternatives have been considered;

iii. Mineral aggregate operations and wayside pits and quarries;

iv. Activities that create or maintain infrastructure authorized under an Environmental Assessment process;

v. Expansions to existing buildings and structures, accessory structures and uses, and conversions of legally existing uses which bring the use more into conformity with this Plan, subject to demonstration that the use does not expand into the key hydrologic

feature or key natural heritage feature or vegetative protection zone unless there is no other alternative, in which case any expansion will be limited in scope and kept within close geographical proximity to the existing structure;

vi. Expansions or alterations to existing buildings and structures for agricultural uses, agriculture-related uses, or on-farm diversified uses and expansions to existing residential dwellings if it is demonstrated that:

a. There is no alternative, and the expansion or alteration in the feature is minimized and, in the vegetation protection zone, is directed away from the feature to the maximum extent possible; and,

b. The impact of the expansion or alteration on the feature and its functions is minimized and mitigated to the maximum extent possible; and,

vii. Small-scale structures for recreational uses, including boardwalks, footbridges, fences, docks, and picnic facilities, if measures are taken to minimize the number of such structures and their negative impacts.

Lands Adjacent to Key Hydrologic Features and Key Natural Heritage Features

c. Outside of settlement areas, a proposal for new development or site alteration within 120 metres of a key natural heritage feature within the Natural Heritage System for the Growth Plan or a key hydrologic feature will require a natural heritage evaluation or hydrologic evaluation that identifies a vegetation protection zone, which:

i. Is of sufficient width to protect the key natural heritage feature or key hydrologic feature and its functions from the impacts of the proposed change;

ii. Is established to achieve and be maintained as natural self-sustaining vegetation; and

iii. For key hydrologic features, fish habitat, and significant woodlands, is no less than 30 metres measured from the outside boundary of the key natural heritage feature or key hydrologic feature.

d. Evaluations undertaken in accordance with policy 5.6.3.c will identify any additional restrictions to be applied before, during, and after development to protect the hydrologic functions and ecological functions of the feature.

e. Development or site alteration is not permitted in the vegetation protection zone, with exception of that described in policy 5.6.3.b.

f. Notwithstanding policies 5.6.3.c-e:

i. A natural heritage or hydrologic evaluation will not be required for a proposal for development or site alteration on a site where the only key natural heritage feature is the habitat of endangered species and threatened species;

ii. New buildings and structures for agricultural uses, agriculture-related uses, or on-farm diversified uses will not be required to undertake a natural heritage or hydrologic evaluation if a minimum 30 metre vegetation protection zone is provided from a key natural heritage feature or key hydrologic feature; and,

iii. Uses permitted in accordance with policy 5.6.3.f.ii:

a. Are exempt from the requirement of establishing a condition of natural self-sustaining vegetation if the land is, and will continue to be, used for agricultural purposes; and,

b. Will pursue best management practices to protect and restore key natural heritage features, key hydrologic features, and their functions.

6.0 Site and Area Specific Policies

6.1 Floodplain Areas

Intent

a. It is the intent of this Plan to limit development within the floodplain limits of the Grand River, D'Aubigny Creek, Jones Creek, Phelps Creek and the tributaries of Fairchild Creek. Development will minimize hazards to the public and will be limited to public infrastructure, flood control works, and structures associated with open space uses.

Development Policies

b. The floodplain limits of the Grand River, D'Aubigny Creek, Jones Creek, Phelps Creek, and the tributaries of Fairchild Creek in the City are shown on **Schedule 7-1: Floodplain**, and are established by the Conservation Authority. The floodplain includes all lands adjacent to a watercourse that have been or may be subject to flooding hazards. This Plan establishes three policy areas for floodplain lands within the City:

i. Floodway Policy Area;

ii. Special Policy Area 1; and,

iii. Special Policy Area 2.

c. Some development within the floodplain area may be permitted subject to the approval of the Conservation Authority. As a condition of development or redevelopment, a Floodplain Analysis may be required for lands located within the floodplain area, to the satisfaction of the City and the Conservation Authority, to define the flood risk and the extent of the lands impacted by flooding hazards. Changes to the floodplain limits, as established by a Floodplain Analysis approved by the Conservation Authority, do not require an amendment to this Plan.

Changes in Land Use Designation in the Floodplain

d. Where a change in use is proposed for legally existing buildings within the floodplain, consideration will be given to increasing the requirements for protection against possible flooding. The need for increased protection will be dependent on the nature of the future land use to ensure a balance between protection and the economic ability to utilize the lands.

e. All amendments to this Plan for areas within the floodplain shall be subject to the satisfaction of the City in consultation with the Conservation

Authority. Where such change of land use designation is to an Employment Area designation, policies shall be established in the amendment to this Plan to require that the storage of hazardous materials be located above the elevation of the 100-year Flood or the storage facilities be otherwise flood-proofed.

6.1.1 Floodway Policy Area

a. The Floodway Policy Area consists of all lands within the floodplain of the Grand River, D'Aubigny Creek, and the tributaries of Fairchild Creek that are not protected by dikes. The floodway policies established in this Section apply to all land use designations in the area shown as Floodway on Schedule 7-1: Floodplain. The policies of this Section are applicable, in addition to the policies of the applicable underlying land use designation. Where a conflict exists between the policies of the applicable underlying land use designation and the policies of this Section, the policies of this Section shall prevail.

b. Development in the Floodway is to be limited to public infrastructure, flood control works, and structures associated with open space uses. Limited open space structures are permitted to support public recreational use of the lands, however the structures are to be minimal in scale and simple in design recognizing they will be subject to inundation and ice damage.

c. All development, redevelopment and site alteration within the Floodway Policy Area shall be subject to Site Plan Approval for the purposes of assuring the objectives and policies of this Plan are implemented and will also be subject to the approval of the Conservation Authority.

6.1.2 Special Policy Areas 1 and 2

a. The policies of this Section are applicable in addition to the respective policies for the underlying land use designations, identified on **Schedule 3:** Land Use Plan. Where a conflict exists between the respective policies for the underlying land use designations, and the policies of this Section of this Plan, the policies of this Section shall prevail.

b. Notwithstanding the uses permitted by the underlying land use designations established elsewhere in this Plan, the following shall not be permitted in Special Policy Areas 1 and 2:

   i. Uses that would permit vulnerable persons to occupy the site;

   ii. New essential emergency services consisting of police, fire and ambulance stations and major electrical sub-stations; and,

   iii. Basements or crawlspaces shall not be permitted in new development, including additions to existing buildings.

c. Space for pipes and utilities may be provided below the elevation of the first floor. However, all mechanical and electrical service equipment is to be installed above the first floor elevation.

d. All development shall be subject to Site Plan Approval for the purposes of assuring the objectives and policies of this Plan are implemented. Development will also be subject to the approval of the Conservation Authority.

Policies for Special Policy Area 1

e. Special Policy Area 1 consists of all areas of the Grand River floodplain within the City that are primarily developed already and are protected by dikes.

f. All development and redevelopment in Special Policy Area 1 will have a first floor elevation not less than that of the nearest existing building comprising the main use on a lot or the elevation of the 100-Year Flood, whichever is less. Additions to existing buildings will have a first floor elevation not less than that of the existing building.

Policies for Special Policy Area 2

g. Special Policy Area 2 consists of areas of the floodplain within the City that are not fully developed and are provided a reasonable level of protection from flooding through the use of dikes and other flood control works, however full protection is not guaranteed and some risk of flooding is assumed.

h. A comprehensive Storm Water Management Plan shall be established for the whole of Special Policy Area 2 prior to development occurring in the area, to the satisfaction of the City and the Conservation Authority.

i. To reduce the potential for loss of life and property damage in the event of a breach or over topping of the dike:

    i. No back-lotting will be permitted abutting the dike; and,

    ii. Development of one or more buildings constituting the main use of a lot is not permitted on that portion of a lot lying within the Breach Zone shown on **Schedule 7-2: Floodplain Breach Zone**.

j. Accessory buildings may be permitted in the Breach Zone provided overland flow routes established by the required comprehensive Storm Water Management Plan are not negatively affected.

k. The Breach Zone is calculated by the Conservation Authority and may be adjusted, without amendment to this Plan, subject to the approval of the

City and the Conservation Authority. Changes in the limits of the Breach Zone shall not impair the functionality of overland flow routes established by the comprehensive Storm Water Management Plan.

l. All new development, excluding additions to existing buildings, in Special Policy Area 2 will have a first floor elevation not less than 1 metre below the elevation of the Regulatory Flood.

m. Additions to existing buildings will have a first floor elevation not less than that of the existing building.

n. Notwithstanding any other policy of this Plan, buildings or portions of buildings designed for the parking of vehicles may have a lower finished floor elevation, provided that it is not less than the elevation of the centre line of the abutting street.

o. Any development incorporating lands abutting any section of the dike shall convey to the City, as part of the conditions of development approval, a minimum 6 metre wide right-of-way along the base of the dike to facilitate ongoing and emergency maintenance of the dike.

6.2 Steep Slopes and Erosion Hazards

Intent

a. It is the intent of this Plan to maintain steep slopes and erosion hazards in their natural state. Steep slopes and erosion hazard areas are shown on **Schedule 7-3: Steep Slopes and Erosion Hazards**, and are established by the Conservation Authority.

Development Policies

b. Some development within the erosion hazard area may be permitted subject to the approval of the Conservation Authority. Proponents of development shall be required to undertake appropriate studies to determine setbacks from the designated top of slope line for all buildings and structures that are subject to approval by the City and Conservation Authority.

c. Development proposals within and adjacent to steep slopes shall include a detailed site specific geotechnical assessment to establish a more precise slope hazard and appropriate setback to the satisfaction of the City and the Conservation Authority.

d. As a condition of development approval, the City will require the application of erosion and siltation control measures during any proposed construction period.

6.3 Brownfield/Greyfield Sites

Intent

a. It is the intent of this Plan to promote the development of brownfield/greyfield properties throughout the City. It is also the intent of this Plan to ensure that the remediation and redevelopment of brownfield/greyfield properties shall provide, where appropriate, opportunities for intensification that may also serve as catalysts for neighbourhood revitalization and improvement.

Development Policies

b. Development of brownfield/greyfield properties will be given consideration in the City's achievement of the residential and employment growth targets identified in this Plan.

c. Prior to permitting development of a brownfield/greyfield property that is, or potentially is, a contaminated site, all potential risks to human health and the environment shall be assessed to support proposed land uses in accordance with Provincial legislation, regulations and standards.

d. Development of a brownfield/greyfield property that results in a change in land use to a more sensitive use, shall require a Record of Site Condition, before the issuance of a building permit, in accordance with applicable Provincial policies and regulations.

e. The City may prepare a Community Improvement Plan for known brownfield/greyfield properties, in accordance with applicable Provincial policies and the applicable policies of this Plan, and may explore additional opportunities to use a variety of incentives to promote the remediation and redevelopment of these sites.

f. Applications to convert brownfield/greyfield properties from an Employment Area, or a Provincially Significant Employment Zone to facilitate their use for other, non-employment generating land uses will be reviewed in the context of applicable policies of this Plan.

g. The City, as part of its promotion of the development of contaminated sites, may pre-zone sites for uses in conformity with this Plan, where they are planned for development and located within Community Improvement Areas.

6.4 Abandoned Landfill Sites

Intent

a. It is the intent of this Plan to promote the development of the abandoned landfill sites identified throughout the City. Abandoned landfill sites are areas identified as having been used in the past for municipal waste disposal purposes. These areas are divided into four categories as shown on **Schedule 8: Abandoned Landfill Sites**.

