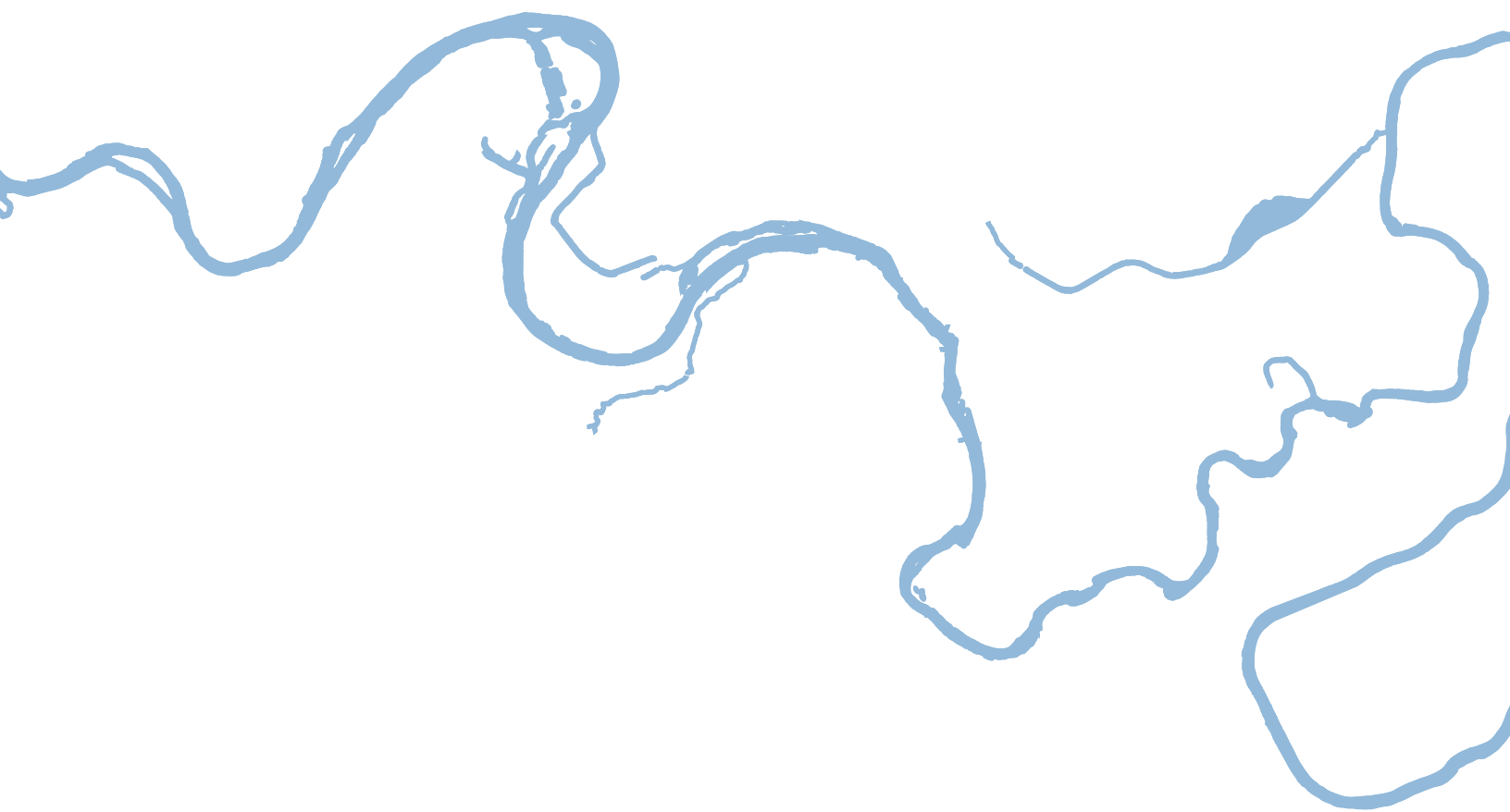




# CITY OF BRANTFORD **OFFICIAL PLAN** ENVISIONING OUR CITY: 2041



***DRAFT OFFICIAL PLAN  
VERSION 1  
JULY 2016***



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# Part 1

**THE PLAN**

**CITY OF BRANTFORD OFFICIAL PLAN**







# INTRODUCTION

1







## 1. MAKING THE RIGHT CHOICES

### 1.1. Local Context

Brantford is a great City! It has evolved into a unique urban community that the people of this City deeply care about. Brantford is a wonderful City in which to live, work, play, raise a family, go to school and to invest in. The City offers a diversity of urban amenities that meets the needs of seniors, students, entrepreneurs, and young families alike. But, what kind of City will Brantford be in the 21st Century? Brantford faces many complex challenges in planning for the future, and the decisions made today will shape the kind of City Brantford will be in the future.

Brantford is a dynamic City strategically located in the heart of southern Ontario, surrounded by the rural communities of Brant County, Six Nations of the Grand River and the Mississaugas of New Credit. It is within the Greater Golden Horseshoe, and in proximity to the Canada-United States border. Brantford is a prosperous community, due in large part to a strong manufacturing base which, over the past century, has been the backbone of the local economy. In recent years, the City has worked at diversifying the local economy, investing in both institutional and recreational facilities, including post-secondary education, building strong vibrant neighbourhoods, and working to provide a variety of employment options. These efforts have contributed to the growth and evolution of Brantford over time.

This Official Plan is about making strategic choices and shaping Brantford's collective future. The Official Plan is about getting the fundamentals right. It is about having a vision for the City, developed in collaboration with the community which promises a successful future for all residents.

Building a successful City means making sustainable choices about how growth will be accommodated. Decision making 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.

According to Provincial growth projections, the City of Brantford is expected to grow to a total population of 152,000 people, and 72,000 jobs by 2036. Given such substantial anticipated growth, the look and



feel of the City will change, influenced not only by physical growth, but by economic, social, and demographic changes as well. An aging population, a declining number of people per household, the effects of the global economy on local companies, and increasing pressures on community services will result in physical, economic and social change.

These changes are inevitable. When, where and how growth will be accommodated and managed is of tremendous importance to the success of the City as a strong, vibrant, healthy, economically and culturally diverse community. Strength and success will be achieved by recognizing and building upon the many individual community attributes that Brantford residents and businesses have come to value, while at the same time, moving forward with carefully planned changes that transform and enhance the built, natural and social environments. These changes will be managed, in part, through the comprehensive and cohesive set of principles, and policy directions to achieve the Vision for the City as articulated in this Plan.

### 1.2. Purpose of this Plan

While the *Growth Plan* identifies growth projections to 2041, the time horizon for this Plan is 20 years, and it will be reviewed every five years in accordance with the *Planning Act*. This Plan sets out the Vision for where and how Brantford will grow to the year 2036. Guiding Principles and policies move the City towards achieving its Vision for the future. This Plan provides direction and guidance on the management of the City's distinct communities, changes in land use and physical development, and the protection and management of the natural environment and cultural heritage resources. This Plan:

- Applies to all lands within the jurisdiction of the Corporation of the City of Brantford;
- Is a legal document whose origin is derived from the *Planning Act*;
- Will undergo timely and comprehensive reviews, to adapt to changing circumstances and to ensure that the Vision, Guiding Principles and policies remain relevant;
- Supports the building of complete, healthy and sustainable communities; and,



- Provides a vehicle to implement the recommendations of other corporate initiative, master plans and guidelines, as they are developed from time to time.

### 1.3. How to Read this Plan

The Vision, Guiding Principles, policies, definitions, Tables and Schedules contained in this Plan constitute the City of Brantford Official Plan. Photographs, sidebar diagrams and text, and appendices are intended to be illustrative and are provided for clarification purposes, and do not form an operative part of this Plan.

While this Plan is organized into various Sections, it is intended to be read and interpreted as a whole. The Vision, Guiding Principles and policies are interconnected, interrelated and build upon each other.

For ease of use, **Part 1** of the Plan has been broken down into 12 Sections that make up the body of the Official Plan and **Part 2** contains the Secondary Plan(s) and Modified Policy Areas. **Part 3** includes the Schedules and any associated appendices.

#### Part 1: This Plan

- **Section One** introduces the purpose and context for developing the Plan, how it is organized, and how to read the Plan;
- **Section Two** articulates the long term Vision for the City and what it aspires to be, including 10 Guiding Principles. The Vision and Guiding Principles form the basis for, and are linked to the policies that follow;
- **Section Three** articulates the strategy for Growth Management and outlines the urban structure framework of the City;
- **Section Four** contains policies for creating a Sense of Place.
- **Section Five** contains City-wide policies for Healthy Neighbourhoods and Communities;
- **Section Six** contains policies related to Housing, the Economy and Creative Culture;
- **Section Seven** contains policies related to Public Health and Safety;

- **Section Eight** sets out and articulates the Land Use Plan for the City;
- **Section Nine** sets out the policies for the City's Integrated Transportation Network;
- **Section Ten** sets out the policies related to Servicing;
- **Section Eleven** sets out the tools to Implement the policies of this Plan; and,
- **Section Twelve** relates to the Interpretation of the Plan, including the associated definitions.

**Part 2: Secondary Plans and Modified Policy Areas** contains the Secondary Plan(s), which provide more detailed policies that apply to specific areas of the City and contains the policies for Modified Policy Areas in the City, which are very site specific.

**Part 3: Schedules and Appendices to the Official Plan** includes all of the associated Schedules, a list of figures and tables that appear in this Plan and any associated appendices.

# VISION AND GUIDING PRINCIPLES







## 2. VISION AND GUIDING PRINCIPLES

### 2.1. Envisioning Our City 2041

The following Vision and 10 Guiding Principles are the result of an extensive consultation program (Envisioning Our City, 2041) undertaken to provide a foundation for this Plan. The Vision and Guiding Principles in this Section form the basis for policy directions, and are intended to guide growth and land use planning decisions by reflecting local priorities, knowledge, preferences and aspirations.

The Vision for the community that Brantford aspires to become is outlined in the following statement:

*“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 have access to a range of 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 communities is strengthened, and the features that make the City unique remain as valued assets for future generations to enjoy”.*

## 2.2. 10 Guiding Principles

The policies of this Plan are built upon the following 10 Guiding Principles:

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.
2. The **Downtown** will be recognized as a vibrant City Centre with a definable identity and a rich mixture and balance 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.
3. **New development** will occur in the defined Greenfield Areas and within existing communities through intensification. Intensification initiatives will focus on supporting the ongoing revitalization of the Downtown and emerging intensification corridors. Redevelopment through intensification will be compatible with existing uses, while supporting a transition to more compact and mixed-use communities. New greenfield development will be efficient, cost-effective, and fiscally responsible, while demonstrating high quality urban design that contributes to the recognition of Brantford as a beautiful City.
4. The City will endeavor to achieve **healthy communities** that are accessible and inclusive with a diversity of housing options and transportation options, and amenities and services close to where people live.
5. To provide for the well-being of residents, the City will strive to provide all communities with equal access to **recreation and leisure amenities**, including for sports, arts and cultural related activities.
6. Brantford's rich and diverse **cultural heritage resources** will be protected and promoted to raise awareness of local history and provide points of interest that enhance residents' and visitors' experience of the City.
7. 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 options for its residents.

8. 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. Transit planning will be integrated with land use planning to ensure development supports the planned level of transit service.
9. 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 network will provide enhanced mobility options across the City for people of all ages and abilities.
10. The City will continue to demonstrate **environmental leadership** by promoting the remediation of brownfields and supporting their redevelopment, protecting environmental features, and implementing high standards for green infrastructure and climate change mitigation and adaptation.

### 2.3. Strategic Plans and Master Plans

The City of Brantford has undertaken a number of strategic and master planning studies in recent years each of which have contributed to the policies in this Official Plan. These documents include:

- Shaping Our Future: Council's Strategic Plan 2014-2018 (2006, 2010);
- The Waterfront Master Plan (2010);
- The Downtown Master Plan (2008);
- The Intensification Strategy (2012);
- The Transportation Master Plan Update (2014); and,
- Master Servicing Strategy Update (2014).

These strategic plans and master plans were undertaken with extensive community engagement and consultation and each resulted in independent visions, goals and guiding principles for areas

and services throughout the City. The visions, goals and principles of these plans have each contributed to the development of the Vision and Guiding Principles of this Plan.

### 2.4. Provincial Policy Directives

Land use planning in Ontario is a policy led system guided by Provincial legislation, plans and policy statements. This Plan seeks to provide a policy framework that serves local needs and aspirations within the context of Provincial requirements related to land use planning.

**The Provincial Policy Statement** - The Provincial Policy Statement, 2014 (PPS) was issued under the authority of the Planning Act, and provides policy direction on matters of Provincial interest related to land use planning and development. It establishes a planning system, through which municipal Official Plans and local planning decisions are to be considered. This Plan is consistent with the PPS.

**Places to Grow: The Growth Plan for the Greater Golden Horseshoe** - The Growth Plan for the Greater Golden Horseshoe (Growth Plan) was prepared in 2006 and amended and consolidated in 2013, under the authority of the Places to Grow Act, 2005, as amended, with the intent of building stronger and more prosperous communities by better managing land, natural resources and infrastructure. The City of Brantford is subject to the Growth Plan, and is responsible for implementing it through this Plan.

This Plan is in substantial conformity with the principles and policies of the Growth Plan. However, Schedule 3 of the Growth Plan projects substantial population and employment growth for Brantford that cannot realistically be accommodated within its current municipal boundary. This issue is more specifically dealt with in the Growth Management Section of this Plan.

# GROWTH MANAGEMENT

# 3







### 3. GROWTH MANAGEMENT

#### 3.1. Population and Employment Forecasts

- a. The City of Brantford is required to plan for population and employment growth on **Table 1: Population and Employment Forecasts**.

**TABLE 1: Population and Employment Forecasts\***

Year	2016	2031	2036	2041
Population	104,000	139,000	152,000	163,000
Employment	49,000	67,000	72,000	79,000

\*These population and employment growth forecasts for 2031, 2036 and 2041 are from Schedule 3 of the *Growth Plan*

- b. While **Table 1** identifies growth projections to 2041, the permissible time horizon for the City's Official plan is 20 years, to the year 2036. Notwithstanding that time horizon, Brantford is expected to continue to attract growth well beyond 2036. As such, this Plan does not represent an end state for the City of Brantford, but rather a tool to manage its ongoing evolution.

##### 3.1.1. Residential Growth

- c. In terms of Residential growth, the City will grow from a population of 104,000 people in 40,580 dwelling units in 2016 to a projected population of 152,000 people in 60,990 dwelling units by 2036. This represents the need to accommodate 48,000 new residents and 20,410 new dwelling units by 2036, as shown on **Table 2: Household Growth and Household Size Forecasts**.



**TABLE 2: Household Growth and Household Size Forecasts\***

	2016	2031	2036	2041
Population	104,000	139,000	152,000	163,000
Occupied Households	40,580	55,240	60,990	66,910
Household Size	2.56	2.52	2.49	2.44

\*These growth and household size forecasts are derived from estimates provided in Greater Golden Horseshoe Forecasts to 2041 – Appendix B: Detailed Forecast Results, prepared by Hemson Consulting for the Province of Ontario.

### 3.1.2. Employment Growth

- d. The City of Brantford will also accommodate growth in employment opportunities, aiming to achieve an Activity Rate of at least 1 job for every 2 residents through 2036. It is anticipated that the employment sector will grow from 49,000 jobs in 2016 to 72,000 by 2036, representing the accommodation of 23,000 new jobs in that timeframe.

**Table 3: Employment Growth and Activity Rate Forecasts** identifies how much employment growth is anticipated, and how that employment growth relates to population growth over time.

**TABLE 3: Employment Growth and Activity Rate Forecasts\***

	2016	2031	2036	2041
Population	104,000	139,000	152,000	163,000
Employment	49,000	67,000	72,000	79,000
Activity Rate (job/residents)	1/2.12	1/2.07	1/2.11	1/2.06

\*These population and employment growth forecasts for 2031, 2036 and 2041 are from Schedule 3 of the *Growth Plan*. The Activity Rate is derived from those statistics.