Development Policies

b. For any proposed change in land use for all categories of abandoned landfill sites, geotechnical and environmental investigations shall be required in accordance with Provincial guidelines. The City may refine the list of required studies, or scope the terms of reference for those studies, in recognition of their Category and context, in consultation with any agency having jurisdiction. The following categories are defined:

   i. Category 1 Abandoned Landfill Sites contain inert materials such as building demolition rubble or street sweepings. They do not generate significant methane gas and do not adversely impact human health or the environment on adjacent lands;

   ii. Category 2 Abandoned Landfill Sites contain waste materials which can leach and become mobile with surface water or groundwater. This leachate can have adverse impacts on human health and the environment on the site itself as well as surrounding properties;

   iii. Category 3 Abandoned Landfill Sites may generate significant quantities of methane gas; and,

   iv. Category 4 Abandoned Landfill Sites are both actively generating significant quantities of methane gas which may be adversely impacting groundwater. Geotechnical and environmental investigations shall also be required on lands adjacent to any Category 4 former landfill site, prior to any proposed change in land use, in accordance with Provincial guidelines.

c. Development of an abandoned land fill site shall be permitted only in accordance with the land use designations on **Schedule 3: Land Use Plan** once the results of geotechnical investigations, including soil and groundwater quality investigations, and methane gas investigations in the subsurface and otherwise, have been completed and all of the required

remediation measures have been put in place, to the satisfaction of the City and all other agencies having jurisdiction.

d. All development within Abandoned Landfill Sites shown on **Schedule 8** is to be subject to Site Plan Approval.

6.5 Mineral Aggregate Resources

Intent

a. The policies in this Plan are intended to protect mineral aggregate resource areas for long-term use while ensuring that extraction occurs in a manner that minimizes environmental and social impacts and conflicts with incompatible land uses.

Permitted Uses

b. The following uses shall be permitted within a Mineral Aggregate Resource Area:

   i. Pits and/or quarries licensed pursuant to the *Aggregate Resources Act*;

   ii. Accessory uses such as crushing, screening, washing, stockpiling, and blending, weigh scales, operational maintenance/repair facilities, and offices and associated facilities;

   iii. Associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products;

   iv. Natural heritage and wildlife habitat conservation, management, rehabilitation and/or stewardship;

   v. Forestry;

   vi. Recycling may be permitted in a site-specific By-law for the recycling only of inert materials such as asphalt, concrete, brick, porcelain and reclaimed aggregate products; and,

   vii. Permanent asphalt and concrete plants may be permitted in licensed active pits and quarries in a site–specific By-law provided they are compatible with, and adequately buffered to protect adjacent land uses.

Development Policies

c. Mineral Aggregates Resource Areas delineated on Schedule 9: Mineral Aggregate Resource Areas and Petroleum Wells are approximate and may be refined without an amendment to this Plan. The identification of this resource in this Plan does not presume that all lands identified are suitable for the establishment of new or expansions to existing mineral aggregate operations.

d. Where mineral aggregate extraction is permitted by way of an implementing Zoning By-law, the City will also permit accessory uses that are directly associated with the mineral aggregate operation, provided it is demonstrated to the satisfaction of the City, that the proposed use will mitigate any potential adverse effects.

e. New mineral aggregate operations, or an expansion to an existing licensed extraction area, will require an implementing Zoning By-law. All proposals for new mineral aggregate operations, including wayside pits and quarries shall:

    i. Demonstrate adequate buffering, screening, or other mitigation measures to prevent or minimize any potential adverse effects on the natural heritage system, cultural heritage resources or surrounding sensitive land uses; and,

    ii. Include a Rehabilitation Plan.

f. In prime agricultural areas, applications for new mineral aggregate operations will be supported by an Agricultural Impact Assessment and, where possible, will seek to maintain or improve connectivity of the Agricultural System.

6.6 Wayside Pits and Quarries, Portable Asphalt and Concrete Plants

a. Wayside pits and quarries, portable asphalt plants and portable concrete plants will be permitted on a temporary basis in all land use designations without the need for an amendment to this Plan, or an implementing Zoning By-law, except where:

    i. The use would be located within or adjacent to a sensitive land use that would be incompatible with aggregate extraction and associated activities; or,

    ii. The use would be located within lands designated as part of the Natural Heritage System.

6.7 Petroleum Resources

a. The policies in this plan are intended to recognize existing and historical activities associated with petroleum resource operations that shall be identified and protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact.

b. Petroleum Resources identified on **Schedule 9: Mineral Aggregate Resource Areas and Petroleum Wells** are approximate and may be refined without an amendment to this Plan. The detailed location of Petroleum Resources may be established through consultation with the Ministry of Natural Resources and Forestry.

c. No new development shall be located within 75 metres of any active gas or petroleum well or an inactive well that has not been decommissioned in accordance with the operating standards of the *Oil, Gas and Salt Resources Act*.

d. Development on or adjacent to lands formerly used for gas or petroleum operations may be permitted only if rehabilitation measures have been identified and are underway, or have been completed to address and mitigate any known or suspected hazards.

e. Abandoned petroleum resource well sites, suspected sites, site of unknown status, and related areas of contamination discovered during the planning or construction of a development proposal will be mitigated or rehabilitated as necessary.

f. Petroleum resource rehabilitation shall be conducted according to the *Oil, Gas and Salt Resources Act* and its regulations and standards.

6.8 Undesirable Noise and Emissions

Intent

a. It is the intent of this Plan to minimize land use conflicts with sensitive land uses, and to require mitigation measures wherever possible.

Development Policies

b. The City will have regard for the *Provincial Guideline D6: Compatibility* Between *Industrial Facilities*, or other applicable policies or guidelines, relating to noise, vibration, odour, particulate matter or other emissions when considering the siting of sensitive land uses.

c. The City will ensure that noise, vibration, odour, particulate matter or other emissions from non-exempt municipal facilities and operations meet or exceed applicable Provincial standards.

d. During the construction phase of development, owners/applicants will be encouraged, and where appropriate, required to establish emission attenuation strategies, based on relevant regulations, guidelines, and best practices to minimize undue, adverse impacts.

e. The development of new employment uses and sensitive land uses shall be subject to Provincial guidelines respecting separation distances between industrial uses and sensitive uses. In locating any sensitive land uses in the vicinity of any established or approved employment use and vice versa, the City will reference the relevant Provincial guidelines.

f. The City will encourage the minimization of noise levels in the urban environment, particularly where sites are located adjacent to, or near sensitive land uses, by supporting the use of mitigation techniques such as building orientation, location of open spaces relative to noise sources, and other internal or external noise attenuation measures.

g. Design solutions for attenuating noise will be in accordance with the City's Urban Design Manual and Provincial guidelines.

h. Where an assessment of a noise impact is required, the noise study will be undertaken by a qualified professional as recognized by the Province. The noise study will recommend design solutions that avoid or minimize noise barriers, and address any other noise attenuation measures that may be needed, to the satisfaction of the City and in accordance with Provincial guidelines. Where a noise study addresses the noise impact of existing or proposed railways on new residential development or redevelopment, the affected railways will be consulted during the preparation of the assessment.

i. All proposed development or redevelopment adjacent to railways will ensure that appropriate safety measures such as setbacks, berms and security fencing are approved to the satisfaction of the City in consultation with the appropriate railway authority.

6.9 Modified Policy Areas

The following Modified Policy Areas associated with this Plan are identified on **Schedule 10: Modified Policy Areas**:

6.9.1 Area 1 – Stanley Street

a. The scrap yard operation identified as Area 1 on **Schedule 10**, existing at the date of adoption of this Official Plan, shall be encouraged to relocate

to an appropriate location within the General Employment Designation, in order to permit the lands to be redeveloped for residential uses compatible with existing and planned residential uses in the vicinity.

6.9.2 Area 2 – Grand River Avenue

a. In addition to the uses permitted in the Residential Designation applying to the lands identified as Area 2 - Grand River Avenue on Schedule 10, permitted uses shall also include recreation and restaurant facilities. Other commercial development which is related to the waterfront will be encouraged.

b. The industrial uses in Area 2 existing at the date of adoption of this Plan may be recognized and zoned in the implementing Zoning By-law.

c. Public access between Grand River Avenue and the Grand River waterfront is encouraged in Area 2 in order to provide a linkage to the bikeway and trail network along the waterfront between Waterworks Park and the Downtown area.

6.9.3 Area 3 – King George Road/Powerline Road

a. Notwithstanding the Intensification Corridor Designation on the lands identified as Area 3 - King George Road/Powerline Road on **Schedule 10**, the types of uses shall be restricted due to the lack of municipal sanitary sewers. In the interim, development may proceed on the basis of private sanitary sewage disposal systems or private temporary connections to existing sanitary sewers, pending the extension of new public sanitary sewer trunks.

b. Applications for development in Area 3 shall submit an engineering analysis which establishes the feasibility of providing private sanitary sewage systems to the satisfaction of the City and all other appropriate approval authorities.

c. The City may require land owners in Area 3 to enter into agreements and post securities In order to ensure the private systems servicing uses are properly discontinued and the said uses are connected to the municipal services, once available.

6.9.4 Area 4 – Mohawk Lake District

This section has been amended by OPA 7 (June 2023).

a. The Vision Statement for the Mohawk Lake District, identified as Area 4 on Schedule 10, is as follows:

i. Mohawk Lake District will be a welcoming place for residents, families and visitors of all ages to explore, shop, eat, learn, and gather. Parks and trails along Mohawk Lake and Canal and throughout the District will provide a beautiful and healthy way to connect with nature. Mohawk Lake District will be where we honour the past, but also a place to be inspired for the future. As a popular destination where history, culture, recreation, and tourism meet, Mohawk Lake District will be a place of pride in the community.

b. The Mohawk Lake District is comprised of the following three areas as shown on Appendix C: Mohawk Lake District Plan Areas:

i. Gateway Area;

ii. Culture and Community Destination Area; and

iii. Mohawk Lake and Park Recreational Area.

c. The Gateway Area is envisioned to be a welcoming entrance and transition to the Mohawk Lake District from the Downtown Urban Growth Centre. The Gateway Area will include mixed-use residential, commercial, office and institutional uses, with particular attention to urban design. The Gateway Area will be supported by an enhanced streetscape along Greenwich Street that facilitates active transportation.

d. Where the Downtown Urban Growth Centre Designation applies within the Gateway Area, minimum building heights for residential and mixed-use buildings shall be 6 storeys. Where the Residential Designation applies within the Gateway Area, building heights for residential and mixed-use buildings shall range from 3 to 6 storeys.

e. The Culture and Community Destination Area is envisioned to be the heart of the Mohawk Lake District that provides local neighbourhood amenities while also establishing the District as a vibrant cultural destination for the entire Brantford community. The Culture and Community Destination Area will include a range of uses, such as mixed-use residential, commercial, office and institutional uses, as well as parks, trails, and open spaces.

f. Healthcare offices and clinics and other neighbourhood supporting uses permitted in the Residential Designation within the Gateway Area and the Culture and Community Destination Area may serve the immediate surrounding neighbourhood and may also contribute to establishing the Mohawk Lake District as a city-wide and regional destination. Notwithstanding Residential Designation policies 5.2.1.u.i and 5.2.1.u.vi, there is no limit to the Gross Floor Area of permitted neighbourhood

supporting uses in the Gateway Area and the Culture and Community Destination Area.

g. In addition to the uses permitted in the Parks and Open Space Designation within the Culture and Community Destination Area, a museum and/or outdoor education and interpretive centre is also a permitted use.

h. A new “main street” in the Culture and Community Destination Area, aligned with Emilie Street to the south and the Drummond Street pedestrian bridge to the north, will be a key component of the Mohawk Lake District. As a central spine in the Mohawk Lake District, the “main street” will provide connectivity throughout the area for pedestrians, bicycles and vehicles. Enhanced public realm, urban design, and building orientation should contribute to an active streetscape along the “main street”.

i. Neighbourhood-supporting uses are encouraged on the ground floor of mixed use residential and/or office buildings, particularly along the “main street” and the south side of Greenwich Street within the Culture and Community Destination Area. Residential units and parking spaces are not permitted to locate on the ground floor of buildings where the unit or parking would be fronting or flanking the “main street” between Greenwich Street and the existing rail spur line.

j. A waterfront promenade along the south side of Mohawk Canal will be a focal point in the Mohawk Lake District. The promenade will create an enhanced active transportation corridor along Greenwich Street, including a wide pedestrian boulevard along the waterfront edge, and multi-use paths, bike lanes and sidewalks. Abundant landscaping will provide a green street edge to complement the large park and existing natural areas along the canal.

k. A large park fronting Greenwich Street and abutting the north side of the existing rail spur line in the Culture and Community Destination Area will link to a continuous open space along the canal and can be used to host major events and community celebrations, as well as support passive recreational activities. It will contribute to establishing the Mohawk Lake District as a location for tourism and recreation in the City.

l. A landscaped buffer adjacent to the west side of the existing employment uses that front Mohawk Street is required in the Culture and Community Destination Area. The landscaped buffer will ensure that new development is screened from the existing employment uses while also creating an opportunity for a potential trail connection.

m. Residential and mixed-use building heights in the Culture and Community Destination Area shall range from 3 to 6 storeys. Notwithstanding policy 5.2.1.m of this Plan, mixed-use buildings of up to 8 storeys in height may be permitted in the Culture and Community Destination Area through a site-specific Zoning By-law without an amendment to this Plan, subject to meeting the following criteria, to the satisfaction of the City:

    i. The subject site is of a suitable size for the proposed development and adequate landscaping, amenity features, buffering, parking, and garbage pickup and recycling services are provided;

    ii. The subject site has frontage on the new “main street”, Mohawk Street, or Greenwich Street;

    iii. Privacy, shadow and light impacts, if any, are mitigated; and

    iv. Structured parking facilities are encouraged to support the subject site.

n. A complete development application to include sensitive land uses in the Gateway Area or the Culture and Community Destination Area will address the findings and recommendations of the Mohawk Lake District Plan D-6 Compatibility Assessment (September 2020) through the completion of the following studies:

    i. Odour Assessment and Mitigation Report;

    ii. Vibration Study;

    iii. Air Quality Study; and

    iv. Noise Study.

o. Future development and construction will comply with any certificate of property use registered on title to properties located within the District, including those applying to the properties 347 Greenwich Street, 22 Mohawk Street, and 66 Mohawk Street.

p. The Mohawk Lake and Park Recreational Area will remain as a park and recreational area and may be enhanced by trail improvements, canal crossings, new public open space, and other improvements to provide additional opportunities for recreation.

q. The Urban Design Manual contains specific design guidelines applicable to the Mohawk Lake District. All new development and public realm improvements in the District shall be consistent with the Urban Design Manual.

r. Within the Culture and Community Destination Area, the boundaries between the Residential Designation and the Parks and Open Space Designation, as shown on **Schedule 3**, are approximate and may be refined through a future land division process without amendment to this Plan, provided the vision for the Culture and Community Destination Area is maintained.

6.9.5 Area 5 – Colborne Street Slope Failure Area

a. Notwithstanding the land use designations on **Schedule 3**, on lands identified as Area 5 Colborne Street Slope Failure Area on **Schedule 10**, only those uses existing on the date of adoption of this Plan shall be permitted. This policy shall remain in effect until such time as the lands above and below the slope are certified to be sufficiently stable to support a proposed development, by a competent, qualified professional engineer hired by the developer and reviewed by the City and all other appropriate approval authorities. At that time, development shall be permitted in accordance with the policies of this Plan.

b. This policy will be implemented by an amendment to the Zoning By-law which will permit only existing uses, buildings and structures in Area 5 and will not permit any additions, expansions, or restoration.

6.9.6 Area 6 – Oak Hill Drive Slope Area

a. Notwithstanding the Residential Designation on lands identified as Area 6 Oak Hill Drive Slope Area on **Schedule 10**, all development shall be subject to the following policies:

v. All buildings and structures shall be subject to a 15.0 metre setback from a point representing the future location of the top of the bank, assuming a 100 year erosion rate and the calculation of stable inclination for the slope to the satisfaction of the City, in consultation with the Grand River Conservation Authority;

vi. Where remedial works are required by the City Engineer or a development is proposed, a geotechnical study, completed to the satisfaction of the City and all other appropriate approval authorities will be required to support the proposal; and,

vii. Where remedial works to stabilize the slope are proposed to permit development, such works will be constructed and maintained to the satisfaction of the Grand River Conservation Authority and the City.

6.9.7 Area 7 – Northwest Area, South of Brantford Golf & Country Club

a. Notwithstanding the Core Natural Areas Designation on the lands identified as Area 7 - Northwest Area, south of Brantford Golf and Country Club on **Schedule 10**, existing development may be serviced by private sanitary sewage disposal systems.

6.9.8 Area 8 – Southwest Corner of Highway No. 403/Paris Road Interchange

a. Notwithstanding the Residential Designation on the lands identified as Area 8 - Southwest Corner of Highway No. 403/Paris Road Interchange on **Schedule 10**, the uses shall be restricted to general offices and a service industry limited to the offices and open and enclosed storage associated with a general contractor, in accordance with the following policy:

   i. The maximum gross floor area of all buildings supporting general offices shall be 365.0 square metres; and,

   ii. The maximum gross floor area of all buildings used for enclosed storage associated with a general contractor shall be 190.0 square metres.

6.9.9 Area 9 – Southeast Corner of Summerhayes Crescent and Powerline Road

a. Notwithstanding the Residential Designation on the lands identified as Area 9 - Southeast Corner of Summerhayes Crescent and Powerline Road on **Schedule 10**, the types of uses and development shall be restricted due to the lack of municipal sanitary sewers. In the interim, development in the form of single detached dwellings may proceed on the basis of private sanitary sewage disposal systems, pending the extension of new public sanitary sewers.

b. Applications for development in Area 9 shall submit an engineering analysis which establishes the feasibility of providing private sanitary sewage disposal systems to the satisfaction of the City and all other appropriate approval authorities.

6.9.10 Area 10 – 17 & 22 Sydenham Street

a. Notwithstanding the uses permitted in the Residential Designation applying to the lands at 17 and 22 Sydenham Street, identified as Area 10 on **Schedule 10**, permitted uses in Area 10 shall be further refined through the implementing Zoning By-law, and development shall be subject to the Record of Site Condition and Certificate of Property Use

registered on title, in compliance with the completed land remediation strategy.

6.9.11 Area 11 – 271 Greenwich Street

a. In addition to the uses permitted in the Residential Designation applying to the lands identified as Area 11 – 271 Greenwich Street on **Schedule 10**, the following uses shall also be permitted in the existing building: general offices, and a telecommunication service limited to a radio station or studio.

6.9.12 Area 12 –Sherwood Drive

a. Notwithstanding the policies of the General Employment Designation applying to lands in Area 12 –Sherwood Drive, identified on **Schedule 10**, development shall be in accordance with the following additional policy:

   i. Parking shall be permitted to be located on a separate lot to accommodate the parking needs of only the residential apartment building located at 115 Sherwood Drive.

6.9.13 Area 13 – 45 Dalkieth Drive, 340 Henry Street & 435 Elgin Street

a. In addition to the uses permitted in the General Employment Designation applying to the lands identified as Area 13 on **Schedule 10**, business and professional offices shall also be permitted.

6.9.14 Area 14 – 347 – 365 Colborne Street East

a. Notwithstanding policies of this Plan applying to the lands identified as Area 14 -347 – 365 Colborne Street East on **Schedule 10**, required parking spaces may be permitted to be located on appropriate commercial property located within 200 metres of the lands, conditional on entering into an agreement with the City to guarantee long term continuation of the parking.

6.9.15 Area 15 – 111 Sherwood Drive

a. Notwithstanding the uses permitted in the General Employment Designation applying to the lands in Area 15 – 111 Sherwood Drive on **Schedule 10**, the permitted uses shall include the following:

   i. Manufacturing, processing, assembling, storage, warehousing, and fabricating of goods and materials within wholly enclosed buildings;

   ii. Retail warehousing uses, such as home furnishings, appliance or floor covering sales, and other uses similar thereto;

   iii. Business and professional offices;

iv. Computer, electronic, or data processing establishment;

v. Research and development facilities;

vi. Scientific, technological, or communication establishments;

vii. Convenience commercial uses;

viii. Personal service stores such as hairstylists, and tailors;

ix. Education facilities limited to post-secondary, trade schools, and commercial schools;

x. Service commercial uses such as banks and restaurants;

xi. Places of worship and Religious establishments; and,

xii. Entertainment and recreation facilities.

6.9.16 Area 16 – 125 Sherwood Drive

a. In addition to the policies of the General Employment Designation applying to the lands in Area 16 – 125 Sherwood Drive, identified on **Schedule 10**, a parking lot shall be permitted to be located on this property to accommodate the parking needs of only the Industrial and Commercial uses located at 111 Sherwood Drive, conditional upon an agreement with the City to guarantee long term continuation and maintenance of the parking area.

6.9.17 Area 17 – 411 Elgin Street

a. In addition to the uses permitted in the General Employment Designation applying to the lands in Area 17– 411 Elgin Street, as identified on **Schedule 10**, the following uses are also permitted:

i. Art schools;

ii. Commercial schools;

iii. Post-secondary schools;

iv. Private schools;

v. Health clubs, including gymnasiums;

vi. Neighbourhood convenience stores;

vii. Personal service stores; and,

viii. General business and professional offices.

6.9.18 Area 18 – 277 Hardy Road

a. Pursuant to OMB Case No. PL100472, the following policies shall apply to Area 18 – 277 Hardy Road, as identified on **Schedule 10**:

i. Encroachment of development activities and fill slopes shall not be permitted into buffer areas;

ii. Road access shall be provided to those portions of Area 18 in which development is permitted, to the satisfaction of the City;

iii. A 30 metre buffer width shall be provided from the Provincially Significant Wetland (PSW), allowing for a reduced buffer widest adjacent to the street following realignment to avoid encroachment into the PSW;

iv. A 30 metre buffer width shall be provided from each side of the cold-water stream except at road crossings; and,

v. If required, an application to amend the Official Plan will be submitted to modify the development limits.

6.9.19 Area 19 – 80, 90 and 110 Morton Ave East

a. Notwithstanding the Major Commercial Centre Designation applying to the lands in Area 19 – 80, 90 and 110 Morton Ave East, as identified on **Schedule 10**, residential uses shall not be permitted. The non-residential land uses permitted in the Major Commercial Designation may be permitted.