- e. Employment is forecast in three categories: Major Office Employment, Population Related Employment and Employment Land Employment. Existing and projected percentages of employment in those categories presented in **Table 4: Employment Growth by Category – 2016 to 2036**, as follows:

TABLE 4: Employment Growth by Category\*

	2016 % of Total Employment	2036 % of Total Employment	Growth
Major Office Employment	0.0%	2.5%	1,800 new jobs
Population Related Employment	45.0%	42.5%	8,550 new jobs
Employment Land Employment	55.0%	55.0%	12,650 new jobs
<b>TOTAL EMPLOYMENT</b>	<b>49,000</b>	<b>72,000</b>	<b>23,000 new jobs</b>

\*These overall employment growth by type forecasts are derived from estimates provided in Greater Golden Horseshoe Forecasts to 2041 – Appendix B: Detailed Forecast Results, prepared by Hemson Consulting for the Province of Ontario.

### 3.2. Objectives for Growth Management

- a. The City of Brantford will continue to evolve as a healthy, safe and balanced community. To support that evolution, choices about where and how growth occurs need to be carefully made. Understanding the organization of the City on a broad level is necessary for directing growth to appropriate locations, while protecting established and stable areas from development-related undue, adverse impacts.
- b. Growth management in Brantford is focused on accommodating growth within a logical, definable and efficient urban structure. There are two important objectives that are crucial in considering growth management, including:
  - i. Promoting intensification within the Built-Up Area; and,
  - ii. Ensuring an adequate and balanced supply of Developable Land Area that can accommodate residential development, employment land jobs, major retail facilities and major institutional uses.
- c. Brantford needs to provide a mix of jobs and housing to create opportunities for people to work close to where they live.

Brantford also needs to grow at transit-supportive densities, with transit-oriented street configurations. This Plan:

- i. Facilitates increasing intensification of residential, commercial and institutional uses within the existing Built-Up Area. Compact urban form and intensification efforts go hand-in-hand with efficient and enhanced transit: not only do they support each other, they are both necessary. This correlation is fundamental to where and how Brantford will grow; and
- ii. Supports a more efficient use of land and infrastructure investment by promoting the development of more compact neighbourhoods in both the Greenfield Areas and in the Future Urban Development Area that reduce the rate at which land is consumed.

### 3.3. Planning for Growth in an Urban Structure

- a. To promote a balanced approach to managing growth, it is important that this Plan recognizes and builds upon the City's urban structure – and urban structure that begins with historical development patterns, and evolves into a logical, efficient, cost effective and transit supportive development pattern.
- b. **Schedule 1: Growth Management** identifies, conceptually, the urban structure of the City of Brantford as it evolves into the 21<sup>st</sup> Century. It identifies a number of key geographic components of the City that assists in articulating where and how growth will occur, and that will consequently influence Brantford's success in achieving its states Vision for the future. **Schedule 1** identifies:
  - i. **The Municipal Boundary** – The Municipal Boundary of the City establishes the geographic limits for growth and development, and establishes the jurisdictional extent of the City of Brantford;
  - ii. **The Core Natural Area** – The identified Core Natural Area provides an important structuring element of the entire City, and generally identifies areas where development will be prohibited in order to protect significant natural heritage features and their associated ecological functions. The Core Natural Area is identified throughout the City;

- iii. **The Settlement Area Boundary** – The Settlement Area Boundary identifies the geographic area that is considered to be the ‘urban area’ of the City;
- iv. **The Built-Up Area** – The Built-Up Area includes those areas of the City that are already developed and include the following components:
  - The Existing Stable Neighbourhoods;
  - The Intensification Corridors;
  - The Community Commercial Centre; and,
  - The Employment Areas and Employment Lands;
- v. **The Greenfield Areas** – The Greenfield Areas are the undeveloped lands within the Settlement Area Boundary, but outside of the Built-Up Area, and include:
  - Neighbourhoods;
  - Intensification Corridors;
  - Community Commercial Centres; and,
  - Employment Areas;
- vi. **The Future Urban Growth Area** – The Future Urban Growth Area is the area subject to the Boundary Adjustment Agreement, dated June 28th, 2016 between the City of Brantford and the County of Brant. It is anticipated that the Future Urban Growth Area will be planned, over time, to include:
  - Neighbourhoods;
  - Intensification Corridors;
  - Community Commercial Centres; and,
  - Employment Areas.

### 3.4. Accommodating Projected Growth to 2036

- a. Growth in Brantford to 2036 will occur through a combination of intensification within the Built-Up Area, development within the identified Greenfield Areas and development within the Future



Urban Growth Area. These three forms of development have substantially different policy frameworks to guide their planning, approval and development, as follows:

- i. **Intensification of the Built-Up Area** – This Plan requires a substantial amount of all future development will be accommodated through intensification within the Built-Up Area. In addition, this Plan includes a defined urban structure of centres and corridors that are 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 centres and corridors serve different areas of the City, and provide different community functions, and will therefore be different in terms of character, scale, mix of uses, function and potential to accommodate future growth. Intensification initiatives will be subject to the following policies:
  - A minimum of 40% of all new residential development within the City shall occur within the Built-Up Area through intensification;
  - Development of Employment Land Employment opportunities through intensification within the Employment Areas and Employment Lands within the Built-Up Area will be encouraged, where appropriate;
  - Development through intensification will be facilitated primarily within the Downtown Urban Growth Centre, the Community Commercial Centres and the Intensification Corridors. These identified intensification areas will accommodate medium and higher density forms of housing, as well as an array of Population-Related Employment opportunities. The Downtown Urban Growth Centre shall also accommodate Major Office Employment opportunities; and,
  - Development through intensification within the Existing Stable Neighbourhoods will be limited. That does not mean that Existing Stable Neighbourhoods will not evolve. Their contribution to the intensification target will be primarily complementary and compatible

development on vacant lots, minor infill development and the establishment of second units and garden suites;

- ii. **Growth in the Greenfield Areas** – The Greenfield Areas are also expected to accommodate significant growth over the 20-year time horizon of this Plan, and to develop with new residential neighbourhoods and new business parks, contributing to a healthy and complete community. Greenfield development initiatives will be subject to the following:
  - Neighbourhoods within the Greenfield Area:
    - > Shall be planned to achieve an overall minimum density of 50 residents and jobs combined per hectare of developable land area; and,
    - > Will include Population-Related Employment opportunities;
  - Employment Areas within the Greenfield Area:
    - > Shall be planned to achieve an overall minimum density of 20 jobs per hectare of developable land area; and,
    - > Will include primarily Employment Land Employment opportunities, along with limited Population-Related Employment opportunities;
  - Neighbourhoods and Employment Areas within the Greenfield Area may be planned to include higher density, mixed use centres and corridors to achieve the required associated density targets;
- iii. **Growth in the Future Urban Growth Area** – Like the City's Greenfield Areas, the Future Urban Growth Area is expected to accommodate significant growth over the 20-year time horizon of this plan, and to develop with new residential neighbourhoods and new business parks, contributing to a healthy and complete community. Development within the Future Urban Growth Area will be subject to the following:

- Prior to the development of any lands within the Future Urban Area for anticipated urban forms of development, the City shall carry out a Municipal Comprehensive Review that will identify the need for a Settlement Area Boundary Expansion. The Municipal Comprehensive Review shall identify the land areas required for Neighbourhoods, Intensification Corridors, Community Commercial Centres and Employment Areas. The Settlement Area Boundary Expansion shall be implemented through an Amendment to the Official Plan; and,
- Following, or concurrent with the Municipal Comprehensive Review and its implementing Official Plan Amendment, the City shall prepare a detailed Secondary Plan that is supported by a Master Environmental Servicing Plan, and other studies as determined by the City, that will facilitate appropriate urban development in conformity with any area specific requirements identified through the Municipal Comprehensive Review and its implementing Official Plan Amendment. The required Secondary Plan shall also be implemented through an Amendment to the Official Plan.

# SENSE OF PLACE

# 4







## 4. SENSE OF PLACE

### 4.1. Introduction

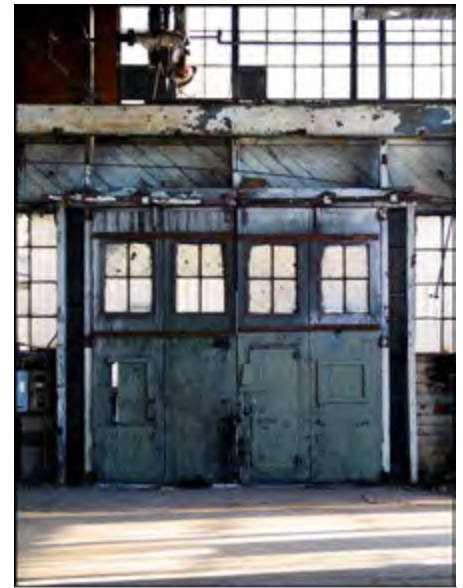
- a. Creating a sense of place is the process of establishing, protecting and enhancing places where people want to be. An attractive and inviting environment provides a sense of belonging, offering areas to reflect, gather, or interact with others. Designing places for people, or enhancing those that currently exist, is a key element of celebrating our community while planning to meet the needs of a growing population.
- b. Many factors contribute to creating a sense of place. These factors include; urban design, which encourages a human-scaled compact physical environment; cultural heritage, which promotes the preservation, rehabilitation and adaptive reuse of built heritage resources; and the identification of archaeological resources which, when preserved, link our past with our future.
- c. The policies in this Section focus on creating a sense of place; encouraging physical forms of development that promotes the exchange of ideas, contributes to the character of the City, and are compatible with surrounding land uses.

### 4.2. Urban Design

- 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.
- b. Good urban design contributes to the vitality and health of a community, and to vibrant and successful public spaces. Good urban design also requires a partnership between the public and private sectors to collaborate on the delivery of excellence and innovation in the planning and design of Brantford's public spaces and communities.

#### 4.2.1. Urban Design Manual

- a. The City shall prepare an Urban Design Manual which shall provide direction to address the form, shape and relationship of spaces and buildings on both public and private lands throughout



the City. While it is the intent of the City to develop a comprehensive Urban Design Manual that applies throughout the entire City, there are existing urban design guidelines that are appropriate for specific parts of the City, and those guidelines shall continue to be utilized.

- b. The Urban Design Manual shall ensure growth, development and redevelopment that:
  - i. Is compatible with existing land uses and built form;
  - ii. Supports and promotes the use of transit;
  - iii. Conserves heritage resources;
  - iv. Contributes to an attractive, safe and comfortable pedestrian environment that encourages walking and cycling;
  - v. Provides universal physical access to all publicly accessible spaces and buildings;
  - vi. Provides a gradual transition of scale and density from higher buildings to nearby lower scale neighbourhoods;
  - vii. Minimizes shadows and uncomfortable wind conditions on adjacent properties, streets and open spaces; and,
  - viii. Masses new buildings to frame adjacent streets and open spaces in a way that respects and is proportional to the existing or planned street right-of-way.

#### **4.2.2. Neighbourhood Design**

- a. The City will ensure that the design of new neighbourhoods, development or redevelopment within existing neighbourhoods and the planning and design of community infrastructure adheres to a high standard of neighbourhood design in accordance with the City's Urban Design Manual. The City shall, through urban design initiatives, aim to achieve development which:
  - i. Respects and is compatible with the existing character, development patterns, built form, and landscape of the neighbourhood; and,
  - ii. Facilitates the development of diverse, attractive, walkable neighbourhoods that contribute to complete communities.

#### 4.2.3. Design for Intensification

##### *The Downtown Urban Growth Centre*

- a. In addition to the policies of this Plan and the guidance provided in various applicable City master plans and guidelines and the City's Urban Design Manual, the Downtown Urban Growth Centre shall:
  - i. Encourage the primary building entrance to be oriented to the street frontage, and public access should be from the most prominent street fronting the building;
  - ii. Create buildings with animated frontages through the use of windows, raised terraces/balconies, lighting, canopies, awnings, illuminated signage, public art and easily identifiable entrance ways;
  - iii. For corner lots, maintain the established pattern of façade division existing along the street by aligning with the horizontal elements of neighbouring buildings;
  - iv. Encourage vegetation and high quality landscaping;
  - v. Encourage hard landscaping treatments on private lands that extend public sidewalks;
  - vi. Complement existing building materials, colours and other architectural features; and,
  - vii. Prohibit surface parking lots from fronting directly onto Major and Minor Arterial Roads.

##### *The Intensification Corridors and Community Commercial Centres*

- b. In addition to the policies of this Plan and the guidance provided in various applicable City master plans and guidelines and the City's Urban Design Manual, the Intensification Corridors and Community Commercial Centres shall:
  - i. Respect the existing built form of adjacent neighbourhoods, where appropriate, by providing a gradation in building height;
  - ii. Minimize the effects of shadowing and overview on properties in adjacent neighbourhoods;

- iii. Promote a comfortable pedestrian environment and create attractive streetscapes;
- iv. Achieve high-quality built form, including façade materials, and establish a strong street edge along Major and Minor Arterial Roads; and,
- v. Enhance connections that link development sites to public transit, roads and pedestrian walkways.

**4.2.4. Barrier Free Design**

- a. Barrier Free access to public services, facilities and amenities is essential to achieving an equitable City. As such, the City shall improve accessibility for persons with disabilities by removing physical barriers, to support their full participation in the community.
- b. All newly constructed and/or renovated City owned, leased, or operated facilities, parks and open spaces, infrastructure, and any other space that is accessible to the public, shall comply with the City's 2010 *Facility Accessibility Design Standards* to enhance accessibility beyond the requirements of the *Building Code*.
- c. 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.
- d. The City shall provide a transportation network that recognizes the needs of a physically diverse population.

**4.2.5. Implementation**

- a. The City will implement the Urban Design policies of this Plan through one or more of the following mechanisms:
  - i. Zoning, Site Plan Approval, Subdivision Agreements, the Urban Design Manual, Bylaws, and all other applicable policies, bylaws and guidelines;
  - ii. The preparation and implementation of Community Improvement Plans and associated incentive programs;
  - iii. The design, construction, and installation of public works or facilities;

- iv. The preparation or approval of Heritage Conservation District Plans, Secondary Plans or other City sponsored master plans or guidelines; and,
  - v. Consultation with the private sector with respect to development applications.
- b. The City may require the submission of an Urban Design Brief in support of any development application that is subject to Site Plan Approval to ensure that the design of new development or redevelopment is consistent with all applicable policies of this Plan, and the City's Urban Design Manual and other applicable guidelines.

#### 4.3. Public Art

- a. The City of Brantford recognizes the value of public art that reflects the diversity of our community and provides unique attractions for citizens and visitors, while strengthening community pride. Public art that fosters community identity through interpreting local history, traditions and culture is encouraged in all public and privately owned, but publicly accessible spaces.
- b. 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 Art Policy.
- c. In accordance with Section 37 of the *Planning Act* and the applicable policies of this Plan, the City may permit increases in height or density of development, above the levels otherwise permitted by the Zoning Bylaw, in return for community benefits, which may include public art.

#### 4.4. Cultural Heritage Conservation

- a. Cultural heritage conservation plays an integral role in establishing a community identity, civic pride, and maintaining Brantford's unique character. The City of Brantford is rich in cultural heritage resources with settlement dating back 11,000 years, including built heritage resources, cultural heritage



landscapes, archeological sites, and commemorative monuments that contribute to a deep sense of place and local identity and provide continuity between the past and present.

- b. The Policies of this Section are intended to appropriately manage, conserve and protect Brantford's cultural heritage resources which reflect and contribute to the history, identity and character of the City. The following policies shall be read in conjunction with all other policies of this Plan.
- c. The City recognizes the importance of cultural heritage resources within the City. The City will identify cultural heritage resources while encouraging their conservation, protection, restoration, maintenance and enhancement as part of the community's ongoing development.
- d. All new development permitted by the land use policies and designations of this Plan shall:
  - i. Have regard for 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 these resources into any new development plans.
- e. The inventory, evaluation, conservation and development of cultural heritage resources of all types, and related consultation efforts, shall conform to the applicable standards available in the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada*, the *Ontario Heritage Toolkit*, and the Ministry of Tourism, Cultural and Sports' *8 Guiding Principles for the Conservation of Built Heritage Properties*.