6.9.20 Area 20 - North of Shellard Lane (Area C)

a. Development within Area 20 – North of Shellard Lane (Area C), identified on **Schedule 10**, shall not be required to achieve any minimum density target, nor shall it be included in the land area calculations of the Designated Greenfield Area. Permitted uses within Area 20 may include large lot, single detached housing and/or a range of low impact recreational uses, including a golf course. Notwithstanding those land use permissions, development within this area will only be permitted following the completion of an Environmental Impact Study, a hydrogeological study and any other studies considered appropriate to ensure that significant natural heritage features and cultural heritage landscapes, including wooded areas, watercourses and wetlands, are maintained in their natural state, and are appropriately conserved, and will continue to contribute to the natural character of the area.

6.9.21 Area 21 – 389, 395, 407-417 Paris Road

a. In addition to the uses permitted in the Prestige Employment Designation applying to the lands in Area 21 – 389, 395, 407-417 Paris Road, identified on **Schedule 10**, retail commercial establishments are also permitted except for large-scale or large-format stand-alone retail stores.

6.9.22 Area 22 – 352 Governor's Road East

a. In addition to the uses permitted in the Agricultural Designation applying to the lands in Area 22 – 352 Governor's Road East, identified on **Schedule 10**, the uses as set out in the applicable site specific Zoning By-law shall also be permitted in accordance with the site specific Zoning By-law regulations.

6.9.23 Area 23 – 11 Wadsworth Street

a. In addition to the uses permitted in the General Employment Designation applying to lands in Area 23 – 11 Wadsworth Street, identified on **Schedule 10**, which include ancillary commercial uses that specifically support the General Employment uses, commercial uses that support the traveling public to the adjacent Rail Station and the surrounding community may be permitted within the existing building.

6.9.24 Area 24 – Cornell Lands (Northwest Business Park)

a. Notwithstanding the Core Natural Areas Designation on lands identified as Area 24 – Cornell Lands (Northwest Business Park) on Schedule 10, the permitted uses and development policies of the Prestige Employment Designation will apply within the limits of a developable area to be defined in accordance with detailed planning, archaeological, servicing and environmental studies, including but not limited to an Environmental Impact Study, hydrogeological study, and geotechnical study addressing slope stability. Ancillary uses permitted in the Prestige Employment Designation, with the exception of automobile service centres and repair shops and convenience retail, may be permitted within the defined developable area notwithstanding the Cornell Lands do not have frontage onto an Arterial or Collector Road. Applications for development shall require submission of a comprehensive plan, to the satisfaction of the City. The comprehensive plan shall address the following in an integrated manner:

   i. development in a campus style and natural setting;

   ii. high quality building design and materials and landscaping;

   iii. maximum tree preservation;

iv. integration with the natural environment and trail network;

v. further development of passive and active recreation facilities;

vi. consideration and maintenance of existing surface and groundwater functions; and

vii. encouragement of higher order uses such as conference centres and offices.

6.9.25 Area 25 – Colborne Street East

a. This Plan recognizes the market dynamics and travel patterns that in the past supported the motel strip along Colborne Street East have changed. To facilitate regeneration and neighbourhood revitalization in this area, the existing motels and other auto-oriented uses on lands identified as Area 25 on **Schedule 10** are encouraged to redevelop with new mixed use buildings as permitted in the Intensification Corridor Designation, utilizing financial incentive programs that may be available through a Community Improvement Plan where eligibility requirements are met.

6.9.26 Area 26 – 88 Golf Road

a. In addition to the Core Natural Areas Designation on lands identified as Area 26 – 88 Golf Road on **Schedule 10**, low-rise residential uses may be permitted within the limits of a developable area to be defined in accordance with detailed planning, archaeological, servicing and environmental studies, including an Environmental Impact Study to ensure significant natural heritage features are protected to the satisfaction of the City and the Conservation Authority. Within the developable area, low-rise residential units will be developed in accordance with the Residential Designation and an implementing Zoning By-law.

6.9.27 Area 27 – 800 Colborne Street

This section has been amended by OPA 1 (Aug. 2022).

a. In addition to the uses permitted in the Intensification Corridor Designation, 1 two-storey semi-detached dwelling containing 2 dwelling units is also permitted on the lands identified as Area 27 – 800 Colborne Street on **Schedule 10**. Notwithstanding policies 5.3.3.c and 5.3.3.g of the Intensification Corridor Designation, Low-Rise Residential Buildings in the form of block Townhouse dwellings shall be permitted on the lot which exceeds 35 metres in lot depth and may be less than 3 storeys in height.

6.9.28 Area 28 – 107 Sinclair Boulevard

This section has been amended by OPA 10 (Mar. 2024)

a. Notwithstanding policies 5.4.1.c and 5.4.1.d of this Plan, major office buildings are permitted and may exceed 4,000 square metres of Gross Floor Area, up to a maximum of 6,000 square metres of Gross Floor Area in the Prestige Employment Designation, on the lands identified as Area 28 – 107 Sinclair Boulevard on **Schedule 10**.

6.9.29 Area 29 – 538 King George Road

This section has been amended by OPA 11 (Sept 2024)

a. In addition to the uses permitted in the Agricultural Designation applying to the lands in Area 29 – 538 King George Road, identified on **Schedule 10**, the uses as set out in the applicable site specific Zoning By-law shall also be permitted in accordance with the site specific Zoning By-law regulations.

6.9.30 Area 30 – 530 and 534 King George Road

This section has been amended by OPA 11 (Sept 2024)

a. In addition to the uses permitted in the Agricultural Designation applying to the lands in Area 30 – 530 and 534 King George Road, identified on **Schedule 10**, the uses set out in the Automotive Service (AS) Zone and applicable site specific Zoning By-law shall be permitted in accordance with the Zoning By-law regulations.

6.9.31 Area 30 – 251-255 Mount Pleasant Road

This section has been amended by OPA 13 (Sept 2026)

a. Notwithstanding policy 5.2.1.y.ii of this Plan, on the lands identified as Area 31 – 251-255 Mount Pleasant Road on **Schedule 10**, a maximum building height of 5-storyes shall be permitted on lands identified as Neighbourhood Corridor in Tutela Heights.

7.0 Integrated Transportation System

7.1 Multi-Modal Transportation System

a. This Plan provides overarching policies that are intended to complement the more detailed requirements and guidelines identified in the City's Transportation Master Plan, as well as the Design and Construction Manual for Linear Municipal Infrastructure pertaining to Roads and Transportation.

b. All development, including all public works related to the transportation system, shall conform with the relevant policies of this Plan, and shall be consistent with the requirements and guidelines in the City's Transportation Master Plan.

c. The City's Transportation Master Plan provides requirements and guidelines with respect to:

   i. Active transportation;

   ii. Public transit;

   iii. Parking;

   iv. Transportation demand management;

   v. Goods movement; and,

   vi. the Road Network.

Policies for Active Transportation

d. To address the needs, safety, and convenience of pedestrians and cyclists when constructing or reconstructing transportation infrastructure, the City will support:

   i. Enhancement of active transportation facilities to increase walking and cycling opportunities for work, recreational, health, environmental, economic, or convenience purposes through means identified in the City's Transportation Master Plan;

   ii. Active transportation and transit through promotional and educational initiatives that address issues such as safe interactions between vehicle drivers, pedestrians, and cyclists, as well as personal security, barrier-free access, an appreciation of the health and environmental benefits of walking and the comparative costs of private and public travel choices; and,

iii. Built form and mixed land uses that encourage the use of active transportation choices.

e. The City will follow the principles of Complete Streets in the design of roads by:

i. Requiring sidewalks with sufficient width to accommodate accessible and comfortable pedestrian flows, as well as personal mobility devices;

ii. Developing a comprehensive pedestrian sidewalk network that creates direct, convenient, safe and frequent connections between destinations including schools and other institutions within a 3.2 kilometre radius, and within a 400 metres radius of a transit stop;

iii. Supporting provisions for a comfortable pedestrian and cycling environment which may include shade trees, street furniture, bicycle racks, lighting and signed and safe street crossings and other traffic controls; and,

iv. Minimizing hazard and conflict exposures through strategies such as implementation of complete streets principles, provision of adequate lighting, signage and wayfinding, and management of vehicle speeds.

f. New public roads shall accommodate pedestrian and cycling activity through the inclusion of dedicated cycle lanes, sidewalks, multi-use pathways, or a combination thereof, on both sides of the road, unless otherwise exempted in this Plan.

g. The City will plan and develop a continuous and linked network of multi-use pathways, trails and bikeways throughout the City, recognizing that it is a vital component of Brantford's urban fabric and public realm. This linked system may be provided in parkland and open space, in developed and newly developing areas of the City, including the Rural/Agricultural Area, and may include dedicated, separated or shared lanes upon a roadway.

h. The City may adjust the location and/or alignment of existing and future multi-use pathways and trails as identified on **Schedule 11: Bikeways and Trails Network Plan**, to accommodate the actual on-ground route, and to respond to new opportunities and/or constraints that arise from time-to-time, without the need for an Official Plan amendment. On-road refers to facilities within the public right-of-way, while Off-road refers to facilities located outside of a public right-of-way.

Policies for Public Transit

i. The City will work with Brantford Transit, VIA Rail, Metrolinx, the Province and adjacent municipalities to support transit service integration within and across municipal boundaries.

j. The City will ensure that all development proposals in areas serviced by public transit are designed to support the provision of an efficient, convenient, and safe public transit service.

k. For the purposes of implementing the City's transportation network, development may be required to provide, at no public expense, the dedication of a public transit right-of-way and lands for related facilities.

l. The City will, where appropriate, designate lands for mixed-use, high density residential development, retail, office, community services, institutional and/or employment uses, or other high transit trip generators, in proximity to existing and planned transit service.

m. The City will ensure that the layout of new Arterial and Collector Roads promotes efficient and direct transit routes within and between neighbourhoods.

Policies for Parking

n. Parking standards and regulations for all types of land uses will be provided in the City's Zoning By-law. Minimum and maximum parking standards may be defined, along with requirements for barrier-free spaces and bicycle facilities, to promote accessibility and the use of public transit and active transportation options, and to encourage the efficient use of land.

o. The City may consider adjustments to parking requirements for properties within an area or areas where the City is satisfied that adequate alternative parking facilities are available, or where sufficient transit exists, or is to be provided along with adequate Transportation Demand Management measures.

p. The City may consider adjustments to parking requirements for specific housing types including affordable/assisted housing, retirement homes and communal and/or special needs housing where the City is satisfied that adequate parking facilities can be provided on-site, or in proximity to the site, or where sufficient transit exists to serve the residents and/or employees and visitors of the development.

q. To ensure the safe and efficient movement of all users, commercial parking facilities will be subject to Site Plan Approval, and designed,

constructed and maintained to be consistent with the City's Urban Design Manual.

r. Provision of cash-in-lieu of parking will be encouraged for some component of the required parking supply within the Downtown Urban Growth Centre, subject to the recommendations of the City's long-term parking strategy and in accordance with the Cash-in-lieu of Parking By-law.

Policies for Transportation Demand Management (TDM)

s. To reduce single occupant automobile trips, traffic congestion and parking supply needs, the City shall promote sustainable transportation choices and encourage various modes of travel.

t. The City may implement a comprehensive Transportation Demand Management program as recommended in the City's Transportation Master Plan.

u. The City will consider reduced parking requirements for development and/or redevelopment where a comprehensive Transportation Demand Management Report is submitted to the satisfaction of the City.