#### 4.4.1. Designating Cultural Heritage Resources

##### *Heritage Properties*

- a. Pursuant to the *Heritage Act*, the City may designate heritage resources, including:
  - i. **Buildings;**
  - ii. Properties or groups of properties;
  - iii. Heritage Conservation Districts;

- iv. Cultural Heritage Landscapes;
  - v. Areas of Archaeological Potential; and,
  - vi. Other heritage elements.
- b. The City may, by Bylaw, designate heritage resources in accordance with the *Heritage Act*, if they exhibit or contain one or more of the following:
- i. The property contributes to the identity of the community or cultural landscape;
  - ii. The property is associated with an historic event or person;
  - iii. The property has architectural significance or distinguishing artistic or cultural value; and,
  - iv. The property contains substantial remaining original materials, workmanship and siting.

#### ***Heritage Conservation Districts***

- c. The City, may designate one or more areas of the municipality as a Heritage Conservation District, in accordance with Part V of the *Heritage Act*.
- d. Prior to designating a Heritage Conservation District, the City shall complete a Heritage Conservation District Study that meets the requirements of Section 40.2 of the *Heritage Act* and follows the *Ontario Heritage Tool Kit* procedures. Said plan shall be prepared by a qualified heritage conservation professional who is a full member of the Canadian Association of Heritage Professionals.
- e. The City may pass a Bylaw to designate the area of interest a Heritage Conservation Study Area for up to one year while the study is being completed, and require development applicants within the Study Area to complete a Heritage Impact Statement as part of a complete development application that is submitted during that time.

#### ***Cultural Heritage Landscapes***

- a. The *PPS* defines Cultural Heritage Landscapes as a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as

structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage style, distinctive in its constituent elements or parts. Examples may include, but are not limited to, Heritage Conservation Districts designated under the *Heritage Act*, villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trail-ways and industrial complexes of cultural heritage value.

- f. Cultural Heritage Landscapes may be designated under Part IV or Part V of the *Heritage Act* using the same criteria as is used for Heritage Conservation Districts, properties or groups of properties, as found in the *Ontario Heritage Tool Kit*. Definitions of heritage character and of property boundary can be determined using these criteria.

#### 4.4.2. Register of Heritage Resources

- a. The City, in consultation with other local agencies and groups, shall develop and maintain a register of cultural heritage resources including built heritage resources (including contextual elements) and cultural heritage landscapes, in Brantford. Properties, landscapes or districts within the Register will be based on the criteria outlined in this Plan for designation under the *Heritage Act*, and will include an itemized summary of heritage attributes for each resource.
- b. The City may also list non-designated properties of cultural heritage or value on the Municipal Register in accordance with the provisions of the *Heritage Act*, and the criteria as established by the City.
- c. Applications for demolition of a designated heritage building shall be subject to the provisions of the *Heritage Act* and the City's *Demolition Control Bylaw* and shall be required to submit a Heritage Impact Statement.

#### 4.4.3. City Owned Heritage Resources

- a. All City owned heritage resources will be conserved and maintained in a good state of repair.
- b. When a City owned heritage resource is sold, leased or transferred to another owner, a heritage easement agreement will be secured and public access maintained to areas with heritage value.

#### 4.4.4. Conservation Tools

- a. Cultural heritage resources may be conserved using a variety of methods, including but not limited to:
  - i. Heritage Impact Statements and related conservation plans and supportive policies and programs in Community Improvement Plans and Secondary Plans;
  - ii. Municipal and Provincial conservation grants and loans, and other financial incentives;
  - iii. The City's *Demolition Control Bylaw*
  - iv. Conservation easements/restrictive covenants;
  - v. Zoning Bylaw regulations restricting the use of the lands to current or compatible uses;
  - vi. Conditions within Plans of Subdivision; and,
  - vii. Site Plan Approval.

#### *Heritage Impact Statements*

- a. Applications for development of a Listed or Designated heritage resources having known cultural heritage value, or adjacent to a property having known cultural heritage value, will require a Heritage Impact Statement prepared by a qualified professional. The requirement to prepare a Heritage Impact Statement may also apply to unknown or recorded heritage resources that are discovered during the development application stage or construction. The Heritage Impact Statement shall demonstrate how the heritage values, attributes and integrity of the property are to be conserved and how any impacts may be mitigated.
- b. The character of an individual heritage designated property as defined through a Heritage Impact Statement shall be maintained or enhanced through the careful consideration of plans for additions, alterations, renovation and restoration. It is the intent of the City to conserve and enhance cultural heritage resources in their original place, wherever possible. The proposed relocation, removal or demolition of designated structures and the development of new structures on a designated property shall be subject to the provisions of the *Heritage Act* and the City's *Demolition Control Bylaw*.

- c. Where an application for development or site alteration is of a minor nature, the City in consultation with any relevant agency, may waive the requirement to conduct a Heritage Impact Statement, or scope the study requirements.
- d. All Heritage Impact Statements will be prepared by a qualified professional for the proponent in accordance with City requirements and approved by the City in consultation with any agency having jurisdiction. The City may require that a peer review of the work carried out by the proponent's consultant team be carried out, to be paid for by the proponent.

#### *Heritage Incentives*

- a. The City, may offer financial incentives to encourage and assist with the conservation, restoration and reuse of heritage resources.
- b. To encourage the conservation, restoration and reuse of heritage resources, the City, may permit:
  - i. Increases in height and/or density in accordance with Section 37 of the *Planning Act*; and,
  - ii. Expansions of permitted land uses and/or relaxed parking standards through amendments to the Zoning Bylaw.
- c. In accordance with the Policies of this Plan, and pursuant to Section 28 of the *Planning Act*, the City may prepare Community Improvement Plans for areas of the City with special heritage qualities to preserve and enhance the character of these areas.
- d. Methods of obtaining funding for the conservation and restoration and reuse of heritage resources through the assistance of the Province and all other appropriate authorities will be investigated.

### **4.5. Archaeological Resources**

#### **4.5.1. General Policies for Archaeological Resources**

- a. Archaeological resources contribute to Brantford's unique local identity. They include sites that may contain scatters of artifacts, the remains of structures, cultural deposits or subsurface strata of human origin. Archaeological sites are both fragile and non-

renewable. This Plan recognizes the importance of conserving archaeological resources and the role they play in the City's efforts to create a sense of place.

- b. Archaeological sites are distributed in a variety of settings across the landscape, being locations or places that are associated with past human activities, endeavours, or events that are of cultural heritage value or interest. These sites may occur on or below the modern land surface or below the surface of a water body.
- c. The City shall protect a range of archaeological sites, where possible and appropriate. In particular, sites of heritage value that the City shall endeavour to protect include:
  - i. Paleoindian and Early Archaic sites;
  - ii. Middle Archaic, Late Archaic and Terminal Archaic sites;
  - iii. Early Woodland, Middle Woodland and Transitional Woodland sites;
  - iv. Large Late Woodland and Contact period First Nation villages;
  - v. Smaller Late Woodland and Contact period First Nation camps, cabins/hamlets and specialized resource extraction sites; and,
  - vi. Late Woodland and Contact period First Nation ossuaries or cemeteries.

#### 4.5.2. Marine Archaeological Sites

- a. A marine archaeological site is an archeological site that is fully or partially submerged or that lies below or partially below the high-water mark of any body of water. The physical forms that these archaeological sites may take include: surface scatters of artifacts; subsurface strata which are of human origin or incorporate cultural deposits; the remains of structural features; or a combination of these attributes.
- b. If an area is considered to be an area of marine archaeological potential, particularly along shorelines and waterfronts, the City shall require the proponent to carry out a marine archaeological assessment by a licensed marine archaeologist to the satisfaction of the City and the Province pursuant to the *Heritage Act*.



**4.5.3. Burial Sites**

- a. Where burial sites are encountered during any excavation or other action, the provisions of the *Cemeteries Act* and its regulations will apply. Where First Nations burials are discovered, consultation will occur with the nearest First Nation and the Nation with the closest cultural affiliation, if that can be determined.

**4.5.4. Aboriginal Archaeological Resources**

- a. The City shall consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources. Where aboriginal archaeological resources are found, or where it is determined that proposed development or site alteration may negatively impact aboriginal interests then consultation will occur with the appropriate First Nations group.

**4.5.5. Development and Site Alteration on Sites with Archaeological Potential**

- a. Upon receiving information that lands proposed for development may include archaeological resources or constitute an area of archaeological potential, the owner of such land will be required to carry out an appropriate Archaeological Assessment as part of a Complete Application.
- b. Six Nations of the Grand River and the Mississaugas of the New Credit shall be notified of any burial sites or significant archaeological resources relating to the activities of their ancestors that are identified through an archaeological assessment. The licensed archaeologist shall consult with the Six Nations of the Grand River and the Mississaugas of the New Credit regarding the management of these resources and appropriate mitigation options.
- c. The City may permit development and site alteration on lands containing archaeological resources or areas of archaeological potential if the significant archaeological resources have been conserved by removal and documentation, or by conservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted.

#### 4.5.6. Implementation

- a. The City may maintain the integrity of archaeological resources by adopting Zoning Bylaws under Section 34 of the *Planning Act*, to prohibit any land use activities or the erection of buildings or structures on the sites of a significant archaeological resource. Other longer term conservation planning tools for preserving archaeological site in their place include archaeological heritage easements, restrictive covenants, site plan and subdivision agreements.
- b. The City intends to cooperate with the Province to designate archaeological sites in accordance with the *Heritage Act*. The City's register of cultural heritage resources may include available archaeological site data and locations, and relevant mapping from the Provincial archaeological database, under the provisions of a municipal-provincial data sharing agreement. Archaeological site data and location information will be maintained for the purpose of heritage conservation planning and development review. The mapping database will be updated regularly when appropriate, as new archaeological sites are identified.
- c. The City may prepare a contingency plan, to be updated regularly with the advice of a licensed archaeologist and the Province and adopted by Bylaw, for emergency situations to protect archaeological resources that are accidentally discovered or are under imminent threat.
- d. It is the policy of the City to keep confidential the existence and location of archaeological sites to protect against vandalism, disturbance, and the inappropriate removal of resources.

#### *Archaeological Assessments*

- e. The City may require that a Stage 1 archaeological assessment be prepared prior to submission of an application for plan of subdivision or plan of condominium and may be required for other applications where substantial site alteration is contemplated.
- f. A Stage 1 Archaeological Assessment shall:
  - i. Assess the property;

- ii. Assess the potential for impacts to archaeological resources from any new development;
  - iii. Indicate methods to mitigate any negative impact of the proposed development on any archaeological resources, including methods of recovery and preservation;
  - iv. Comply with current Provincial standards for consulting archaeologists; and,
  - v. Provide a compliance letter issued by the Province for any completed archaeological study.
- g. Where the Stage 1 study identifies areas of archaeological potential, a further Stage 2 archaeological assessment and fieldwork by a licensed archaeologist shall be provided at the time of submission of an application for plan of subdivision or plan of condominium, or for any other development application for which an archaeological assessment has been required. If archaeological resources are identified in the assessment, the application shall include a conservation plan to conserve any archaeological resources identified for protection.
- h. All archaeological assessment reports must be reviewed and a compliance letter issued by the Province. A copy of the assessment report and the compliance letter will be provided to the City by the licensed archaeologist who completed the assessment. The City will maintain copies of all reports and compliance letters for information purposes.
- i. The City shall ensure that municipal departments and other public agencies, when conducting public works projects in areas of archaeological potential, as identified in the City's *Master Plan of Archaeological Resources*, shall complete, where feasible, archaeological assessments and shall carry out any required mitigation prior to carrying out any land disturbing activity.

***Master Plan of Archaeological Resources***

- j. The City's *Master Plan of Archaeological Resources* shall be updated during the 10-year Review of this Plan, which may include the following:
  - i. An inventory of registered and unregistered archaeological sites;

- ii. An archaeological site potential model based on known site locations, past and present land uses, environmental and cultural-historical data;
  - iii. Planning Manual for archaeological resources;
  - iv. A management strategy for known and potential archaeological resources; and,
  - v. Valid and updated archaeological site data locations shall be obtained from the provincial data base under the provisions of a municipal-provincial data sharing agreement, for the purpose of heritage conservation planning.
- k. The City shall notify Six Nations of the Grand River and the Mississaugas of the New Credit of the commencement of an update to the *Master Plan of Archaeological Resources*, and they shall be invited to participate in the revision process.



# HEALTHY NEIGHBOURHOODS AND COMMUNITIES

# 5







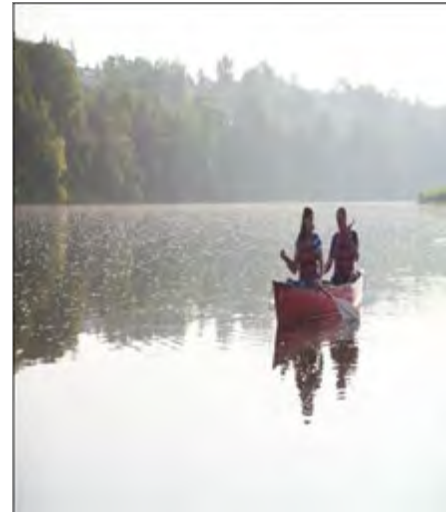
## 5. HEALTHY NEIGHBOURHOODS & COMMUNITIES

### 5.1. Introduction

- a. Healthy neighbourhoods and communities are the building blocks for a successful city. Healthy neighbourhoods and communities provide access to clean air and water, nutritious food, and safe and socially vibrant neighbourhoods. This Section includes policies that when combined with other policies of this Plan, contribute to the development of healthy neighbourhoods and communities. The policies of this Section generally apply across all land use designations and are meant to be read in combination with all other applicable policies of this Plan.

### 5.2. Sustainable Development

- a. Development that meets the needs of the present without compromising the ability of future generations to meet their own needs is often referred to as “sustainable” development. Sustainable development promotes a holistic approach that balances the social and economic needs of the community, with environmental conservation.
- b. A broad range of practices often associated with sustainable development includes: developing communities and buildings that are energy and water efficient; using environmentally friendly building materials; and, creating complete, healthy, walkable, transit-supportive, cycling and pedestrian-friendly communities.
- c. The City will ensure that development and redevelopment strives to be increasingly sustainable by encouraging, supporting and, where appropriate, requiring:
  - i. Compact development and efficient built form;
  - ii. Environmentally responsible design (from community design to building design) and construction practices;
  - iii. The integration, protection and enhancement of natural features and landscapes into building and site design;



- iv. The reduction of resource consumption associated with development; and,
  - v. Transit-supportive development and redevelopment and the greater use of other active modes of transportation such as cycling and walking.
- d. The City will use its array of master plans and the City's Urban Design Manual to help guide development and redevelopment to be more sustainable and implement the policies of this Section.
- e. The City will encourage and support, where feasible and appropriate, alternative energy systems, renewable energy systems, and district energy in accordance with the applicable policies of this Plan to accommodate current and projected needs of energy consumption.
- f. The City will encourage building elements with a demonstrated benefit to the community, such as, but not limited, to community rooftop gardens, living walls and district energy systems (heating and cooling using steam, water- alternative and/or renewable energy).
- g. The City may consider the use of Community Improvement Plans and associated incentive programs to assist with the implementation of sustainable development design standards.

**5.2.1. Source Water Protection**

- a. Clean drinking water is essential for maintaining human health, economic prosperity and a high quality of life for Brantford residents. As such, it is critical to protect Brantford's drinking water supply, drawn from the Grand River, from contamination and from land uses that could hinder the quality and quantity of clean drinking water.
- b. The City shall protect, improve or restore the quality of water by:
  - i. Using the watershed as the ecologically meaningful scale for integrated and long-term planning, and for considering the cumulative impacts of development;
  - ii. Minimizing potential negative impacts to the Grand River Watershed, including cross-jurisdictional and cross-watershed impacts;

- iii. Identifying water resource systems consisting of ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas, which are necessary for the ecological and hydrological integrity of the watershed; and,
  - iv. Maintaining linkages and related functions among groundwater features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas.
- c. The City shall implement necessary restrictions on development and site alteration to:
  - i. Protect all municipal drinking water supplies and designated vulnerable areas;
  - ii. Promote measures for water conservation and that sustain water quality;
  - iii. Ensure stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces;
  - iv. 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 functions will be protected, improved or restored; and,
  - v. Require mitigation measures and/or alternative development approaches to protect, improve or restore surface and ground water features and their hydrologic and hydrogeologic functions.

#### 5.2.2. Energy Conservation

- a. The City is committed to the wise and efficient use of energy and the establishment of energy sources that will protect the interests of future generations of citizens, such as alternative and renewable energy systems. The benefits that may be realized from using such systems should be balanced with consideration for their compatibility with the natural environment and surrounding land uses.
- b. Using less energy is beneficial for the environment as it reduces the demand on resources to create energy and the infrastructure

required for its distribution. The City will seek to minimize energy consumption by:

- i. Promoting a compact urban form;
  - ii. Maximizing the use of existing infrastructure;
  - iii. Encouraging the adaptive reuse of existing buildings, where feasible;
  - iv. Encouraging mixed-use development and complete communities;
  - v. Encouraging the use of landscaping options that will reduce energy consumption of buildings and sites;
  - vi. Promoting building designs and orientations that incorporate energy conservation features; and,
  - vii. Promoting walking, cycling and the use of public transit.
- c. The City will encourage orientation of streets and/or lot design/building design with optimum southerly exposures. Such orientation will optimize opportunities for active or passive solar space heating and water heating.
- d. 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.
- e. The City may approve Zoning Bylaw regulations to accommodate building orientation, landscaping, lot coverage and other design features that support increased energy efficiency and encourage the installation of renewable energy systems.

#### **Municipal Operations and Facilities**

- f. The City will promote reducing energy consumption in all City owned, maintained and operated facilities and equipment.
- g. The City will effectively use and manage energy resources by using energy conservation techniques in City projects, wherever feasible.
- h. 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.

**5.2.3. District Energy**

- a. The City supports district energy systems as an efficient method of supplying heating, cooling and electricity to buildings.
- b. New development and redevelopment will be encouraged to connect to the district energy system, where a district energy system is in place.
- c. The City will encourage developments to incorporate the necessary infrastructure for district energy in the detailed engineering designs where the potential for implementing district energy exists.

**5.2.4. Air Quality**

- a. Clean air is essential for healthy, strong, liveable communities. Many day to day activities, such as driving, home heating and cooling, manufacturing and other industrial activities can diminish air quality. One of the most effective strategies to improve air quality is to encourage and achieve a complete and healthy community with a compact urban form that encourages walking, cycling, and public transit.
- b. The City may prepare Air Quality and Climate Change Reports to monitor the City's progress towards reducing emissions of air pollutants and greenhouse gases, and to increase awareness of air quality and climate change.

**5.2.5. The Urban Forest**

- a. Brantford's urban forest is comprised of trees on public and private lands not within the Natural Heritage System, on residential streets, in parks and in natural areas that are not part of the Natural Heritage System. The urban forest is an integral to creating a healthy and sustainable community. The treed landscaped provides significant ecological, social, and economic benefits including but not limited to: improved air and water quality, reduced erosion and stormwater runoff; energy conservation; habitat and food for wildlife; improved health and quality of life; enhanced liveability; recreation opportunities; shade, aesthetic and heritage value.
- b. While individual trees are important, a continuous tree canopy provides the greatest benefit. The policies of this Section are



intended to encourage the conservation and wise management of the urban forest, increase the urban tree canopy and continue to integrate the natural environment into the urban fabric. It is a policy of this Plan that:

- i. The City achieve a minimum of 40 percent tree canopy cover by 2036; and,
  - ii. The City continue to protect, maintain and enhance Brantford's urban tree cover.
- c. The City will preserve, protect, manage, replace and, where appropriate, acquire tree stands, hedgerows, woodlands and forested areas within the Municipal Boundary.
- d. The City, in accordance with the Parks and Recreation Master Plan, will protect the natural environment through greening and naturalization initiatives and policies, restoration and management of City-owned natural areas and the urban forest.
- e. The City will encourage landscaping on public and private lands to preserve and complement the existing natural landscape. The City will support the use of a mix of indigenous plant species and trees having historic or cultural significance in these landscape areas.
- f. The City will incorporate existing and/or new trees into the streetscape or road rights-of-way and encourage new development or redevelopment to incorporate, protect and conserve existing healthy trees and woodlands in accordance with the Urban Design policies of this Plan, and the City's Urban Design Manual.
- g. The City will support, where appropriate, the creation of community gardens and other compatible forms of urban agriculture throughout the City on public lands, and particularly within the Parks and Open Space designation, in accordance with all other policies in this Plan.
- h. The City will, where appropriate, reforest and naturalize parks, open space and stormwater management areas in accordance with the Parks and Recreation Master Plan and all applicable policies of this Plan.

- i. The City will promote and encourage the protection and wise management of trees located within and outside of a road right-of-way, and will encourage their preservation when undertaking infrastructure projects and regular maintenance.
- j. The City will require the replacement of any trees damaged or removed from an existing road right-of-way due to a development or infrastructure project at a 3:1 ratio to contribute to the City's 40 percent tree canopy target.
- k. Any development proposal on land which contains trees may be required by the City to undertake a Tree Preservation Plan prepared by a qualified professional. 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 can be conserved on site.
- l. Where a development application will result in a net loss of trees, the proponent shall be encouraged to compensate the City, generally on-site, 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 provided.

#### 5.2.6. Urban Agriculture

- a. Urban agriculture activities generate local economic benefits while providing increased food security, reduced distance from the farm gate to the consumer, sustainable sources of food, leisure activities and education opportunities. It is the intent of this Plan to encourage urban food growing opportunities.
- b. The City shall support and promote urban agriculture 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 and the *Minimum Distance Separation Formula* of the Province.
- c. The City will support the existing City-managed farmer's market and encourage other accessible locations for farmer's markets or stands in urban areas.



# HOUSING, ECONOMY, AND CREATIVE CULTURE

# 6





## 6. HOUSING, ECONOMY AND CREATIVE CULTURE

The provision of housing, a strong and diverse economy and building on the creative culture in the City all contribute to developing and sustaining healthy neighbourhoods and communities, which are the building blocks for a successful city.

### 6.1. Housing Opportunities

#### 6.1.1. A Range and Mix of Housing Types

- a. Housing is essential to the health, security and well-being of Brantford's residents. This Section outlines general housing policies related to the supply of housing, while more detailed policies related to the development and design of residential units can be found elsewhere in this Plan. The policies of this Section shall also be read in conjunction with the *Brantford-Brant Housing Stability Plan 2014-2024*, which contains the City's Affordable Housing Strategy, and all other applicable policies of this Plan.
- b. The City shall encourage a mix and range of housing types, styles, and affordability to meet the needs of a growing and diverse population. The following mix of new dwelling units shall be accommodated through a combination of Greenfield development and Intensification initiatives:
  - i. 55% single detached and semi-detached units;
  - ii. 25% townhouses; and,
  - iii. 20% apartments.
- c. The City may become directly involved in the supply of housing through land acquisitions and development.
- d. In accordance with the *PPS*, as amended, the City shall make best efforts to maintain:
  - i. A minimum ten (10) year supply of lands to accommodate growth through residential intensification, and redevelopment and lands which are designated and available for residential development; and,
  - ii. A minimum of three (3) year supply of residential units available through lands suitably zoned to facilitate



residential intensification and redevelopment, and land in draft approved and registered plans.

**6.1.2. Second Dwelling Units**

- a. The City shall permit the creation of self-contained second dwelling units on lands within the Residential designation identified on **Schedule 2: Land Use Plan**, in accordance with the following provisions:
  - i. Second dwelling units shall be located within, or as an addition to, an existing single detached, semi-detached, or street townhouse, and shall have an identifiable separate entrance with direct access to the second unit from the outdoors;
  - ii. Not more than one second unit is permitted in association with each principle dwelling unit on the same lot, unless otherwise permitted in the Zoning Bylaw;
  - iii. All the requirements of the Zoning Bylaw, including the provision of adequate parking for both the principle dwelling and the second dwelling, and other relevant City and Provincial regulations are satisfied;
  - iv. Adequate municipal services (sewer and water) are provided to the second unit dwelling, to the satisfaction of the City's Public Works Commission;
  - v. Proximity to **community facilities**, parks, amenities and transit is encouraged, to the satisfaction of the City;
  - vi. Second dwelling units shall be registered with the Building Department, and in compliance with the *Building Code*, *Fire Code*, and the City's *Property Standards Bylaw*; and,
  - vii. Second dwelling units shall not be permitted in the basement of any new or existing residential dwelling units on all lands delineated Special Policy Area 1, Special Policy Area 2, or Floodway Policy Area on **Schedule 5-1: Floodplain**.

**6.1.3. Live/Work Units**

- a. Live/work units will be permitted in any land use designation which permits residential uses subject to the following:

- i. The live/work unit is appropriate in massing and scale and is complementary to, and compatible with, the built form and the character of the neighbourhood;
  - ii. The live/work unit does not create adverse impacts for adjacent properties; and,
  - iii. Adequate parking is available.
- b. Live/work units shall only be permitted to locate on Major Collector, Minor and Major Arterial Roads.
  - c. A live/work unit will have a residential component integrated within the unit, and any appropriate retail/service commercial or business office use will be located on the ground floor. The location, scale, use, and size of units will be further regulated in the City's Zoning Bylaw.

#### 6.1.4. Affordable and Rental Housing

- a. The municipality shall encourage the provision of such amounts and types of housing that are necessary to meet the needs of households unable to find affordable housing through the private market. Such housing may be provided by the public or private sector and may be in conjunction with senior government programs.
- b. The City shall set as its target for the development of affordable rental and affordable ownership housing, the creation of 180 new affordable residential units each year through either the construction of new units or through the conversion of non-residential space. Out of the 180 new affordable residential unit targets, approximately 85% will be affordable rental units and approximately 15% will be affordable ownership units.
- c. The City shall encourage the retention and supply of new affordable housing in a variety of locations and dwelling types. The creation of affordable ownership dwelling units shall not be at the expense of affordable rental units, therefore, priority shall be given to the retention and creation of affordable rental units.
- d. Condominium conversion of rental housing units will be discouraged shall where such conversion will have a significant adverse impact on the supply of rental housing in the City. The assessment of the potential effects of conversion will be based

on the overall availability of and vacancy rates for rental units, including those of comparable size, type and rental rate.

- e. Conversion of rental units shall be discouraged, and may only be considered by the City when the vacancy rate has been more than 3% for rental housing units for a minimum of three consecutive years, as established by the Canadian Mortgage and Housing Corporation. This policy shall not apply to the conversion of rental units located in the Downtown Urban Growth Centre.
- f. Demolition of affordable rental housing units shall generally be discouraged unless an adequate number of affordable rental housing units at similar rents are included in a development. Demolition of affordable rental housing units may be permitted in cases where the building is not habitable as deemed by the City's Chief Building Official.
- g. The City shall update the *Brantford-Brant Housing Stability Plan 2014-2024* every five years upon the availability of relevant census information, so that it is kept current with the future housing needs of all residents.

#### 6.1.5. Monitoring the Housing Supply

- a. The City shall maintain a Residential Monitoring System which will include:
  - i. An analysis of the City's population growth and structure;
  - ii. Monitoring the achievement of residential growth targets and land supply inventory as set out in the policies of this Plan;
  - iii. Monitoring post-secondary student population growth;
  - iv. A review of available residential units within the municipality by type and status within the planning approvals process;
  - v. An examination of special housing requirements, including housing for persons with disabilities, senior citizens, low and moderate income groups, and emergency housing;
  - vi. An assessment of annual housing production by residential unit type; and,

- vii. An assessment of the extent to which the affordable housing targets of the City have been met.
- b. The Residential Monitoring System will be revised and updated on an annual basis to maintain a current indicator of the City's residential market, and may also inform updates to the *Brantford-Brant Housing Stability Plan 2014-2024*.

## 6.2. **A Strong and Healthy Economy**

### 6.2.1. **Enhancing the Economy**

- a. Industrial activities are vital to the development and growth of the local economy. However, Brantford's economy has and continues to transition to a more post-industrial economy with an increased focus on technology and knowledge based industries and institutions. The presence of post-secondary educational institutions in the City has increased the knowledge and skills base of residents in the City which contributes to a strong local economy. The policies in this Section seek to strengthen the economy, while supporting the transition to a more post-industrial economy.
- b. The City shall support a strong and healthy economy by:
  - i. Encouraging a mix of employment generating land uses within the Downtown Urban Growth Centre, the Major Commercial Centres and the Intensification Corridors identified in this Plan;
  - ii. Facilitating the ongoing development of the City's inventory of Employment Areas and Employment Lands for appropriate employment generating land uses;
  - iii. Planning for the provision of a range of appropriate community infrastructure, facilities, and services;
  - iv. Constructing, upgrading and maintaining high quality municipal services and infrastructure;
  - v. Facilitating efficient and convenient transportation options for people and goods;

- vi. Supporting options for live/work units and by planning for an appropriate range of home-based occupations within land use designations that permit residential uses;
- vii. Supporting and promoting development that features sustainable design;
- vii. Planning for a range of commercial uses of varying sizes and planned functions; and,
- viii. Planning for an adequate supply of lands to accommodate the forecasted employment growth.

**6.2.2. Commercial Uses**

- a. The City will continue to diversify its economic base by supporting its Downtown Urban Growth Centre, Community Commercial Centres and Intensification Corridors, as shown on **Schedule 1: Growth Management** to be developed with an appropriate range of employment generating uses, including office development, institutional uses, retail and service commercial activities and technology based businesses.
- b. Collectively, lands designated for commercial and mixed-use development will provide for a sufficient supply of land to accommodate and a complete range of commercial goods and services to foster competition and choice for the residents of Brantford and surrounding communities.

**6.2.3. Employment Areas**

- a. Lands identified as Employment Areas on **Schedule 1: Growth Management** are crucial to the local economy, and are anticipated to accommodate a significant share of the anticipated employment growth to 2036. The policies of this Plan address the long-term need for new Employment Areas outside of the current Municipal Boundary and the protection of existing Employment Areas from conversion to non-employment uses.

**6.2.4. Tourism**

- a. The City acknowledges that tourism brings economic benefits to the City and that a strong tourism industry also contributes leisure, entertainment, cultural, recreational and hospitality services for residents and helps to attract new residents, businesses and industry.

- b. Tourism is supported by having a healthy, livable, and diverse community, which includes a vibrant downtown, and cultural and sports facilities, which are connected by an integrated transportation system.
- c. The City will support and promote tourism as an integral part of economic development.

#### 6.2.5. Promoting the Creative Culture

- a. Arts and culture contribute to a healthy and sustainable community and enhance the quality of life for Brantford's residents. The City recognizes that arts and culture bring many benefits to the City. Arts and Culture contribute to the City's economy, cultural landscape, quality of life, vibrancy, livability, complete communities, and sense of place and can play a significant role in the adaptive reuse of older buildings and the rejuvenation of deteriorated neighbourhoods and commercial areas.
- b. Arts and culture are supported by many policy directions of this Plan, including: compact urban, and mixed-use development; appropriate flexibility in land use while ensuring compatibility with existing neighbourhoods; a focus on urban design to create vibrant, attractive and interesting places; emphasis on pedestrian oriented streets, and the creation of vibrant and well-designed public spaces that include public art. The policies in this Section are intended to complement the goals and objectives as outlined in the City's of *Municipal Cultural Plan* (2014).
- c. The City will support the growth and expansion of creative and cultural industries and clusters throughout the City as an important sector of the economy.
- d. The City will work collaboratively with the community, artists, cultural workers and organizations to implement the City's *Municipal Cultural Plan* (2014) to guide the provision of arts and cultural programs, services and facilities.
- e. The City in collaboration with interested stakeholder groups, will plan for arts, culture, heritage, recreation and leisure opportunities that serve a growing and increasingly diverse population through a wide variety of facilities, services and programs.