Policies for Goods Movement

v. The City will ensure safe, efficient and sustainable movement of goods to support economic development and growth. The City will work with other levels of government and agencies, as needed, to plan for a strategic goods movement network, including road and rail, which promotes efficient and direct access, supports economic growth and development, and maximizes safety.

w. The City will ensure industrial and major commercial developments are located in proximity to Arterial Roads, to minimize traffic impacts that deliveries might have on local neighbourhoods and roads.

x. The City shall maintain a truck route network designed to regulate the movement of commercial vehicles within the City. Truck routes and truck restrictions shall be established by By-law.

7.2 The Road Network

Road Classifications

a. To maintain and develop an appropriate hierarchy of roads to ensure the desired movement of people and goods within and throughout the City, this Plan establishes the classifications of roads, as shown on **Schedule 12:**

Road Network. For the purposes of this Plan, the following functional classification of roads is established in coordination with the Transportation Master Plan:

i. Provincial Highway;

ii. Major Arterial Roads;

iii. Minor Arterial Roads;

iv. Major Collector Roads;

v. Minor Collector Roads; and,

vi. Local Roads.

b. The City may adjust the location and/or alignment of existing and future roads as identified on **Schedule 12: Road Network** to accommodate the actual on-ground route, and to respond to new opportunities and/or constraints that arise from time-to-time, without the need for an Official Plan Amendment, subject to a Block Plan and/or any required technical studies, to the satisfaction of the City.

c. The classification of roads and associated rights-of-way are shown on **Schedule 13: Road Widenings**. **Schedule 13** should be consulted along with the City's Design and Construction Manual for Linear Municipal Infrastructure to ensure the principles of Complete Streets will be satisfied within the right-of-way. Allowances for additional on-street parking, turn lanes, and engineering elements such as grading and sightlines are not part of **Schedule 13** and additional right-of-way may be required for their construction.

d. The development of roads will be subject to the approval of the City's Public Works Commission and must be planned, designed and operated in accordance with City's Transportation Master Plan, Transit Master Plan and associated design standards.

e. The City supports a grid pattern road network and connectivity to facilitate transit use and to increase opportunities for walking and cycling trips. Cul-de-sacs, or other disruptions to the grid network are generally discouraged.

Policies for Provincial Highways

f. Provincial Highways (Highway 24 and Highway 403) within the City are under the jurisdiction of the Province. While they are different from each other, they provide for inter-regional and inter-provincial motorized travel. They are constructed to Provincial Highway standards and are regulated

by the Ministry of Transportation. Access to Highway 24 and/or abutting lands is prohibited except as permitted by the Province. Highway 403 is a controlled access highway that does not allow any direct access to adjacent lands in the City of Brantford.

Policies for Major Arterial Roads

g. Major Arterial Roads are designed to move large volumes of traffic (people and goods) within and through the City. To minimize the impact of development on existing or planned Major Arterial Roads, and to preserve the traffic carrying capacity of these roads, the City will, where feasible:

   i. Establish minimum and/or maximum setbacks for buildings and structures, and limit and/or reduce the number of access points and driveways;

   ii. Require a centre left turn lane on Major Arterial Roads, where there are 25 or more driveways per kilometre and no driveway consolidation is feasible;

   iii. Prohibit reverse frontage development abutting any Major Arterial Road. Creative alternatives for development along new Major Arterial Roads that supports the urban design objectives of this Plan, such as laneway housing and window streets, that promote improved streetscapes and public safety, shall be encouraged; and,

   iv. Residential development shall access Major Arterial Roads through other roads within the identified road hierarchy. Individual access to Major Arterial Roads shall be discouraged.

Policies for Minor Arterial Roads

h. Minor Arterial Roads are designed to move large volumes of traffic (people and goods) between other Arterial Roads in the City. To minimize the impact of development on existing or planned Minor Arterial Roads and to preserve the traffic carrying capacity of these roads, the City will regulate new development adjacent to Minor Arterial Roads, which may include minimum and/or maximum setbacks for buildings and structures, limiting the number of new access points, and where feasible, maintaining intersection spacing requirements of 300 metres or less.

Policies for Major Collector Roads

i. Major Collector Roads carry traffic through all areas of the City, not just residential neighbourhoods, connecting these areas to the integrated transportation network.

Policies for Minor Collector Roads

j. Minor Collector Roads are designed to carry low to moderate volumes of traffic in residential neighbourhoods and employment areas, connecting to the broader Major Collector and Arterial Roads network.

Policies for Local Roads

k. Local Roads are designed to carry low volumes of traffic from abutting properties to Minor Collector, Major Collector and Minor Arterial Roads.

Policies for Access to Roads

l. Direct or restricted access to any road shall only be permitted subject to the approval of the City, and may be subject to detailed traffic analysis to determine impacts to traffic flow and the planned function of the road. Wherever feasible, shared access shall be encouraged.

Policies for Emergency Access Connectivity

m. New development may require more than one access route for emergency services to connect to the road network. When a single access provided by a proposed road generally exceeds 250 metres measured from the centerline of the existing, intersecting road, a second access road will be required to provide an additional route for emergency services. Emergency access roads shall be provided by the development proponent, and shall be a condition of approval for both public and private roads.

Policies for Intersections and Road Allowance (Right-of-Way) Widenings

n. A list of road allowance widenings is provided on **Schedule 13: Road Allowance Widenings**. For the purposes of the *Planning Act*, each road listed in **Schedule 13** is a “highway to be widened” and the designated road allowance plus any additional widening specified indicates the “extent of the proposed widening”.

o. The City will obtain road allowance and intersection widenings to meet the designated road allowances listed in **Schedule 13** by land dedication through the development approval process or by purchase in accordance with the *Planning Act*. The City may take road allowance widenings as a condition of Subdivision Approval, Site Plan Approval or the Consent process pursuant to the *Planning Act*.

p. The boundaries of the designated road allowance will generally be parallel to the centre line of the original road allowance. The City shall, wherever

possible, take the required road allowance widening equally from either side of the centreline. Where conditions require taking the widening unequally from one side of the centreline, up to 50 percent of the widening will be obtained as a condition of development approval. Any land acquisition greater than 50 percent will be obtained through a negotiated agreement with the landowner.

q. The City may take additional road allowance widenings:

   i. For cut and fill purposes where the proposed road configuration cannot be achieved within the designated road allowance;

   ii. To provide sufficient distances and room for auxiliary turn lanes, roundabouts, pedestrian/cycling/transit facilities, street illumination and/or for traffic control devices; and/or,

   iii. At intersections to provide for daylight triangles. The maximum length of the side of a daylight triangle will be 15 metres.

r. Where required, road allowance widenings, intersection improvements and road closures will comply with an approved Municipal Class Environmental Assessment process in accordance with the *Environmental Assessment Act*.

s. Final road allowance widths shall be determined through the completion of detailed design studies as a condition of draft plan approval in accordance with the City's approved roadway design standards. The studies will include the placement of services, accommodation of all road users, the allocation of parking, and shall address any traffic concerns or issues to the satisfaction of the City. The impact on the streetscape, including street lighting, shall also be considered before undertaking any road or intersection widening.

Policies for Long-Term Corridor Protection

t. Long-term Corridors are identified on **Schedule 12**, and shall be maintained to meet the long-term transportation demands of the City. Final design and construction of the corridors shall be subject to a Municipal Class Environmental Assessment (EA). Upon completion of the EA, they may be reclassified as a Major or Minor Arterial Road without the need for an amendment to this Plan.

u. The City shall not permit development in, or adjacent to, any identified Long-Term Corridor that would have the potential to preclude or negatively affect the use of the Corridor for the purposes for which it has been identified.

8.0 Servicing Infrastructure and Utilities

8.1 Municipal Servicing Infrastructure Systems

a. This Plan provides overarching policies that are intended to complement the more detailed requirements and guidelines identified in the City's Master Servicing Plan and subwatershed studies.

b. All development and public works shall conform with the relevant policies of this Plan, and shall be consistent with the requirements and guidelines in the City's Master Servicing Plan. The City's Master Servicing Plan provides requirements and guidelines with respect to:

   i. Wastewater servicing infrastructure;

   ii. Water servicing infrastructure; and,

   iii. Storm water servicing infrastructure.

c. All development within the Settlement Area Boundary shall be provided with full municipal servicing infrastructure, unless otherwise exempted by this Plan.

d. Generally, municipal service infrastructure and public and private utilities, including electricity generation facilities and transmission and distribution systems, are permitted in any land use designation. Where construction of any municipal servicing infrastructure or public and private utilities project is proposed within either the Core Natural Areas Designation or the Adjacent Lands Overlay, the project shall be required to submit an Environmental Impact Study, and/or other appropriate studies, in accordance with the policies in this Plan, or be subject to an Environmental Assessment under the *Environmental Assessment Act*.

e. In planning for the expansion of existing and planned transportation and/or infrastructure corridors, the City will encourage the co-location of linear water, wastewater and storm water service infrastructure, wherever possible. Development of municipal infrastructure projects will be:

   i. Coordinated and phased in a manner which is efficient, cost effective, and minimizes disruption; and,

   ii. Encouraged to locate underground, where feasible.

f. Before the approval of any application for development, the City must be satisfied that adequate municipal servicing infrastructure, including overall system capacity, is available or can efficiently and economically be provided to support the proposal. Where adequate municipal servicing infrastructure does not exist, the City may not approve the application or

may use Holding provisions in the Zoning By-law to regulate the timing of development. Where adequate servicing does not exist to support a proposed development, the City will not be obligated to provide such servicing in advance of development, in accordance with the City's Municipal Wastewater Allocation Policy.

Policies for Wastewater Servicing Infrastructure

g. Development shall provide appropriate wastewater servicing infrastructure as approved by the City and, where necessary, the Conservation Authority and the Province.

h. Wastewater servicing infrastructure shall be designed, constructed and maintained to:

   i. Provide adequate service to proposed developments;

   ii. Accommodate the full development of the drainage area;

   iii. Utilize gravity flow wherever possible, to avoid the need for pumping stations;

   iv. Protect the natural characteristics of the landscapes in which they are located; and,

   v. Satisfy the servicing standards of the City.

i. The City will monitor the quality and quantity of commercial and industrial sewage effluent entering the municipal sanitary sewage system, to control its impact on the operation and capacity of the wastewater collection and treatment system and on the receiving watercourse.

Policies for Water Servicing Infrastructure

j. Development shall provide appropriate water servicing infrastructure as approved by the City and, where necessary, the Conservation Authority and the Province.

k. The City shall direct and accommodate growth in a manner that promotes the efficient use of water and maintains water quality in accordance with Provincial regulations.

l. Water servicing infrastructure shall be designed, constructed and maintained to:

   i. Provide adequate service to proposed developments;

   ii. Provide sufficient quantity and flow to meet capacity for domestic use and fire protection;

iii. Accommodate full development of the service area; and,

iv. Satisfy the servicing standards of the City.

Policies for Storm Water Servicing Infrastructure

m. Development shall provide appropriate storm water management facilities as approved by the City and, where necessary, the Conservation Authority and the Province.

n. All storm water management systems and facilities shall be designed, constructed and maintained to:

i. Be landscaped features, appropriately integrated into the parks and open space system. However, storm water management facilities shall not count toward any required public parkland contribution;

ii. Minimize surface ponding and flooding inconveniences throughout the City;

iii. Control the quantity and quality of storm water runoff entering receiving watercourses and wetlands;

iv. Protect receiving watercourses, wetlands and adjacent land uses from any potential adverse impacts of storm water runoff, including stream erosion, thermal loading and nutrient loading;

v. Maintain natural stream geometry wherever possible;

vi. Control erosion and sedimentation during construction; and,

vii. Satisfy the servicing standards of the City, the Conservation Authority and any other agency or regulatory bodies having jurisdiction.