**6.2.6. Employee Retention and Diversification**

- a. To help attract and retain a diverse and skilled labour force, the City will:
  - i. Strive to foster a vibrant and healthy community and high quality of place and high quality of life;
  - ii. Require a high standard of urban design;
  - iii. Provide for a full range and mix of housing, recreation facilities, community infrastructure, cultural facilities, parks and open spaces; and,
  - iv. Provide for a full range and mix of employment opportunities.

**6.2.7. Economic Development Strategy**

- a. The City will support and update the City's *Economic Development Strategy* in order to plan for a strong and healthy economy and anticipate changing economic trends.
- b. The City will continue to collaborate with and support economic development entities in an effort to grow in a manner that provides a wide range of employment opportunities, supports a diverse economy, and contributes to Brantford's future prosperity.

# PUBLIC HEALTH AND SAFETY

# 7





## 7. PUBLIC HEALTH AND SAFETY

### 7.1. Introduction

- a. Brantford's long-term success, environmental health and social well-being are directly linked to protecting public health and safety. Hazards, either natural or human-made such as: floodways; steep slopes; contaminated sites; or, former waste disposal sites, if not managed properly can pose a risk to human health and the environment and may result in damages to property and/or infrastructure. Other human-made hazards, such as noise, vibrations, and other emissions are also important to mitigate to prevent undue, adverse impacts on nearby residents, or the ability of industry to operate in designated areas. This Section establishes the policies to provide and maintain a safe, healthy, and livable city. The limit of the floodplain boundary established in this Plan is approximate including those delineations for SPA1 and SPA2, and that the actual limit shall be determined by the Conservation Authority.

### 7.2. The Grand River, D'Aubigny Creek and Tributaries of Fairchild Creek Floodplain Areas

- a. The floodplain includes all lands adjacent to a watercourse that have been or may be subject to flooding hazards. The floodplain limits of the Grand River, D'Aubigny Creek, and the tributaries of Fairchild Creek in the City are shown on **Schedule 5-1: Floodplain**, to this Plan, and are established by the Conservation Authority.
- b. As a condition of development or redevelopment, a floodplain analysis may be required for lands location within the floodplain area, to the satisfaction of the City, and the Conservation Authority, to define the flood risk and the extent of the hazardous lands impacted by flooding hazards.
- c. Changes to the boundary of the floodplain, as established by a study approved by the Conservation Authority, do not require amendments to the Official Plan.



- d. 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.

**7.2.1. 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 dykes. The floodway policies established in this Section apply to all land use designations in the area shown as Floodway on **Schedule 5-1: Floodplain** to this Plan. The policies of this Section are applicable, in addition to those in the underlying land use designations. Where a conflict exists between them, 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.
- c. Limited open space structures are permitted to support public recreational use of the lands; however the structures are to be minimal in scale and design recognizing they will be subject to inundation and ice damage.
- d. All development, redevelopment and site alteration within the Floodway Policy Areas will 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.

**7.2.2. Special Policy Areas 1 and 2**

- a. A comprehensive stormwater 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.
- b. Notwithstanding the underlying land use designations established elsewhere in the Official Plan, uses that would permit vulnerable persons to occupy the site shall not be permitted in Special Policy Area 1 or 2.

- c. Notwithstanding policies found elsewhere in this Plan, new essential emergency services consisting of police, fire and ambulance stations and major electrical sub-stations shall not be permitted in Special Policy Area 1 or 2.
- d. Basements or crawlspaces shall are not be permitted in new developments, including additions to existing buildings.
- e. 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.
- f. All development in Special Policy Areas 1 and 2 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.

***Specific Policies for Special Policy Area 1***

- g. Special Policy Area 1 consists of all areas of the floodplain land within the City that are largely developed and are protected by dykes.
- h. The policies of this Section are applicable in addition to the respective policies for the underlying land use designations, in accordance with **Schedule 2: Land Use Plan**. Where a conflict exists between them, the policies of this Section shall prevail.
- i. 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.

***Specific Policies for Special Policy Area 2***

- j. Special Policy Area 2 consists of areas of the floodplain within the City that are not fully developed and are protected by dykes. The policies established in this Section apply to all land use designations in the area shown as Special Policy Area 2 on **Schedule 5-1: Floodplain** to this Plan. The policies of this Section are to be followed in addition to those in the respective land use designations. Where a conflict exists between them, the policies of this Section shall prevail.
- k. The portions of the floodplain shown as Special Policy Area 2 are provided a reasonable level of protection from flooding



through dykeing and other flood control works; however full protection is not guaranteed and some risk of flooding is assumed.

- I. To reduce the potential for loss of life and property damage in the event of a breach or over topping of the dyke:
  - i. No back lotting will be permitted abutting the dyke; 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 5-2: Floodplain Breach Zone**.
- m. Accessory buildings may be permitted in the Breach Zone provided overland flow routes established by the Comprehensive Stormwater Management Plan required by this Plan are not negatively affected.
- n. 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 stormwater management plan.
- o. All new development, excluding additions to existing buildings, in Special Policy Area 2 will have a first floor elevation not less than 1 metre above the elevation of the 100-year Flood.
- p. Additions to existing buildings will have a first floor elevation not less than that of the existing building.
- q. 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.
- r. Any development incorporating lands abutting any section of dyke 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 dyke to facilitate ongoing and emergency maintenance of the dyke.



*Changes in Land Use Designation in the Floodplain*

- s. 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.
- t. All Official Plan amendments for areas within the Floodplain shall be subject to the satisfaction of the City in consultation with the Conservation Authority.
- u. Where such change of land use designation is to an industrial designation, policy shall be incorporated 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.

**7.3. Steep Slope and Erosion Hazards**

- a. Steep Slope and Erosion Hazards in the City are shown on **Schedule 5-3: Steep Slope and Erosion Hazards**, and **Schedule 5-4: Slope Setback**, and are established by the Conservation Authority.
- b. Steep slopes are intended to be maintained in their natural state; however some development within the Erosion Hazard Area may be permitted subject to the approval of the Conservation Authority.
- c. Development adjacent to the Grand River valley slopes and tributary valley slopes shall include a detailed geotechnical assessment to establish the designated top of slope line to the satisfaction of the City and the Conservation Authority.
- d. 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.
- e. As a condition of development approval, the City will require the application of erosion and siltation control measures during the construction period.

#### 7.4. Contaminated Sites - “Brownfields”

- a. Contaminated sites or “Brownfields” are a legacy from the City’s past industrial history. Remediation of brownfield sites has many social and economic benefits, and can also further the goals of intensification and neighborhood revitalization. Before to permitting development of known or potentially contaminated sites, all potential risks to human health and the environment shall be assessed to support the proposed land use(s) in accordance with Provincial legislation, regulations and standards.
- b. Policies related to the remediation, redevelopment and reuse of brownfield properties are intended to apply to greyfield sites as well, which may or may not be contaminated.
- c. Development or redevelopment of a contaminated property; which results in a change in land use to a more sensitive use, shall require a Record of Site Condition, before to the issuance of a building permit, in accordance with *Ontario Regulation 153/04*, as amended.
- d. The City shall ensure that the decommissioning and remediation of sites, including brownfields and/ or greyfields, are completed in an environmentally responsible manner.
- e. Brownfield or greyfield redevelopment will be given consideration relative to the *PPS*, the *Growth Plan* and all applicable policies of this Plan, to achieve the residential and employment growth targets of the City.
- f. The City may prepare a Community Improvement Plan for known contaminated properties or greyfield properties, in accordance with the applicable policies of this Plan, and explore additional opportunities to use a variety of incentives to promote the remediation and redevelopment of these sites.
- g. The City shall promote the remediation, rehabilitation, reuse and redevelopment of contaminated sites through the use of the Brownfield Financial Tax Incentive Program, to encourage re-use opportunities that contribute to their revitalization, redevelopment and/or reuse.

- h. Brownfield and/or greyfield sites shall provide, where appropriate, opportunities for intensification that may also serve as catalysts for neighbourhood revitalization and improvement.
- i. Applications to convert brownfield sites or former industrial properties from the Prime Employment and General Employment designations to facilitate their use for other, non-employment generating land uses will be reviewed in the context of applicable Provincial policy, and the policies of this Plan.
- j. The City, as part of its promotion of brownfield redevelopment, may pre-zone sites for uses in conformity with this Plan, where they are planned for redevelopment and located within the Brownfields Site Community Improvement Areas.

#### 7.5. Landfill Sites

- a. Landfill Sites are areas identified by the City as having been used in the past for municipal waste disposal purposes. These areas are divided into four categories as shown on **Schedule 6: Landfill Sites**.
- b. Development of an abandoned land fill site shall be permitted only in accordance with the land use designations on **Schedule 2: 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.
- c. Where necessary, and in accordance with Provincial policies and regulations, development applications will incorporate remedial measures including technical controls, buffering and rehabilitation, and methane gas alarms, to the satisfaction of the City and all other appropriate approval authorities, to prevent any adverse effects to human health and the environment originating from the former waste disposal site and to ensure that the area can be safely developed for the land use designations on **Schedule 2: Land Use Plan**.
- d. For the purposes of this Section of the Official Plan, areas falling within the Abandoned Landfill Sites delineation as shown on

**Schedule 6: Landfill Sites**, are to be designated Site Plan Approval areas in accordance with the *Planning Act*.

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

#### 7.6. Mineral Aggregate Resources

- a. Mineral aggregates are valuable non-renewable resources that provide significant material used in the construction of buildings and infrastructure. 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. The policies contained in this Section reflect the

Provincial policies regarding aggregate extraction which are subject to the *Aggregate Resources Act*. The planned function of the Mineral Aggregate Resource Area is to provide opportunities for mineral extraction.

- b. Mineral Aggregates Resource Area(s) are delineated on **Schedule 5-5: Mineral Aggregate Areas** are approximate and may be refined without an Official Plan Amendment. The identification of this resource in this Plan does not presume that all lands located within this area are suitable for the establishment of new or expansions to existing mineral aggregate operations.
- c. Mineral Aggregate Resources include; sand, gravel, stone, shale, limestone, rock or other material used for the purposes of construction, manufacturing, maintenance and landscaping.
- d. 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. Stone quarry operation with crushing and blasting operation within a licensed quarry;
  - v. Natural heritage and wildlife habitat conservation, management, rehabilitation and/or stewardship;
  - vi. Forestry;
  - vii. Recycling may be permitted in a site-specific Bylaw for the recycling only of inert materials such as asphalt, concrete, brick, porcelain and reclaimed aggregate products; and,
  - viii. Permanent asphalt and concrete plants may be permitted in licensed active pits and quarries in a site-specific Bylaw

provided they are compatible with, and adequately buffered to protect adjacent land uses.

- e. New mineral aggregate operations, or an expansion to an existing licensed extraction area, will require a Zoning Bylaw Amendment. A complete development application and pre-consultation meeting with the City and other relevant agencies, will be required to be in accordance with the applicable policies of this Plan, as well as supporting information contain herein.
- f. The pre-consultation meeting will identify detailed study requirements, the need to scope study requirements where appropriate, and the process of evaluation and peer review. Where such peer review is determined to be necessary, the applicant will be responsible for the costs of any peer review undertaken by the City. The City will enter into an agreement with the applicant regarding the administration of such costs.
- g. All proposals for new mineral aggregate operations, including wayside pits and quarries shall include a Rehabilitation Plan to the satisfaction of the City.
- h. Where mineral aggregate extraction is permitted by way of site specific Zoning Bylaw Amendment, 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.
- i. Applications for proposed mineral aggregate operations and ancillary uses will demonstrate adequate buffering, screening, or other mitigation measures to prevent or minimize any potential adverse effects on the natural heritage system or surrounding sensitive land uses.
- j. The City may request the Province to impose a condition of the license which has the effect of limiting the duration of extraction. This may be considered desirable to minimize the impact on the surrounding environment considering such factors as: the location of the site relative to a settlement area; the scale and type of deposit; the desirability of stockpiling; and, the anticipated time of development on or near the site. Where feasible, it is encouraged that any mineral aggregate resources be extracted prior to development or be used in the development of the area.

### 7.7. 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, except those areas of existing development, without the need for an Official Plan Amendment or Zoning Bylaw Amendment, 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;
  - ii. The use would be located within lands designated as part of the Natural Heritage System; and,
  - iii. The use is identified as a prohibited use elsewhere in this Plan.

### 7.8. Undesirable Emissions

- a. The City recognizes that there may be noise, vibration, odour, particulate matter or other emissions associated with new development particularly in urban areas, and that these issues can adversely impact surrounding land uses, residents, businesses, and visitors to the City. The City will strive to minimize land use conflicts with sensitive land uses, and require mitigation measures wherever possible.
- b. The City will have regard for the Provincial *Guideline D6: Compatibility Between Industrial Facilities and Sensitive Land Uses*, 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 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.
- 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 along with addressing any other noise attenuation measures that may be needed, to the satisfaction of the City. 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 railways.

# LAND USE DESIGNATIONS

# 8





## 8. LAND USE DESIGNATIONS

### 8.1. Introduction

- a. The land use policies set out in this Section provide direction for how land in the City shall be used and forms the basis for zoning and development controls. More specifically, the objectives and policies in this Section outline the desired land use pattern, standards for development and range of uses appropriate for each land use designation. Land use designations are shown on **Schedule 2: Land Use Plan**. The policies in this Section, must be read in conjunction with all other parts of this Plan, including the Vision, Guiding Principles, and Objectives for managing growth and development in the City to 2036.
- b. The land use designations identified on **Schedule 2: Land Use Plan** and the associated policy frameworks are organized in the following categories.
  - i. Neighbourhoods:
    - Residential Designation;
    - Major Institutional Designation; and,
    - Parks and Open Space Designation;
  - ii. Mixed-Use Use Areas:
    - Downtown Urban Growth Centre Designation, including the Major Transit Station Area;
    - Major Commercial Centre Designation; and,
    - Intensification Corridor Designation;
  - iii. Employment Areas/ Lands:
    - Prestige Employment Designation; and,
    - General Employment Designation;
  - iv. Open Space Areas:
    - Core Natural Areas Designation.

- c. Lands that are part of the Six Nations of the Grand River Territory are also shown on **Schedule 2: Land Use Plan** and none of the provisions of this Official Plan shall apply to those lands identified as Six Nations of the Grand River Territory.

## 8.2. General Provisions for all Land Use Designations

- a. A fundamental element of this Plan is the concept of compatible development. Compatible development shall be defined as development that is not necessarily the same as, or even similar to development in the vicinity. It is development that enhances the character of the existing community without causing any undue adverse impacts on adjacent properties.
- b. The City may require studies to demonstrate that the height, orientation, scale, design details, colour, materiality and massing of a building or structure is complementary to, and compatible with adjacent properties in the vicinity. To ensure compatible development, all development proposals shall be:
  - i. In conformity with the urban design policies of the City of Brantford;
  - ii. Subject to the provisions of the implementing Zoning Bylaw; and
  - iii. Subject to Site Plan Approval, unless otherwise exempt elsewhere in this Plan.
- c. The implementing Zoning Bylaw shall include and refine the list of permitted uses/mix of uses identified in this Plan, and will include regulations for appropriate minimum lot frontages and areas, and other regulations to ensure compatibility and appropriate transitions between different uses and built forms. Development standards within the implementing Zoning Bylaw may include building setbacks, build-within zones, step backs, angular planes, lot coverage, height and gross floor areas.



- d. Where Site Plan Approval is applicable, the City shall 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.
- e. In addition to the provisions of the implementing Zoning Bylaw, and where different land uses or building types abut each other, transitional features may be required to mitigate potential adverse impacts between the developments and to ensure compatible development through visual screening, landscaping, fencing, and other forms of buffering.
- f. The City will have regard for the following when evaluating development proposals within any land use designation:
  - 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 buildings and streetscapes are designed to create a sense of identity through architectural features, massing, site layout, orientation and landscaping;
  - iii. 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 and loading areas; and,
  - iv. That landscape features are employed to establish an identifiable and well-conceived streetscape quality and street edge condition.

### 8.3. Policies for Neighbourhoods and Existing Stable 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 supportive local retail and service commercial uses. The Neighbourhoods comprise a diverse range of communities within the City of Brantford, 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.
- c. The land use policy frameworks encompassed by those land use designations are intended to permit a variety of appropriately located and scaled land uses, to ensure that the City's Neighbourhoods will remain, or evolve into, complete communities.

#### 8.3.1. Residential Designation

##### *Intent of this Designation*

- a. Council recognizes that within the Residential Designation, the number of residential dwelling units required to meet the long-term needs of the City's population may vary over time due to market factors.
- b. An array of housing and building types is encouraged throughout the Residential Designation. It is the intent of this Plan that built form be the determining factor for the types of development permitted in each land use designation. Density can also be used in defining the amount of development permitted on a lot. However, density as a planning tool used by itself, will not ensure that any specific built form will be produced. As such, density will be considered a product of the relationship between built form, height and lot



coverage and will not be specifically regulated in this Plan.

***Uses Permitted within this Designation***

- c. 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. The following uses may be permitted on lands within the Residential Designation, as shown on **Schedule 2: Land Use Plan**, subject to the policies of this Section:
  - i. Low-Rise, Mid-Rise and High-Rise residential buildings;
  - ii. Second units;
  - iii. Communal housing, which may include special needs housing and housing for seniors;
  - iv. Home occupations;
  - v. Bed and breakfast establishments;
  - vi. Other non-residential supporting land uses, including: artisan establishments, studio and craftsman shops; business and financial institutions, healthcare offices and clinics; recreational and/or cultural facilities; places of worship; child care facilities; small-scale convenience retail facilities and restaurants; and, personal service and convenience commercial;
  - vii. Parks and open spaces;
  - viii. Community facilities; and,
  - ix. Public uses and public and private utilities.
- d. Generally, the range of permitted residential and non-residential supporting uses and building types shall be distributed throughout the Residential Designation. The range of permitted land uses within the Residential Designation shall be further refined through the implementing Zoning Bylaw.

*Development Policies*

- e. The character of the City's established neighbourhoods within the Residential Designation shall be maintained. Applications for residential intensification will only be considered compatible development in consideration of the following criteria:
  - i. The landscape, built form and functional character of the surrounding neighbourhood is enhanced;
  - ii. No undue, adverse impacts are created on adjacent and nearby properties;
  - iii. Significant natural heritage features and their associated ecological and hydrological functions are appropriately protected;
  - iv. Identified on-site or adjacent cultural heritage resources are appropriately conserved;
  - v. The height and massing of nearby buildings is appropriately considered and buffers and/or transitions in height and density to adjacent residential properties are implemented, where necessary;
  - vi. The proposed lot(s), is consistent with the lot pattern and building/lot configuration within the vicinity;
  - vii. On-site amenity space is provided and it is reflective of the existing patterns of private and public amenity space in the vicinity;
  - viii. Streetscape patterns, including block lengths, setbacks and building separations are maintained;
  - ix. Utility, infrastructure and transportation system capacity exists to serve the proposed development and there are no undue adverse impacts on the City's sewer, water, stormwater management and transportation systems.

- f. Reverse frontage (back-lotting) along public streets and in front of parks shall not be permitted. Alternatives to back-lotting, such as laneway housing and/or window streets, to promote improved streetscapes and public safety, will be encouraged where feasible.

***Policies for Low-Rise Residential Development***

- g. Low-Rise residential uses shall be located within the interior of neighbourhoods and on Local Roads. The maximum building height for Low-Rise residential uses shall be 3.5 storeys. Built-forms that are considered Low-Rise residential include:
  - i. Detached, duplex, and semi-detached dwellings;
  - ii. Street and block townhouse dwellings; and,
  - iii. Other multiple unit dwellings.

Notwithstanding the above noted uses, the City may permit additional building forms that support the intent of the Low-Rise residential category.

- h. Where permitted by the implementing Zoning Bylaw, Low-Rise residential uses that are located adjacent to Highways, Major/Minor Arterial or Major/Minor 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 Development***

- i. Mid-Rise residential uses shall generally be located on the periphery of Neighbourhoods Mid-Rise residential uses shall be between 3.5 and 6 storeys. Built-forms that are considered Mid-Rise residential include:
  - i. Street and Block townhouses and stacked townhouses;
  - ii. Apartment buildings; and,
  - iii. Other multiple unit dwellings.

Notwithstanding the above noted uses, the City may permit additional building forms that support the intent of the Mid-Rise residential category.

- j. New Mid-Rise residential uses may only be approved subject to a site specific Zoning Bylaw Amendment and shall:
  - i. Have direct access to a Major/Minor Collector or Major/ Minor Arterial Road. If direct access to such a Road is not possible, the development may gain access to the Major/Minor Collector or Major/ Minor Arterial Road from a Local Road, subject to the City's approval;
  - ii. Have convenient access to public transit;
  - iii. Be on a site of suitable size for the proposed development, and shall provide adequate landscaping, amenity features, on-site parking, and buffering. The height, massing, scale, and arrangement of buildings and structures shall be complementary to existing uses in the surrounding area and shall be identified as compatible development; and,
  - iv. Be located in close proximity to parks, open space and other community facilities, services and amenities.

***Policies for High-Rise Residential Development***

- k. High-Rise residential uses shall generally be located on the periphery of Neighbourhoods. High-Rise residential uses shall be greater than 6 storeys in height. Built-forms that are considered High-Rise residential include:
  - a. Apartment buildings; and,
  - b. Other multiple unit dwellings.

Notwithstanding the above noted uses, the City may permit additional building forms that support the intent of the High-Rise residential category.

- l. New High-Rise residential development may only be approved subject to a site specific Zoning Bylaw Amendment and shall have direct access to a Major/Minor Arterial Road. If direct access to such a Road is not possible, the development may gain access to the Major/Minor Arterial Road from a Major/Minor Collector Road, subject to the City's approval. In addition, High-Rise residential uses may only be approved if located at highly accessible locations - within 250 metres of an existing or planned public transit route and, where possible, within 500 metres of a schools, commercial facilities and/or parks, open space and/or other community facilities, services and amenities.
- m. New High-Rise residential shall:
  - i. Address the surrounding neighbourhood with particular regard to common elements such as access points, driveways, landscaping and parking areas. The City shall encourage underground parking facilities for all High-Rise residential developments; and,
  - ii. Provide for adequate on-site amenity spaces, parking, and on-site garbage pickup and recycling services.

***Policies for Communal Housing***

- n. Communal Housing offers services which may include shared kitchen and dining facilities, sanitary facilities, laundry facilities and amenity facilities, to residents living in shared and/or private suites. For the purposes of this Plan, Communal Housing forms may include Special Needs Housing, Nursing Homes, Long-Term Care Facilities, Retirement Homes, Group Homes, Boarding Houses, Student Residences, Continuum of Care Developments, Seniors Accommodations and similar forms of service-oriented residences. Communal Housing may be developed in conjunction with the on-site provision of related services, facilities, and amenities including, but not limited to, a cafeteria,

medical office and/or pharmacy. Communal Housing may also be considered as an institutional use. Hotels and Motels are not forms of communal housing.

- o. Communal Housing may be located in the Residential Designation subject to specific regulations in the implementing Zoning Bylaw, and provided that:
  - i. Adequate buffering, parking, and amenity areas can be provided; and,
  - ii. The proposed site is within 250 metres of an existing or planned public transit route and is in proximity to community facilities and commercial facilities.
- p. A decrease in on-site parking standards may be considered for Communal Housing within the Residential Designation.

***Policies for Live-Work Units***

- q. Live-work units have the potential to integrate small-scale commercial or retail uses at-grade. Live-work units are typically in a townhouse form. Live-work units may be permitted within the Residential Designation, subject to a site specific Zoning Bylaw Amendment and compliance with all of the criteria for Mid-Rise residential units. In addition, live-work units shall provide:
  - i. Amenity areas and buffering with planting and/or fencing from adjacent residential dwellings; and,
  - ii. Adequate parking and drop-off/pick-up facilities, and parking should not be located in the front yard of any building.

***Policies for Home Occupations***

- r. Home occupations are permitted within all the Residential Designation provided the use is of an accessory and subordinate nature and does not substantially alter the residential nature of the property. The implementing Zoning Bylaw may contain specific regulations pertaining to the size,

number of employees, parking, signage and other matters associated with a home occupation use.

***Policies for Bed and Breakfast Establishments***

- s. Bed and breakfast establishments are permitted within single-detached dwelling units in the Residential Designation. The implementing Zoning Bylaw and/or Site Plan shall ensure that:
  - i. The use shall not have a negative impact on the privacy of neighbouring properties; and,
  - ii. Adequate parking facilities are available on the lot for the proposed use and parking should not be located in the front yard of any buildings.

***Policies for Non-Residential, Neighbourhood Supporting Uses***

- t. The City will support the integration of non-residential supporting uses, which are complementary and serve the needs of residents, at appropriate locations in the Residential Designation to support the development of a walkable and complete community. Individual properties will be zoned to achieve an appropriate mix of uses, building types, scale and density, that are compatible with the surrounding residential uses. Non-residential supporting uses shall be permitted as stand-alone buildings or integrated with residential uses in a mixed use development.
- u. Within the Residential Designation the following non-residential supporting uses may be permitted through an implementing Zoning Bylaw:
  - i. Artisan establishments, studios and craftsman shops;
  - ii. Business and financial institutions;
  - iii. Healthcare offices and clinics;
  - iv. Recreational and/or cultural facilities;
  - v. Places of worship;
  - vi. Child care facilities; and,



- vii. Small-scale convenience retail facilities and restaurants.
- v. The City will have regard for the following when evaluating an application to permit non-residential supporting uses in the Residential Designation:
  - i. Whether the non-residential use will contribute to a walkable and complete community;
  - ii. Whether the site is more suited to the development of non-residential land uses due to matters such as noise, vibration, and other incompatibilities and adverse effects;
  - iii. Whether the design, location and massing of the existing building or any new building, including lighting and signage, will be compatible with the surrounding residential buildings and the area; and,
  - iv. Depending on the size and scale of a non-residential supporting use, front yard parking may not be permitted. Where it has been determined that front yard parking will negatively impact the streetscape, parking and servicing areas shall be located at the rear of the building.
- w. Any proposed new non-residential development will have regard residential uses, with respect to existing built form, building mass, scale, height, setbacks, orientation, landscaping, and visual impact. As such, where a proposed non-residential development abuts a residential use, the City shall require that impacts be mitigated through site design including appropriate screening and landscape treatments.
- x. Non-residential supporting uses such as neighbourhood commercial uses, community facilities/services, parks and open space, should be clustered to create a focal point for the neighbourhood and to facilitate access by all forms of transportation. Non-Residential supporting uses shall generally be located at an intersection of Collector/Collector,

Collector/Arterial or Arterial/Arterial Roads, and shall be provided with appropriate access to those roads, in accordance with the requirements of the City.

- y. To help establish neighbourhood focal points, the City will encourage non-residential supporting uses to locate together and to be integrated with residential uses in mixed use developments or in mixed use buildings, where appropriate and desirable. In mixed use buildings, non-residential supporting uses shall be encouraged to locate on the ground floor, with residential uses located above the ground floor.

### 8.3.2. Major Institutional Designation

#### *Intent of this Designation*

- a. The Major Institutional Designation is intended for institutional uses that are of a community or regional scale. Major Institutional uses are intended to be integrated into the City fabric, and are an integral part of a complete community. The character and the array of Major Institutional uses are important to the image of the City and its desirability as a place to live and to invest in.

#### *Uses Permitted in this Designation*

- b. Permitted uses within the Major Institutional Designation, as identified on **Schedule 2: Land Use Plan** may include community or regionally scaled:
  - i. Schools or other uses pursuant to the *Education Act*;
  - ii. Hospitals, health offices and health clinics, medical laboratories;
  - iii. Communal Housing, which may include Special Needs Housing and Housing for Seniors;
  - iv. Places of worship;
  - v. Social service facilities;
  - vi. Day care facilities;
  - vii. Cultural facilities and theatres;

- viii. Funeral homes and cemeteries;
  - ix. Parks and open spaces;
  - x. Community facilities; and,
  - xi. Public uses and public and private utilities.
- c. The range of permitted land uses within the Institutional Designation shall be further refined through the implementing Zoning Bylaw.
  - d. Complementary uses such as convenience retail, office, service commercial, financial establishments and personal services will be permitted to locate internal to an institutional use provided the use is ancillary to the primary institutional use.

***Development Policies***

- e. When considering an application for the development of a new institutional use within the Institutional Designation, the following shall be evaluated:
  - i. The landscape, built form and functional character of the surrounding community is enhanced;
  - ii. No undue, adverse impacts are created on adjacent properties in the vicinity;
  - iii. Significant natural heritage features and their associated ecological and hydrological functions are appropriately protected;
  - iv. Identified on-site or adjacent cultural heritage resources are appropriately conserved;
  - v. The height and massing of nearby buildings is appropriately considered and buffering and/or transitions in height and density to adjacent properties are implemented, where necessary;
  - vi. On-site amenity space is provided and is reflective of the existing patterns of private and public amenity space in the vicinity;

- vii. Streetscape patterns, including block lengths, setbacks and building separations are maintained;
- viii. Utility, infrastructure and transportation system capacity exists to serve the proposed development and there are no undue adverse impacts on the City's sewer, water, stormwater management and transportation systems.

***Policies for Elementary and Secondary Schools***

- f. Secondary and elementary schools and other uses pursuant to the *Education Act* may be permitted in the Major Institutional Designation, in accordance with the following policies:
  - i. Secondary and elementary school sites shall be provided in accordance with the standards of the appropriate Board of Education, where applicable;
  - ii. The development of secondary or elementary schools 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 secondary or elementary schools, or on school properties will be encouraged;
  - iv. Adequate parking and other required facilities shall be provided on site; and
  - v. Direct pedestrian access shall be provided to schools from all parts of the surrounding residential area.
- g. Any secondary school site shown on **Schedule 2: Land Use Plan** is determined to be surplus to the Board of Education's requirements under the provisions of the *Education Act*, the lands may be developed in accordance with the Residential Designation without an amendment to this Plan.

Private education resource centres and private schools may also be permitted on surplus school sites without an amendment to this Plan.

### 8.3.3. Parks and Open Space Designation

#### *Intent of this Designation*

- a. Parks and Open Spaces are a valuable resource to the community and contribute to the quality of life in Brantford. The primary intent of the Parks and Open Space Designation is to provide for a comprehensive and connected open space system of parks and trails, a buffer between land uses, and increase the opportunities for recreation and general enjoyment of an area while having regard for the City's natural areas that are not designated as part of the Natural Heritage System.

#### *Uses Permitted in this Designation*

- b. Permitted uses in the Parks and Open Space Designation may include:
  - i. Public parks and open space, including Neighbourhood Parks, Community Parks and Specialized Parks;
  - ii. Agricultural uses including community gardens, garden plots, nursery gardening;
  - iii. Cemeteries;
  - iv. Community centres;
  - v. Conservation areas;
  - vi. Golf courses;
  - vii. Flood and erosion hazard control/management facilities; and,
  - viii. Public infrastructure.
- c. Accessory building 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 Zoning Bylaw.

- d. Parks and Open Space linkages may include utility corridors, abandoned railway lines, wildlife passages, or stormwater management facilities, all of which can contribute to a continuous linear open space system.
- e. It is not the intent of this Plan to permit all of the permitted uses in every Parks and Open Space Designation. Permitted uses within individual Parks and Open Space areas will be further defined in the implementing Zoning Bylaw.