8.2 Utilities

Policies for Utilities and Telecommunications

a. In planning for the expansion of existing and planned transportation, hydro corridors and/or other infrastructure corridors, the City will encourage the co-location of linear utilities and telecommunication facilities.

b. All utilities and telecommunication facilities shall be located underground and be grouped into a single utility conduit, where feasible, in a road allowance or easement, consistent with the City's Manual for Linear Municipal Infrastructure. For larger equipment, and facilities that are required to be located above grade, the City shall require that appropriate locations are identified and/or cluster sites have been determined which take into consideration the location requirements for larger infrastructure elements, whether within public rights-of-way, or on private property. In some cases, this may be determined through an Environmental Assessment under the *Environmental Assessment Act*.

c. The City shall not permit development in, or adjacent to, hydro and other utility corridors that would have the potential to preclude or negatively affect the use of the corridor for its intended purpose.

d. Secondary uses, such as active and passive recreation, agriculture, community gardens, other utilities and uses such as parking lots that are accessory to adjacent land uses, are encouraged on hydro corridor lands, where compatible with surrounding land uses. Proponents should be aware of the primacy of the electricity transmission and distribution facilities and that secondary uses require technical approval from Hydro One Networks Inc.

e. The City will support the provision of electronic communications technology involving high capacity fibre optics to enhance telecommunications services.

Policies for Wind Turbines and Solar Farms

f. Wind turbines and/or solar farms may be permitted within the Agricultural Designation, Prestige Employment Designation or General Employment Designation, as identified on **Schedule 3: Land Use Plan**. Ground-mounted solar facilities are permitted in prime agricultural areas only as an on-farm diversified use. For any proposed wind turbine or solar farm, the City shall require the proponent to proceed through an Environmental Assessment process under the *Environmental Assessment Act*, or at a minimum, through a land use planning approval process under the *Planning Act*, or both. The approvals process will evaluate and assess:

i. The impact of the proposal on the viewscapes, vistas and any cultural heritage landscapes in the vicinity;

ii. Whether the nature and scale of the proposal is appropriate, and how any identified impacts can be mitigated; and,

iii. How the site will be accessed for maintenance.

g. The City may impose limits on the extent, height and location of any proposed wind turbine or solar farm.

h. The City, in partnership with the Province, as appropriate, shall ensure that the necessary agreements are in place to deal with ongoing operation and maintenance of any green energy facilities, as well as appropriate protocols for their ultimate decommissioning.

Policies for Gas and Oil Pipelines

i. Gas and oil distribution pipelines will be encouraged to locate within a road right-of-way or easement. They will be encouraged to locate in such a manner that does not negatively impact on the function, safety or amenity of adjacent land uses, or roadway operation when accessed.

9.0 Implementation

9.1 The Official Plan

Official Plan Review

a. The City will review the policies in this Plan as part of a Provincially mandated review program, to ensure the continued relevance of the objectives and policies contained herein. Such a review will be in accordance with the requirements of the *Planning Act*.

b. Monitoring and reviewing of the Official Plan is required to identify planning issues and trends affecting the City, to analyze the effectiveness of the policies of the Official Plan, and to allow for adjustments and updating. It is critical to monitor, review, update and consolidate the Official Plan to ensure its continued relevance and usefulness.

c. The City will review existing and future legislation contained in the *Planning Act*, the *Municipal* Act and other relevant Provincial statutes that apply to areas of municipal jurisdiction. The City will, where appropriate, amend existing By-laws or pass new By-laws to ensure land uses are properly regulated in accordance with the policies of this Plan, relevant legislation and associated regulations.

Monitoring

d. Monitoring and measuring the performance of this Plan is critical to determine if:

   i. The assumptions inherent to this Plan remain valid;

   ii. The implementation of the policies fulfills the overall vision, principles and intent of the policies of this Plan;

   iii. That development is being carried out in conformity with the policies of this Plan and consistent with the associated plans, guidelines and manuals adopted by the City;

   iv. Provincial growth and intensification targets are being met; and,

   v. The priorities identified in this Plan remain constant or require change.

Amendments to this Plan

e. An amendment to this Plan shall be required where a policy, designation, Schedule or guiding principle is added, deleted, or significantly altered.

f. The City will consider applications for amendments to this Plan within the context of the policies and criteria set out throughout this Plan.

g. An applicant of an amendment to this Plan shall be required to submit a planning justification report(s) to demonstrate the rationale for such an amendment, and shall be required to evaluate and address such matters, including but not limited to:

    i. Conformity/consistency with Provincial policies and plans;

    ii. Conformity to the vision, goals, objectives and policies of this Plan, and other City adopted plans and guidelines;

    iii. Need for the proposed amendment;

    iv. Suitability of the lands for the proposed use;

    v. Land use compatibility with the existing and future uses and built form on surrounding lands; and,

    vi. Adequacy of municipal servicing infrastructure and community facilities to support the proposed use.

h. In accordance with the *Planning Act*, there will be no appeal with respect to the refusal or failure of the City to adopt an amendment to this Plan and/or the passage of an implementing Zoning By-law:

    i. For the re-designation or conversion of lands designated as an Employment Area; and,

    ii. For the expansion of the Settlement Area Boundary.

i. Technical revisions to this Plan will not require an Official Plan Amendment provided they do not change the intent of the Plan. Technical revisions include:

    i. Changing the numbering, cross-referencing and arrangement of the text, Tables, Schedules and maps;

    ii. Altering punctuation or language for consistency;

    iii. Correcting grammatical, dimensional and boundary, mathematical or typographical errors;

    iv. Adding technical information to Schedules or maps; and/or,

v. Changing format or presentation.

j. This Plan shall conform with any decisions of the Ontario Municipal Board (OMB) and/or the Local Planning Appeal Tribunal (LPAT). Where there is a conflict between the policies of this Plan and a decision of the OMB/LPAT, the decision of the OMB/LPAT shall prevail.

9.2 The Zoning By-law

This section has been amended by OPA 2 (Dec. 2022).

a. The Zoning By-law shall implement the policies of this Plan by regulating the use of land, buildings or structures in accordance with the provisions of the *Planning Act* and, where appropriate, may be more restrictive than this Plan.

b. The implementing Zoning By-law shall include and refine the lists of permitted uses identified in this Plan. It is not the intent of this Plan that every permitted use within each designation necessarily be permitted on every site within the designation.

c. The implementing Zoning By-law will include regulations for development to ensure compatibility and appropriate transitions between different uses and built forms. Development standards within the implementing Zoning By-law may include, among other matters, building setbacks, build-within zones, step backs, angular planes, lot area, lot coverage, lot frontage, height and gross floor area restrictions.

d. Within three years of the adoption of this Plan, the existing implementing Zoning By-law 160-90 will be reviewed and amended, or a new Zoning By-law prepared and adopted, to conform to the policies of this Plan, in accordance with the *Planning Act*.

e. The existing implementing Zoning By-law 160-90 shall remain in effect until such time as it is amended to bring it into conformity with this Plan. Any amendments to the implementing Zoning By-law shall be in conformity with this Plan.

Minor Amendments to the Zoning By-law

f. The following amendments to the Zoning By-law may be deemed to be of a minor issue:

i. An amendment which adds one permitted use to a site specific zone, provided thaty the use being added is contemplated in the Official Plan designation that applies to the property;

ii. An amendment which has the effect of amending a floodplain overlay so that it aligns with the most up-to-date floodplain limits issued by the Conservation Authority;

iii. An amendment to remove a holding symbol established in accordance with Section 36 of the Planning Act, including any associated provisions where applicable, where the holding provisions established by Council have been satisfied;

iv. An amendment to permit or extend a temporary use in accordance with Section 39 of the Planning Act;

v. An amendment which has the effect of making technical revisions to the Zoning By-law, including: changing the numbering, cross-referencing and arrangement of the text, Tables, Schedules and maps; altering punctuation or language for consistency; correcting grammatical, dimensional and boundary, mathematical or typographical errors; adding technical information to Schedules or maps; and/or, changing format or presentation.

f. Council may establish procedures for the expedient review and consideration of minor amendments to the Zoning By-law, delegate approval authority for minor amendments to the Zoning By-law, or both, in accordance with the relevant provisions of the Planning Act.

g. Council may, by by-law, establish one or more conditions on the delegation of authority for minor amendments to the Zoning By-law identified in Policy 9.2.f.

9.3 Subdivision of Land

This section has been amended by OPA 12 (July 2025).

Plan of Subdivision

a. All lands within the City shall be subject to subdivision control pursuant to the relevant provisions of the *Planning Act*.

b. The division of land shall occur by Draft Plan of Subdivision where:

   i. A new road or extension to an existing road is required, extension of services and/or reconfiguration of the storm water management system is required; or,

   ii. Four or more lots are being created and/or the owner is retaining sufficient lands for the development of additional lots; or,

   iii. The City deems it necessary in the public interest for the proper development of the lands.

c. The City, when considering applications for Plans of Subdivision, will have regard for the provisions of the *Planning Act* and related Provincial policies and plans, along with the policies and procedures of the Conservation Authority and any other applicable regulatory bodies.

d. Pursuant to the provisions of the *Planning Act*, the City may enact a By-law to exempt properties from Part Lot Control, to permit the creation of lots within a Registered Plan of Subdivision, to make minor boundary adjustments, and to establish easements.

Plan of Condominium

e. Only those development proposals submitted under the *Condominium Act* that conform to the general policies of this Plan shall be considered for approval.

f. The City, when considering applications for Plans of Condominium, will have regard for the provisions of the *Planning Act* and related Provincial policies and plans, along with the policies and procedures of the Conservation Authority and any other applicable regulatory bodies.

Condominium Conversions

g. A condominium conversion will refer to any change in the tenure status of an existing residential housing development containing six or more dwelling units from rental to condominium ownership, in accordance with Section 99.1 of the *Municipal Act*.

h. The City will encourage the maintenance of a residential rental vacancy rate of 3% or higher across the City. The rental vacancy rates used to evaluate applications for a draft plan of condominium that involve the conversion of rental accommodations will be based on those rates published by the Canada Mortgage and Housing Corporation (CMHC) for a minimum of one year before a complete application is submitted. The City may conduct supplementary vacancy rate surveys and modify the vacancy rates reported by CMHC in accordance with its own findings.

i. Where an application for a draft plan of condominium involving a residential rental condominium conversion is proposed, applicants shall submit the following:

    i. Documentation which demonstrates that the applicant has:

        a. Notified all tenants about the intention to convert the building(s) to condominium ownership, in accordance with the *Residential Tenancies Act*; and

        b. Provided a comprehensive information package informing existing tenants of their tenant rights under the *Residential Tenancies Act*, including their right of first refusal to purchase a unit; and

    ii. A Building Condition Assessment Report prepared by a qualified architect and/or engineer, that details the existing condition of any building(s), structures and common elements located within the proposed plan of condominium and any necessary improvements, to the satisfaction of the City.

j. If the residential rental vacancy rate has not been 3% or higher for at least one year prior to the submittal of a complete condominium conversion application, the applicant shall also submit a Residential Housing Conversion Study, prepared by a qualified professional land economist or registered professional planner, demonstrating that there will be no significant impacts on the City's overall supply or range of rental housing as a result of the conversion.

k. A condominium conversion may be considered for approval when the residential rental vacancy rate is below 3% and the application will result in all units converted either becoming or continuing as affordable rental or affordable and/or attainable ownership housing units as defined pursuant to the *Development Charges Act*.

    i. To demonstrate that the conditions of subsection k. have been achieved, the applicant shall submit a Residential Housing Conversion Study.

l. Applications for a condominium conversion shall also comply with the policies in subsections 9.3.e. and 9.3.f of this Plan

Consent to Sever

m. A Consent to sever land shall only be considered where a Plan of Subdivision is deemed to be unnecessary and where the application conforms to the policies of the Official Plan.

n. The maximum number of new lots approved by the City on one property through Consent shall be three (3), where appropriate. New lots shall have frontage on a municipal road, and shall not require that municipal services be extended.

o. Consents may be permitted for the creation of up to three (3) new lots, to create easements, boundary adjustments, rights-of-way, lot additions and long-term leases in accordance with the provisions of the *Planning Act*.