#### *Development Policies*

- f. Lands which are designated in the Parks and Open Space Designation shall be developed in accordance with the City's Parks and Recreation Master Plan, and all other applicable policies of this Plan.
- g. Development of community gardens shall require approval from the City's Parks and Recreation Department.
- h. Parkland dedication or cash-in-lieu of parkland will occur in accordance with the provisions of the *Planning Act*, and in accordance with the policies of this Plan.
- i. Where a Parks and Open Space Designation is applied to privately owned lands, the following policies shall apply:
  - i. It shall not imply that the lands are free and open to the general public;
  - ii. There is no obligation for the City, or any other public agency, to purchase the lands;
  - iii. An application for re-designation of all or part of the lands may be considered by Council, having due regard for the following:
    - The City or any other public agency does not wish to purchase the lands for open space uses;

- The existence of any significant or unique natural heritage features;
  - The impacts of the proposed development on the natural heritage features, including any proposed engineering or resource management works necessary to overcome such impacts; and,
  - The comments and approval, where required, of the Conservation Authority and other relevant authorities having jurisdiction.
- j. The development of lands within the Parks and Open Space Designation, and lying within the limits of the floodplain as shown on **Schedule 4-0: Floodplain** shall be subject to the floodplain policies of this Plan.

***Policies for Community Parks***

- k. Community Parks are intended to provide:
- i. Large active sports and recreational facilities;
  - ii. Areas for passive leisure activities;
  - iii. Natural areas such as woodlots, valleys and ravines; and/ or,
  - iv. Landscaped and garden areas.
- l. Permitted uses in Community Parks may include:
- i. Sports and recreational facilities including sports fields, playgrounds, swimming and wading pools/splash pads, fitness trails, arenas, and/or gymnasiums;
  - ii. Landscaped areas and floral displays;
  - iii. Seating and picnic areas;
  - iv. Auditoriums, community centres and meeting rooms;
  - v. Natural areas;
  - vi. Multi-purpose trails;
  - vii. Parking facilities; and,



- viii. Accessory buildings and structures.
- m. Community Parks may vary in size depending on the physical characteristics of the area and the type and number of facilities provided. They shall generally:
  - i. Be greater than 4.0 hectares in size;
  - ii. Have frontage on a Major/Minor Collector Road or a Major/Minor Arterial Road; and,
  - iii. Provide direct pedestrian, bicycle and barrier free access to and within the park. Connections to the Bikeways and Trails Network will be provided, where feasible.
- n. Lands dedicated for Community Parks shall be in a location and condition acceptable to the City.
- o. The location of Community Parks may be coordinated, where feasible, with the location of elementary or secondary schools, so that a complementary integration of lands and facilities may be achieved.

***Policies for Neighbourhood Parks***

- p. Neighbourhood Parks are intended to provide areas for active and passive leisure activities.
- q. Permitted uses in Neighbourhood Parks shall include:
  - i. Sports and recreational facilities, playgrounds, sports fields, outdoor skating rinks and/or wading pools/splash pads;
  - ii. Meeting halls and rooms;
  - iii. Landscaped areas or floral displays;
  - iv. Seating areas;
  - v. Natural areas;
  - vi. Multi-purpose trails;
  - vii. Parking facilities; and,
  - viii. Accessory buildings and structures.
- r. Neighbourhood Parks and Open Spaces may vary in size, but generally shall:

- i. Range in size from 0.8 to 4.0 hectares;
  - ii. Have frontage on a Local or Major/Minor Collector Road; and,
  - iii. Provide direct pedestrian access to and within Neighbourhood Parks from all parts of the adjacent neighbourhood(s).
- s. Lands dedicated for Neighbourhood Parks shall be in a location and condition acceptable to the City.
- t. The location of Neighbourhood Parks may be coordinated, where feasible, with the location of elementary schools, so that a complementary integration of lands and facilities may be achieved.

***Policies for Specialized Parks***

- u. Specialized parks are intended to serve a distinct recreational purpose, and are differentiated from general Neighbourhood Parks and Community Parks.
- v. Permitted uses in Specialized Parks shall include:
- i. Art galleries;
  - ii. Botanical gardens, arboreta and greenhouses;
  - iii. Environmentally unique or sensitive natural areas;
  - iv. Grand River waterfront areas;
  - v. Large open spaces within the urban area;
  - vi. Public golf courses;
  - vii. Special sports facilities;
  - viii. Parking facilities; and,
  - ix. Accessory buildings and structures.
- w. Specialized Parks will vary in size depending on the physical characteristics of the site, and the type and number of facilities provided. Specialized Parks shall:
- i. Have frontage on a Collector Road, Minor Arterial Road or a Major Arterial Road to facilitate access from various parts of the municipality; and,

- ii. Provide direct pedestrian bicycle and barrier free access to and within the park.

***Policies for Cemeteries***

- x. The establishment of new cemeteries, or the enlargement of existing cemeteries shall have regard for:
  - i. Potential impacts on adjacent existing and planned land uses;
  - ii. Access to the road system which does not create traffic hazards;
  - iii. Provision of adequate onsite parking facilities; and,
  - iv. Screening and landscaping to complement the plot plan and provide buffering with adjacent land uses.

***Policies for Open Space Linkages***

- y. Open space linkages may be permitted in any land use designation and shall provide, where appropriate:
  - i. Physical and visual linkages within the municipality;
  - ii. Pedestrian and bicycle paths;
  - iii. Connections between parks and open spaces; and,
  - iv. Access to valleys and waterfront areas.
- z. Open Space linkages may be comprised of:
  - i. Abandoned rail lines;
  - ii. Bicycle paths;
  - iii. Channelized stormwater drainage areas;
  - iv. Hydro and utility corridors;
  - v. Pedestrian grade separations;
  - vi. Pedestrian walkways;

- vii. Protective buffer areas between conflicting land uses;
- viii. Valley lands; or,
- ix. Waterfront areas.
- aa. The City may develop a system of multi-purpose trails within open space linkages for recreational walking, jogging, cycling and mobility aid riding, and to provide access to other community facilities, 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 corridors, rights-of-way, and easements for open space linkages; and,
  - iii. Wherever possible, open space linkages shall be conveyed to the City or other public agencies.

#### **8.4. Mixed Use Areas**

- a. The Mixed Use Areas have the potential to accommodate significant growth, in an intensified built form, with Mid-Rise and High-Rise residential buildings and population related employment uses, including community or regionally scaled retail and institutional facilities. The Mixed Use Areas also play a crucial role in defining the planned urban structure of the City and in supporting a successful transit system.
- b. Mixed Use Areas are intended to be flexible and responsive to land use pattern changes and demands, and 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 Commercial Areas.

- c. To promote the ability to accommodate anticipated growth and development within the Mixed Use Areas, the City shall ensure that:
  - i. There is a significant supply of Commercial/Mixed Use Area lands designated in this Plan to provide multiple opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for all types of institutional, retail and commercial uses that support a wide range of economic activities and ancillary uses, and takes into account the needs of existing and future residents and businesses;
  - ii. The necessary infrastructure is available to support current and projected growth and development; and,
  - iii. All development within the Mixed Use Areas incorporates high-quality design including built form, architectural details, landscaping and signage.
- d. There are three land use designations that are applicable to Mixed Use Areas, which are identified on **Schedule 2: Land Use Plan**, including:
  - i. Downtown Urban Growth Centre Designation;
  - ii. Major Commercial Centre Designation; and,
  - iii. Intensification Corridor Designation.

#### **8.4.1. Downtown Urban Growth Centre Designation**

##### ***Intent of this Designation***

- a. Historically, downtown Brantford has been the focal point for trade, arts, culture, entertainment, and politics. Today, the vision is to establish Brantford's downtown as a vibrant City Centre with a definable identity and a rich mixture and balance of services, educational opportunities, businesses, housing options and cultural activities for residents, students, and visitors. The Downtown Urban Growth Centre (UGC) is now also the location of a significant and growing

major institutional use – the post-secondary educational sector - that includes classroom space, student residences, recreational facilities, associated study facilities and administrative offices.

- b. The Downtown UGC shall be planned:
  - i. As the cultural, entertainment and administrative heart of the City and a destination place for residents, students, tourists and businesses;
  - ii. To be a great neighbourhood that accommodates a broad range of housing types and tenures, and contributes substantially to a complete, healthy and sustainable community;
  - iii. As a focal area for investment in institutional uses, including major post-secondary educational facilities, and region-wide public services, as well as a full range of commercial, recreational, cultural and entertainment uses;
  - iv. To serve as a focus for major office employment that will attract provincially, nationally and internationally significant employers;
  - v. To include a hierarchy of urban park spaces including urban squares, pocket parks and sliver parks and public linkages to the Grand River Waterfront Park;
  - vi. To act as a hub for local, regional and interregional transit, and to accommodate and support major transit infrastructure; and,
  - vii. To provide the community services, amenities and infrastructure that will attract population and employment growth.
- c. The Downtown UGC will accommodate a significant portion of the City's new population and employment growth. The future and continued success of the Downtown UGC will depend heavily on the ongoing growth of the post-secondary educational sector, increased residential development, new employment

opportunities, a robust arts and culture community, high quality urban design and the development of a fully integrated Active Transportation system. The City will monitor and encourage a balance between residents and jobs to support the Downtown UGC as a desirable place to live, to work, to play, to go to school and to invest in.

- d. The Downtown UGC will be a key focus area in the City for intensification and investment in institutional, region-wide public services, commercial, office, recreational, cultural and entertainment uses. It is an objective of this Plan that, over time, the Downtown UGC will achieve a density of 150 persons and jobs per developable hectare, inclusive of residents, students, major office employment and other population related jobs, including major retail and major institutional uses. The growing/evolving presence of the post-secondary education sector will add teaching and office jobs, while the service retail sector will also grow to serve the student population and the broader Brantford community.

#### *Uses Permitted in this Designation*

- e. Buildings and sites throughout the Downtown UGC are encouraged to accommodate an array of uses. A mixture of uses is encouraged not just within the designation in general, but also on individual development sites, and within individual buildings. Permitted uses on lands designated as Downtown UGC, as identified on **Schedule 2**, may include:
  - i. Institutional uses of all types and scales, including schools, post-secondary education facilities;
  - ii. Retail, service commercial uses and restaurants of all types and scales;
  - iii. Commercial, medical, social service, administrative and institutional office uses of all types and scales;



- iv. Cultural, recreational and theatre facilities, including private athletic clubs;
- v. Mid-Rise and High-Rise residential uses, including live-work units and communal housing, which may include special needs housing and housing for seniors;
- vi. Hotels, including ancillary uses;
- vii. Convention/conference facilities;
- viii. Entertainment uses;
- ix. Places of worship;
- x. Day care facilities;
- xi. Funeral homes;
- xii. Parking facilities at-grade and/or in structures;
- xiii. Parks and open spaces;
- xiv. Community facilities; and,
- xv. Public uses and public and private utilities.

***Development Policies***

- f. The Downtown UGC will be developed in accordance with the policies of this Plan, and subject to the regulations and development standards of the implementing Zoning Bylaw and through Site Plan Approval.
- g. Anticipated development throughout the Downtown UGC is intended to promote economic revitalization within the context of historic preservation, recognizing the potential for adaptive re-use, redevelopment and intensification. In addition, when considering an application for a development within the Downtown UGC, the following shall be considered:
  - i. The landscape, built form and functional character of the surrounding community is enhanced;
  - ii. No undue, adverse impacts are created on adjacent properties in the vicinity;

- iii. Significant natural heritage features and their associate ecological and hydrological functions are appropriately protected;
  - iv. Identified on-site or adjacent cultural heritage resources are appropriately conserved;
  - v. The height and massing of nearby buildings is appropriately considered, and buffers and/or transitions in height and density to adjacent properties are implemented, where necessary;
  - vi. At-grade uses may change over time. As a result, the floor-to-ceiling height of ground floors for all buildings should generally be sufficient to adapt to a range of permitted uses;
  - vii. On-site amenity space is provided and it is reflective of the existing patterns of private and public amenity space in the vicinity;
  - viii. Streetscape patterns, including block lengths, setbacks and building separations are maintained; and,
  - ix. Utility, infrastructure and transportation system capacity exists to serve the proposed development and there are no undue adverse impacts on the City's sewer, water, stormwater management and transportation systems.
- h. Development within the Downtown UGC will have regard for an adjacent land use or area, with respect to existing built form, building mass, height, setbacks, scale, orientation, landscaping, and visual impact. As such, where a development in the Downtown UGC abuts a Low-Rise or Mid-Rise residential use, the City shall moderate the height of new development through the application of an angular plane, setbacks, step backs and/or landscape buffering requirements.
  - i. Notwithstanding any height limit established in this Plan, additional building height may be considered by the City on a site by site basis, subject to the height bonus provisions of this Plan and where community

benefits have been secured in exchange for additional height. Further, the City will focus its use of the height bonus provisions of this Plan to enhance the distinction and landmark quality of corner buildings or visual terminus sites where additional building height may be considered for design treatments that accentuate the visual prominence of a site.

- j. Development shall include context appropriate on-site parking, as required in the implementing Zoning Bylaw. Where required, parking is encouraged to be located in parking structures, either above or below grade, however, surface parking lots are permitted. 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;
  - ii. Above grade parking structures shall incorporate active uses at-grade facing onto any Major/Minor Arterial Road or Major/Minor Collector Road;
  - iii. Surface parking lots shall not be visible from, nor have direct frontage on Colborne, Dalhousie or Market Streets; and,
  - iv. Access to parking facilities shall be from secondary public roads, wherever possible.

#### *Precinct Specific Policies*

- k. The Downtown UGC Designation, which is identified on **Schedule 2**, is comprised of the following Precincts as shown on **Schedule 3: Downtown Urban Growth Centre**:
  - i. The Historic Mainstreets Precinct;
  - ii. The Lower Downtown Precinct; and,
  - iii. The Upper Downtown Precinct, including the Major Transit Station Area Symbol.
- l. The 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.

***Historic Mainstreets Precinct***

- m. The Historic Mainstreets Precinct shown on **Schedule 3** is the heart of the Downtown UGC and focuses on the original commercial areas of Colborne Street, Dalhousie Street and Market Street. The Historic Mainstreets Precinct has traditionally developed as a pedestrian oriented area characterized by ground floor commercial uses in narrow store fronts, providing frequent entrances for pedestrians and windows that create pedestrian interest. The intent is to maintain the pedestrian appeal of this area while the area evolves into a compact and contemporary urban area, characterized by a variety of uses, building forms and heights.
- n. The design of buildings in the Historic Mainstreets Precinct shall enhance the quality of the pedestrian environment by including transparent frontages, articulated façades and the use of quality materials at street level.
- o. Development shall include high activity uses at-grade, such as retail stores and restaurants that animate the streetscape. This Plan does not permit any stand-alone residential development, or any residential dwelling units to be located at-grade fronting Water Street, Wharfe Street, Colborne Street, Dalhousie Street, or Market Street. Permitted residential dwellings 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.
- p. Notwithstanding the list of permitted uses within the Downtown UGC, the range of permitted land uses within the Historic Mainstreets Precinct shown on **Schedule 3** shall be further refined through the implementing Zoning Bylaw. The implementing Zoning Bylaw shall ensure that:

- i. New drive-through facilities of any kind as well as any new auto-focused uses such as auto dealerships, service centres and repair shops are specifically prohibited; and,
  - ii. Complementary uses such as convenience retail, ancillary office, service commercial and personal service uses will be permitted to locate internal to any building that includes other permitted land uses.
- q. Buildings in the Historic Mainstreets Precinct shall be a minimum building height of 3 storeys, or 12.0 metres. The maximum building height shall be 8 storeys, or 32.0 metres, whichever is less. The City may consider flexibility in interpreting these height parameters on the south side of Colborne Street where there is a significant grade change.
- r. The first 3 storeys of all buildings shall generally be required to articulate the historic 3 storey building height in the Historic Mainstreets Precinct, either through architectural detailing, or with a building step-back beyond the third storey, to the satisfaction of the City.
- s. The Historic Mainstreets Precinct includes the Victoria Park Square Heritage Conservation District, which is identified on **Schedule 3**. Development proposed in proximity to the Victoria Park Square Heritage Conservation District, particularly development proposing to front onto the Heritage Conservation District, shall be subject to the specific design criteria articulated in the Victoria Park Square Heritage Conservation District Study, in addition to the other design policies of this Plan. 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, the specific design criteria articulated in the Victoria Park Square Heritage Conservation District Study shall prevail.