The Creation of New Lots in the Agricultural Designation

p. New lots may be permitted within the Agricultural Designation if:

i. The new lot is to be severed to create a farm, and both the retained and severed parcels each have a lot area of no less than approximately 40 hectares; or,

ii. The new lot may be created through a Consent to sever when a farm consolidation has resulted in a surplus dwelling unit that is not required for the long term needs of the remaining farm operation. The new lot may be created provided that the establishment of any new residential use is prohibited on the remaining lands that accommodate the farm operation. This policy requires that the new lot to be severed incorporates the surplus dwelling, and that the surplus dwelling is deemed to be compliant with the Ontario Building Code and was in existence prior to the Approval of this Plan. In addition, the farm operator shall be the owner of the lands proposed to be severed at the time of the severance, and shall have a principle farm operation elsewhere in the City; or,

iii. The lot is required for an agriculture-related use, provided the lot is limited to the minimum size needed to accommodate the use and appropriate sewage and water services, and is zoned specifically for agricultural-related use. Residential uses shall not be permitted on such lots. The lot should be in a location that is separate from the primary agricultural operations by physical features or where it

causes minimal disruption to the agricultural operation and, if possible, be located on lower quality soils.

q. Consents may also be granted within the Agricultural Designation for legal or technical reasons, such as for easements, correction of deeds, quit claims and minor boundary adjustments which do not result in the creation of a new lot.

r. The consolidation of farms into larger and more efficient operations is encouraged. In this regard, the consolidation of two adjacent farm parcels or a boundary adjustment that increases the viability of a farm parcel is permitted provided no new lot is created.

9.4 Site Plan Approval

a. Site Plan Approval is one of the key tools for implementing the City's policies on Urban Design in accordance with this Plan, and the City's Urban Design Manual. Site Plan Approval will be used by the City of Brantford in accordance with the provisions of Section 41 of the *Planning Act* as a means of achieving well-designed, functional, accessible, safe, sustainable built form and public space.

b. In addition to the provisions of the implementing Zoning By-law, and where different land uses or building types abut each other, transitional features may be required through Site Plan Approval, to mitigate potential adverse impacts between the developments and to ensure compatible development through visual screening, landscaping, fencing, and other forms of buffering.

c. The City will establish, by By-law, a Site Plan Approval Area which encompasses all of the lands within the boundaries of the City and is applicable to all development. The City may exempt development which would otherwise be subject to Site Plan Approval where it considers such approval to be unnecessary due to the type or scale of development proposed. The City may by By-law:

   i. Require Site Plan Approval as a condition of a subdivision/condominium agreement or any other type of development agreement;

   ii. Require Site Plan Approval as a condition of any decision of the Committee of Adjustment; and,

   iii. Require Site Plan or Building Permit Approval prior to the issuance of a demolition permit(s) for properties designated under the *Ontario Heritage Act*, and for those properties that the City has identified as having significant heritage attributes.

d. Where Site Plan Approval is applicable, the City may utilize the Site Plan Approval process to the maximum extent permissible by the *Planning Act*. Specifically, the City may consider matters related to exterior design, including, without limitation, the character, scale, materials, colour, appearance and design features of buildings for all development.

9.5 Committee of Adjustment

a. Council may appoint a Committee of Adjustment to consider minor variances, and other matters, to the Zoning By-law and Consents, in accordance with the provisions of Section 44 and 45 of the *Planning Act*. Decisions of the Committee of Adjustment will maintain the general intent and purpose of this Plan, and will be in accordance with requirements of the *Planning Act* and all other applicable legislation.

9.6 Non-Conforming Uses, Buildings or Structures

a. It is the intention and expectation of the City that legal non-conforming uses, buildings, or structures will eventually cease to exist and be replaced by uses, buildings or structures that conform to this Plan and comply with the Zoning By-law.

b. The use of lands, buildings and/or structures which do not conform to the Zoning By-law but which were in lawful existence prior to the approval of the Zoning By-law, and which continue to be used for such a purpose, will be recognized as legal non-conforming uses. If such legal non-conforming uses cease for a period of up to one year, then the legal non-conforming status will lapse and rights derived from such uses will terminate.

c. Notwithstanding any other policy in this Section, a legal non-conforming use(s) destroyed by fire or natural disaster may be rebuilt provided that the dimensions of the building and/or structure are not substantially increased, the use of the building and/or structure is not substantially altered, and all applicable approvals are obtained.

d. The City may recognize uses that exist at the time of the approval of this Plan and which do not have a negative impact on the environment and do not pose a significant threat to health and safety. This will be done by means of appropriate site specific Zoning By-laws. Such site specific zoning will not be considered to be in contravention of the policies of this Plan and will:

    i. Only be accomplished by the adoption of a site specific Zoning By-law which will incorporate specific and appropriate regulations relative to the existing specific site and use; and,

ii. Be restricted to the property boundaries of the land owned at the time of the approval of this Plan.

9.7 Other Planning Act Tools

This section has been amended by OPA 2 (Dec. 2022).

a. The City of Brantford may use a number of planning and development tools, as they are authorized by the *Planning Act*, to implement the vision, principles and policies of this Plan. The City may use the following tools:

   i. Inclusionary Zoning - Pursuant to Section 16 of the *Planning Act*. Inclusionary zoning may be implemented for the purposes of authorizing the inclusion of affordable housing units within buildings or projects containing other residential units, and for ensuring that those affordable housing units are maintained as such over time;

   ii. Community Improvement Plans - Pursuant to Section 28 of the *Planning Act*;

   iii. Demolition Control By-law - In accordance with Section 33 of the *Planning Act*;

   iv. Holding By-law - Pursuant to Section 36 of the *Planning Act*;

   v. Community Benefits Charges By-law - In accordance with Section 37 of the *Planning Act*;

   vi. Interim Control By-law - Pursuant to Section 38 of the *Planning Act*;

   vii. Temporary Use By-law - Pursuant to Section 39 of the *Planning Act*;

   viii. Minor amendments to the Zoning By-law – Pursuant to Section 39.2 of the *Planning Act*.

   ix. Parkland Dedication, in accordance with Section 42 of the *Planning Act*; and,

   x. Community Planning Permit System - In accordance with Section 70.2 of the *Planning Act*.

9.8 Land Acquisition

a. Council may acquire and hold lands within the City for the purposes of implementing the Official Plan in accordance with the provisions of the *Planning Act*.

b. It is the intent of the City to work cooperatively with the Conservation Authority, the Province of Ontario, the Government of Canada and private property owners to establish ongoing financial, policy and legislative support for the protection and enhancement of all significant natural

heritage features and their associated ecological and hydrological functions, within the Core Natural Areas Designation of the Natural Heritage System, in accordance with the policies of this Plan.

c. Mechanisms to secure lands within the Core Natural Areas Designation of the Natural Heritage System may include, but are not limited to, the following property acquisition tools:

   i. Land dedications/conveyance;

   ii. Voluntary sale and public purchase through funds allocated in the City's budget;

   iii. Land swaps/exchanges;

   iv. Donations, gifts, bequests from individuals and/or corporations;

   v. Density transfers; and/or,

   vi. Other appropriate land acquisition methods.

d. It is recognized that the City may not be able to acquire or secure in public ownership all of the lands that are within the Core Natural Areas Designation of the Natural Heritage System. Where lands within the Core Natural Areas Designation of the Natural Heritage System are not in public ownership, the City will work cooperatively with the landowners to protect the identified natural, environmental and cultural heritage features and/or their associated functions on private lands.

e. In instances where the City may not be able to acquire or secure in public ownership all of the lands that are within the Core Natural Areas Designation of the Natural Heritage System, the City shall consider the following stewardship techniques to ensure the appropriate level of protection for the significant natural heritage features and their associated functions:

   i. Municipal land use controls including zoning;

   ii. Information and education programs;

   iii. Stewardship agreements;

   iv. Charitable tax receipts;

   v. Conservation easements; and/or,

   vi. Any other appropriate agreements with the landowners.

f. The City may establish a Land Securement Fund to be used to contribute to the costs of acquisitions for specific properties that are within the Core Natural Areas Designation of the Natural Heritage System.

g. Council may provide an annual budget allocation for a Land Securement Fund and may authorize staff to pursue funding partners and other funding opportunities to achieve the vision for the lands within the Natural Heritage System.

9.9 Municipal Finance

Fiscal Responsibility

a. The implementation of this Plan must be fiscally responsible, by ensuring that the required capital expenditures to provide services for development and infrastructure improvements are paid for in an equitable and appropriate manner. The City will strive to maintain financial sustainability and integrity by managing its financial resources and by undertaking development in a fiscally responsible manner.

b. Municipal capital expenditures implementing any aspect of this Plan will be guided by a Ten Year Capital Budget Forecast, which will be reviewed annually.

c. The City will undertake capital works programs, in accordance with the approved capital budget, to provide the municipal services and infrastructure necessary for Intensification Areas and new growth.

d. Future development will be monitored to ensure that a balance is maintained between demands for service and the overall fiscal capacity of the City.

e. Where possible, the City will use financial mechanisms available to it under any legislative authority, including *the Municipal Act*, *Development Charges Act*, *Planning Act* and any other applicable legislation, for the purposes of land use planning and the provision of municipal servicing infrastructure and community benefits.

f. The City may request a Municipal Financial Impact Assessment from the owner/applicant of any development application. The terms of reference of such a study will be determined by the City at the time of the request. The Assessment will be prepared and may be peer reviewed at the owner/applicant’s expense. Development applications or proposals may be refused or deferred on the basis of financial impact and burden on the City, if suitable mitigation measures are not available.

The Development Charges By-law

g. The City will prepare a background study and enact a By-law under the *Development Charges Act*, to ensure that the initial capital cost of growth related services does not place a financial burden upon the City's existing taxpayers, and to ensure that new taxpayers bear no more than the growth-related net capital cost attributable to providing the current level of services.

h. The City may enact a Development Charges By-law that applies to the City as a whole, and/or to specific geographic areas within the City.

i. The City may exempt some or all of the Development Charge or exempt certain development or redevelopment from the Development Charge as a means to promote specific development, redevelopment or revitalization objectives in accordance with this Plan.

j. The City will apply, calculate and collect Development Charges in accordance with the provisions of the Development Charges By-law and the *Development Charges Act*.

The Community Benefits By-law

k. The City will prepare a background study and enact a By-law under the provisions of Section 37 of the *Planning Act*, to ensure that the capital cost of defined Community Benefits can be collected. The City may enact a Community Benefits Charge By-law that applies to the City as a whole, and/or to specific geographic areas within the City.

l. The City may exempt some or all of the Community Benefits Charge or exempt certain development or redevelopment from the Community Benefits Charge as a means to promote specific development, redevelopment or revitalization objectives in accordance with this Plan.

m. The City will apply, calculate and collect Community Benefits Charges in accordance with the provisions of the Community Benefits Charge By-law and the *Planning Act*.

9.10 Public Meetings and Notification

This section has been amended by OPA 2 (Dec. 2022).

a. The City recognizes that public consultation is a key component of many planning processes. The policies of this Plan seek to support opportunities for public participation, while balancing the need to process development applications within the timelines prescribed by the *Planning Act*.

b. The *Planning Act* contains provisions regarding public meetings, notification requirements, and processing timelines for the consideration of development applications. The City will follow the public notification procedures and regulations on planning matters in accordance with the provisions of the *Planning Act*, and in some instances, the City may exceed or alter these requirements as deemed appropriate and as outlined in this Section.

c. The City will engage with Indigenous communities who have an interest in the City of Brantford, to co-ordinate their informed involvement in land use planning matters of interest to the Indigenous community. Engagement with Six Nations of the Grand River and Mississaugas of the Credit First Nation will be conducted in accordance with the Grand River Notification Agreement.

d. The City of Brantford will use the provisions for public meetings and notifications outlined in this Section, to allow for enhanced or altered consultation during the review process.

e. The City shall use a variety of communication methods to seek input on planning matters or to provide information to the general public. Depending on the issues, and in accordance with the *Planning Act*, the City shall choose the most appropriate method of communication, which may include any or all of the following:

    i. Direct mail-outs, including post and/or e-mail;

    ii. Public notice signs;

    iii. Surveys, electronic or mail-out;

    iv. Informal Public meeting/Neighbourhood Ward meeting;

    v. Statutory Public meetings;

    vi. Public Information Centres and Workshops; and/or,

    vii. City website.

f. In addition to the methods identified in this Section, the City will use the following mechanisms to promote public participation in the planning process by:

   i. Requiring the proponent to post one or more signs, clearly visible to the general public, on properties undergoing a planning approval process; and,

   ii. Any other means deemed appropriate by the City.

g. The City will utilize the City of Brantford Community Involvement Framework to provide a consistent approach for how the City will involve the pubic in planning processes, recognizing that the City has an obligation to process development applications within the timelines prescribed by the *Planning Act*.

Statuatory Public Meetings

h. Any public meetings held to satisfy the statutory requirements of the Planning Act shall be known as a “Statutory Public Meeting” or “Statutory Open House”. Where a Statutory Public Meeting or Statutory Open House is required, the City shall follow the notification requirements pursuant to the Planning Act except where the policies of this Plan permit otherwise.

Alternative Processes for Statutory Public Meeting Requirements

i. A Statutory Public Meeting under the Planning Act shall not be required for minor administrative or technical amendments to this Plan.

j. A Statutory Public Meeting under the Planning Act shall not be required for minor administrative or technical revisions to the Zoning By-law as listed in Policy 9.2.f.v.

k. A Statutory Public Meeting under the Planning Act shall not be required for a minor amendment to the Zoning By-law that is only to remove all or part of a floodplain overlay based on up-to-date floodplain limits issued by the Conservation Authority.

l. The requirement for a Statutory Public Meeting under the Planning Act may be waived for a minor amendment to the Zoning By-law if no public comments are received within 30-days after the issuance of a statutory notice of complete application.

Neighbourhood Meetings

m. In addition to the required Statutory Public Meeting, the City may require that one or more public meeting be held to inform and obtain the views of

the public. This will foster communication and education of issues to people and groups early in the decision making process. Non-statutory public meetings shall be known as “Neighbourhood Meetings” and may be required before or after the submission of a complete application. Where required prior to submission of a complete application, the requirement shall be established through the pre-consultation process.

n. The purpose of the Neighbourhood Meeting is to present the planning application and to obtain preliminary comments from those who may be affected by the application. Applicants and/or their agents shall host a Neighbourhood Meeting where one is required as part of a complete application. The Neighbourhood Meeting shall be open to the public and any person who attends the meeting shall be afforded an opportunity to make representations regarding the application.

o. The City may waive the requirement for a Neighbourhood Meeting in consultation with the Ward Councilors, where the holding such a meeting would serve no useful purpose.”

9.11 Development Applications

This section has been amended by OPA 2 (Dec. 2022), and OPA 12 (July 2025).

Pre-Consultation Meeting

a. Formal pre-consultation with the City and relevant commenting agencies shall be required prior to the submission of any development application required under the *Planning Act*. Development applications submitted prior to the formal pre-consultation meeting shall be considered incomplete and returned to the applicant. The purpose of the pre-consultation meeting shall be to review a draft development proposal for the lands affected by the proposed application(s), and identify the need for, and the scope of, other information and materials considered necessary by the City and other affected agencies to allow for a comprehensive assessment of the development application(s).

b. The City shall determine the information and materials necessary for submission with the application based on the nature of the proposal, and in accordance with the list of Studies identified in this Plan.

c. The City may waive the requirement for formal pre-consultation, where the City has identified that due to the nature of the proposal, the need for and scope of required information and materials can be determined without formal pre-consultation.

d. Development applications submitted to the City and which, in sole opinion of the City, differ from what was submitted for formal pre-consultation may be considered incomplete and returned to the applicant.

Complete Application Requirements

e. Any or all of the information outlined in this Section may be requested from applicants to ensure that all relevant and required information pertaining to a development application is available at the time of submission, to enable Council and its delegated authorities make informed decisions within the time periods prescribed by the *Planning Act*.

f. Any information provided in support of an application for development submitted under the *Planning Act* is considered public, and is available for public review.

g. For planning applications to be deemed complete, the following mandatory items shall be submitted to the City, and shall be carried out to the satisfaction of the City.

   i. Application Form;

   ii. Covering Letter; and,

   iii. Required Fees and Studies.

h. The City may require any/all of the studies included in the list of studies identified below:

Required Studies

- Affordable Housing Report
- Agricultural Impact Assessment
- Air Quality Study
- Area Management Plan for Storm Water
- Archaeological Assessment
- Block Plan
- Building Details (including elevations, colours, materials)
- Building Matrix
- Carbon Emissions Assessment
- CPTED Report (Crime Prevention Through Environmental Design)
- Contamination Management Plan and Remediation Strategy
- Endangered and Threatened Species Assessment
- Employment Land Needs Assessment
- Engineer’s Report (Building Condition)
- Environmental Impact Study
- Environmental Strategy
- Erosion Hazard/Sediment Control Plan

- Floodplain Analysis
- Fluvial Geomorphology
- Functional Servicing Report
- Geotechnical Report
- Grading Plan (Cut and Fill Plan)
- Height Survey of Adjacent Buildings
- Heritage Impact Assessment
- Heritage Conservation Plan
- Holding Symbol Removal Confirmation Letter
- Hydrogeology Study
- Infrastructure Servicing Study
- Land Assembly Documents
- Land Use Compatibility Study
- Landfill Impact Study
- Landscape Plan
- Lighting Plan
- Master Drainage Plan
- Mineral Aggregate Resource Analysis
- Municipal Financial Impact Assessment
- Neighbourhood Design Plan
- Neighbourhood Traffic Calming Options Report
- Noise and/or Vibration Study
- Odour, Dust and Light Assessment and Mitigation Report
- Park Concept Plan
- Parking Study
- Peer Review Studies
- Pest Control Plan
- Phase I Environmental Site Assessment
- Phase II Environmental Site Assessment
- Phasing Plan
- Planning Justification Report
- Pre-consultation Comment Response Matrix
- Pre-Submission Conservation Authority Technical Review Comments
- Pre-Submission External Agency Technical Review and Comments
- Pre-Submission Indigenous Engagement, Technical Review and Comments
- Pre-Submission Provincial Ministry Technical Review and Comments
- Pre-Submission Neighbourhood Meeting Notice, Presentation Materials, and Meeting Minutes with Attendee Question Response Matrix
- Record of Site Condition
- Recreation Needs Study
- Rental Housing Conversion Study
- Residential Land Needs Assessment

- Restoration Plan
- Restricted Land Use Declaration Form
- Right-of-Way Infrastructure Connection and Works Plan
- Sensitive Land Use Report
- Servicing Plan
- Sun/Shadow and/or Wind Analysis
- Site Plan/proposed Draft Plan of Subdivision and/or Condominium
- Slope Stability Report
- Soil Report
- Statement of conformity with Minimum Distance Separation Formula
- Storm Water Management Report/Plan
- Street Parking Study
- Survey (completed within the last five years preceding the application submission date)
- Sub-Watershed Plan
- Traffic/Transportation Impact Study
- Transportation Design Study
- Tree Inventory and/or Tree Preservation Study
- Top-of-Bank Demarcation
- Urban Design Report
- Wind Analysis
- Zoning Compliance Confirmation

i. All Information, studies and materials prepared in accordance with the policies of this Plan shall be subject to the following requirements to be deemed complete:

   i. All information, studies and materials required by the City shall be prepared by an appropriately designated qualified professional, in accordance with applicable legislation, to the satisfaction of the City, retained by and at the expense of the applicant;

   ii. The applicant may be required to submit any other supporting information, studies and materials identified by the City during the formal pre-consultation process for the application to be deemed complete;

   iii. Incomplete applications submitted to the City will not be accepted and shall be returned to the applicant. The City may deem an application to be incomplete and refuse all information, studies and materials submitted as part of a complete application(s) if it considers the quality of the submission unsatisfactory;

iv. Where the City has deemed an application incomplete, the City may request or conduct a peer review of any information, studies and materials submitted where the City:

- Lacks the appropriate expertise to review such information, studies and materials; and/or,
- Is not satisfied with the extent and quality of the work submitted by the applicant.

Such peer review shall be completed by an appropriate agency or professional consultant retained by the City, at the applicant's expense. Where a peer review is requested by the City, the application will not be deemed complete until:

- The peer review study has been submitted to the City, and the City is fully satisfied with the extent and quality of the work, including any requirements for additional or supplementary work identified through the peer review process; and,
- The City has been fully reimbursed by the applicant for the cost of the peer review study.

List of Schedules

- Schedule 1 – Growth Management
- Schedule 2 – Designated Greenfield Area Density and Block Plan Boundaries
- Schedule 3 – Land Use Plan
- Schedule 4 – Designated Greenfield Area Structure
- Schedule 5 – Downtown Urban Growth Centre
- Schedule 6 – Natural Heritage Systems
- Schedule 7-1 – Floodplain
- Schedule 7-2 – Floodplain Breach Zone
- Schedule 7-3 – Steep Slopes and Erosion Hazards
- Schedule 8 – Abandoned Landfill Sites
- Schedule 9 – Mineral Aggregate Resource Areas and Petroleum Wells
- Schedule 10 – Modified Policy Areas
- Schedule 11 – Bikeways and Trails Network Plan
- Schedule 12 – Road Network
- Schedule 13 – Road Allowance Widenings

List of Appendices

- Appendix A-1 – Intake Protection Zones
- Appendix A-2 – Aquifers and Groundwater Recharge Areas
- Appendix B – Comprehensive Block Plan Terms of Reference
- Appendix C – Mohawk Lake District Plan Areas