*Lower Downtown Precinct*

- t. It is the intent of this Plan to facilitate development in the Lower Downtown Precinct that will complement the Downtown Core and Upper Downtown Precincts. The Lower Downtown Precinct is intended to accommodate large-scale uses not suitable for the smaller scale and more historic areas of the Downtown UGC. It is also the intent of this Plan to create a special and exciting setting for a concentration of higher density residential, institutional, retail, office, arts, cultural and recreation uses.
- u. In addition to the list of uses permitted throughout the Downtown UGC, a casino is a specifically permitted land use in the Lower Downtown Precinct. In addition, and notwithstanding any other policy of this Plan to the contrary, auto-focused uses such as auto dealerships, service centres and repair shops are specifically permitted within the Lower Downtown Precinct.
- v. Within the Lower Downtown Precinct, the minimum building height shall be 2 storeys. The maximum building height shall be 12 storeys, or 48 metres, whichever is less.

*Upper Downtown Precinct*

- w. The Upper Downtown Precinct is shown on **Schedule 3**. It is the intent of this Plan to encourage significant redevelopment and intensification in the Upper Downtown Precinct, while ensuring that new development will be appropriately designed and compatible with existing development and abutting land uses.
- x. In addition to the list of uses permitted throughout the Downtown UGC, Low-Rise residential house forms are a permitted use within the Upper Downtown Precinct.
- y. All development within the Upper Downtown Precinct shall be designed in a manner that contributes to an active street environment and, where possible, shall

provide a high activity use at-grade (retails stores and restaurants, for example), with uses such as offices and residential uses on second floors and above. Within the Upper Downtown Precinct, the first 2 storeys of buildings located along Arterial Roads shall be clearly defined and positively contribute to the quality of the pedestrian environment in the level of animation, transparency, articulation and material quality.

- z. Within the Upper Downtown Precinct, building height shall be maximum of 8 storeys, or 32 metres, whichever is less. For buildings fronting onto a Major/Minor Arterial Road, or a Major Collector Road, a minimum 2 storey building height shall apply.
- aa. The Major Transit Station Area is located in Upper Downtown Precinct of the Downtown UGC, and is symbolically shown on **Schedule 1, Schedule 2 and Schedule 3**. The Major Transit Station Area includes the City's major transit terminal and properties fronting onto the Major Transit Station. Lands in proximity to the Major Transit Station Area are subject to the policies that apply throughout the Upper Downtown Precinct, and will be designed to achieve:
  - i. Increased residential and employment densities that support existing and planned transit service levels; and,
  - ii. A mix of residential, office, institutional and commercial development wherever appropriate.
- bb. Development or redevelopment around the Major Transit Station shall consider access from various transportation modes to the station, including pedestrians, bicycle and commuter transfer areas.
- cc. The City may implement parking management and/or transportation demand management strategies for land uses in proximity – within approximately 250 metres - to the Major Transit Station Area to maximize intensification opportunities, minimize surface parking areas, and to encourage mixed use development and



discourage auto-oriented land uses. Such strategies may include reduced parking requirements, options for shared parking, development of structured or underground parking facilities, parking pricing strategies and/or financial incentive programs.

#### 8.4.2. Major Commercial Centre Designation

##### *Intent of this Designation*

- a. Lands designated Major Commercial Centre Designation on **Schedule 2: Land Use Plan**, are intended to serve the weekly commercial/retail needs of the City. They are characterized as major centres for retail activity in the City that, in addition to commercial uses, allow for housing, and a full range of community and service commercial land uses. Lands within the Major Commercial Centre Designation are considered to be key destinations for the planned transit system.
- b. The lands within the Major Commercial Centre Designation are intended to represent a key commercial component of the Urban Structure, and will be designed as focal points for major retail and other associated commercial development. It is the intent of this Plan to allow the ongoing evolution of the retail sector throughout the City to occur with a minimum of policy interventions with respect to the amount and type of space/facilities. This Plan focuses on broadening the mixture of land uses within the Major Commercial Centre Designation, and promoting good urban design and high quality architecture and landscapes.

##### *Uses Permitted in this Designation*

- c. Buildings and sites throughout the Major Commercial Centre Designation may develop as comprehensively planned commercial centres, consisting of individual buildings or multi-unit buildings. New development is encouraged to accommodate an array of uses. This mixture of uses is encouraged not just within the designation in general, but also on individual

development sites, and within individual buildings. Uses within stand-alone buildings are also permitted, unless specified otherwise within the policies of this Plan or the implementing Zoning Bylaw. Permitted uses on lands designated as Community Commercial/Mixed-Use, as identified on **Schedule 2**, may include:

- i. Retail, service commercial uses and restaurants of all types and scales, including auto-focused uses such as auto dealerships, service centres and repair shops;
- ii. Commercial, medical, social service, administrative and institutional office uses of all types and scales;
- iii. Mid-Rise and High-Rise residential uses, including live-work units and communal housing, which may include special needs housing and housing for seniors;
- iv. Institutional uses of all types and scales, including schools or other uses pursuant to the *Education Act*;
- v. Hotels and motels, including ancillary uses;
- vi. Convention/conference facilities;
- vii. Cultural, recreational and theatre facilities, including private athletic clubs;
- viii. Entertainment uses;
- ix. Places of worship;
- x. Day care facilities;
- xi. Funeral homes;
- xii. Parking facilities at-grade and/or in structure;
- xiii. Parks and open spaces;
- xiv. Community facilities; and,
- xv. Public uses and public and private utilities.

- d. The range of permitted land uses within the Major Commercial Centre Designation shall be further refined through the implementing Zoning Bylaw.

***Development Policies***

- e. Development in the Major Commercial Centre Designation shall generally be part of a retail commercial centre, where a group of retail, service commercial or other shopping facilities function with some common parking and/or loading facilities and shared ingress and egress. Freestanding buildings are also permitted on individual sites, provided they do not adversely affect access or traffic circulation within the broader Major Commercial Centre Designation.
- f. Permitted office and residential uses shall be permitted in stand-alone buildings, or in upper storeys of a mixed use building/development. They may be located on individual sites, or form part of a larger, comprehensively planned retail commercial centre.
- g. Within the Major Commercial Centre Designation, the minimum building height shall be 2 storeys, or 8 metres, whichever is greater. The maximum building height shall be 12 storeys, or 48 metres, whichever is less. Notwithstanding the identified maximum height limit, additional building height may be considered by the City on a site by site basis, subject to the height bonus provisions of this Plan and where community benefits have been secured in exchange for additional height. Further, the City will focus its use of the height bonus provisions of this Plan to enhance the distinction and landmark quality of corner buildings or visual terminus sites where additional building height may be considered for design treatments that accentuate the visual prominence of a site.
- h. When considering an application for a development within the Major Commercial Centre Designation, the following shall be considered:

- i. The landscape, built form and functional character of the surrounding community is enhanced;
  - ii. No undue, adverse impacts are created on adjacent properties in the vicinity;
  - iii. Significant natural heritage features and their associated ecological and hydrological functions are appropriately protected;
  - iv. Identified on-site or adjacent cultural heritage resources are appropriately conserved;
  - v. The height and massing of nearby buildings is appropriately considered, and buffers and/or transitions in height and density to adjacent properties are implemented, where necessary;
  - vi. At-grade uses may change over time. As a result, the floor-to-ceiling height of ground floors for all buildings should generally be sufficient to adapt to a range of permitted uses;
  - vii. On-site amenity space is provided and it is reflective of the existing patterns of private and public amenity space in the vicinity;
  - viii. Streetscape patterns, including block lengths, setbacks and building separations are maintained; and,
  - ix. Utility, infrastructure and transportation system capacity exists to serve the proposed development and there are no undue adverse impacts on the City's sewer, water, stormwater management and transportation systems.
- i. Development within the Major Commercial Centre Designation will have regard for an adjacent land use or area, with respect to existing built form, building mass, height, setbacks, scale, orientation, landscaping, and visual impact. As such, where a development in the Major Commercial Centre Designation abuts a Low-Rise or Mid-Rise residential

use, the City shall moderate the height of new development through the application of an angular plane, setbacks, step backs and/or landscape buffer requirements.

- j. Adequate parking, loading and garbage collection/storage facilities for all permitted land uses shall be provided on the site. To promote a high quality appearance, these facilities, except for a limited amount of visitor parking, generally shall not be located between the building(s) and Major/Minor Arterial Roads, Major/Minor Collector Roads or Highway 403. Shared access and parking among various properties is encouraged.

#### **8.4.3. Intensification Corridor Designation**

##### ***Intent of this Designation***

- a. Intensification Corridors function as the connective spine of the City as well as a destination for the surrounding neighbourhoods. Intensification Corridors provide a significant opportunity for creating vibrant, pedestrian and transit oriented places through investment in infrastructure, residential intensification, infill and redevelopment, with particular attention to urban design.
- b. Areas that are designated Intensification Corridor that have evolved, and will continue to evolve over time. These corridors typically include an array of compatible land uses including retail and service commercial uses, mid-rise and high-rise residential uses, as well as institutional uses. These corridors are expected to accommodate significant intensified development, while maintaining a broad mix of land uses that support investment in transit and the achievement of complete communities.

##### ***Uses Permitted in this Designation***

- c. Buildings and sites throughout the Intensification Corridor Designation are encouraged to accommodate

an array of uses. This mixture of uses is encouraged not just within the designation in general, but also on individual development sites, and within individual buildings. Uses within stand-alone buildings are also permitted, unless specified otherwise within the policies of this Plan or the implementing Zoning Bylaw. Permitted uses on lands designated as Intensification Corridor, as identified on **Schedule 2**, may include:

- i. Moderately scaled - less than 8,000 square metres per use - retail, service commercial uses and restaurants of all types and scales, including auto-focused uses such as auto dealerships, service centres and repair shops;
- ii. Commercial, medical, social service, administrative and institutional office uses of all types and scales;
- iii. Mid-Rise and High-Rise residential uses, including live-work units and communal housing, which may include special needs housing and housing for seniors;
- iv. Institutional uses of all types and scales, including schools or other uses pursuant to the *Education Act*;
- v. Hotels and motels, including ancillary uses;
- vi. Convention/conference facilities;
- vii. Cultural, recreational and theatre facilities, including private athletic clubs;
- viii. Entertainment uses;
- ix. Places of worship;
- x. Day care facilities;
- xi. Funeral homes;
- xii. Parking facilities at-grade and/or structured;
- xiii. Parks and open spaces;
- xiv. Community facilities; and,

- xv. Public uses and public and private utilities.
- d. The range of permitted land uses within the Intensification Corridor Designation shall be further refined through the implementing Zoning Bylaw. The Zoning Bylaw may, for specific Intensification Corridors, not permit all of the uses listed herein.

#### ***Development Policies***

- e. Development in the Intensification Corridor Designation shall generally be part of a comprehensively planned site, where a grouping of permitted uses function with some common parking and/or loading facilities and shared ingress and egress. Freestanding buildings are also permitted on individual sites, provided they do not adversely affect access or traffic circulation within the broader Intensification Corridor Designation.
- f. Permitted office and residential uses shall be in stand-alone buildings, or in upper storeys of a mixed use building/development. They may be located on individual sites, or form part of a larger, comprehensively planned site.
- g. Within the Intensification Corridor Designation, the minimum building height shall be 2 storeys, or 8 metres, whichever is greater. The maximum building height shall be 8 storeys, or 32 metres, whichever is less. Notwithstanding the identified maximum height limit, additional building height may be considered by the City on a site by site basis, subject to the height bonus provisions of this Plan and where community benefits have been secured in exchange for additional height. Further, the City will focus its use of the height bonus provisions of this Plan to enhance the distinction and landmark quality of corner buildings or visual terminus sites where additional building height may be considered for design treatments that accentuate the visual prominence of a site.



- h. When considering an application for a development within the Intensification Corridor Designation, the following shall be considered:
  - i. The landscape, built form and functional character of the surrounding community is enhanced;
  - ii. No undue, adverse impacts are created on adjacent properties in the vicinity;
  - iii. Significant natural heritage features and their associate ecological and hydrological functions are appropriately protected;
  - iv. Identified on-site or adjacent cultural heritage resources are appropriately conserved;
  - v. The height and massing of nearby buildings is appropriately considered and buffering and/or transitions in height and density to adjacent properties are implemented, where necessary;
  - vi. At-grade uses may change over time. As a result, the floor-to-ceiling height of ground floors for all buildings should generally be sufficient to adapt to a range of permitted uses;
  - vii. On-site amenity space is provided and it is reflective of the existing patterns of private and public amenity space in the vicinity;
  - viii. Streetscape patterns, including block lengths, setbacks and building separations are maintained; and
  - ix. Utility, infrastructure and transportation system capacity exists to serve the proposed development and there are no undue adverse impacts on the City's sewer, water, stormwater management and transportation systems.
- i. Development within the Intensification Corridor Designation will have regard for an adjacent land use or area, with respect to existing built form, building mass, height, setbacks, scale, orientation,

landscaping, and visual impact. As such, where a development in the Intensification Corridor Designation abuts a Low-Rise or Mid-Rise residential use, or any lands within the Residential Designation, the City shall ensure an appropriate transition between built forms and uses, and shall moderate the height of new development through the application of an angular plane, setbacks, step backs and/or landscape buffering requirements.

- j. Adequate parking, loading and garbage collection/storage facilities for all permitted land uses shall be provided on the site. Front yard parking will not be permitted. Parking and servicing areas shall be located at the rear or side of the building and not visible from the street.
- k. All lands within the Intensification Corridor Designation are identified as within a Community Improvement Area. The City may consider the preparation of a Community Improvement Plan to establish a vision for the area, identify public realm improvement priorities and establish incentive programs to assist the private sector in improving their properties and to encourage the intensification of the corridors in accordance with the City's planned urban structure.

#### 8.5. Employment Areas/Lands

- a. The local economy in Brantford continues to thrive because it is diverse and adaptable to changing trends. The City places a high priority on the protection of the designated supply of Employment Areas and Employment Lands to preserve the long-term economic health and vitality of Brantford. Having a healthy supply of designated land intended to accommodate employment land employment is critical to the economic health and fiscal sustainability of the City. In accordance with in the policies below, the conversion of Employment Lands may only be undertaken through a City-wide Municipal

Comprehensive Review (MCR), while small-scale conversions of Employment Areas may be considered without undertaking a City-wide MCR.

***Employment Areas***

- b. Employment Areas are identified on **Schedule 1: Growth Management**. Employment Areas are those areas designated for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities. This Plan specifically protects Employment Areas for future economic growth and development, recognizing their limited supply and the important contribution that these lands make to the City's economy.
- c. To ensure the long-term protection of the existing Employment Areas, the City shall not support their conversion to any other land use designation identified in this Plan without the completion of a City-wide Municipal Comprehensive Review that demonstrates to the satisfaction of the City that there is a demonstrated need for the conversion, based on:
  - i. An analysis of the City-wide supply of, and demand for lands within the employment areas, that identifies a long-term oversupply of lands designated either Prime Employment or General Employment;
  - ii. An analysis of the City-wide supply of, and demand for the proposed land use that includes a detailed review of any significant shortfall in the inventory of land for the proposed use;
  - iii. The City will meet its allocated employment forecasts, as well as the density target and any other applicable policies of the Province and/or City;
  - iv. The conversion will not adversely affect the overall viability of the adjacent employment

areas, designated either Prime Employment or General Employment;

- v. The conversion will assist the City in resolving an existing, defined land use conflict;
- vi. There is existing or planned infrastructure to accommodate the proposed conversion; and,
- vii. Cross-jurisdictional issues have been considered.

### ***Employment Lands***

- d. Employment Lands that are identified on **Schedule 1** are existing pockets of older industrial development that are integrated into the historic fabric of the City. Employment Lands play an important role in the economy of the City, but it is recognized that, given their location in proximity to residential neighbourhoods or other sensitive land uses, there may be some existing businesses that may be better served in a more modern location within one of the City's Employment Areas, in the long term.
- e. It is the intent of the City to protect these identified Employment Lands as viable locations for business. However, in some circumstances the City may encourage some of the older Employment Land inventory to convert to other land uses over time. Circumstances that may facilitate small-scale conversions of Employment Lands without the need for a Municipal Comprehensive Review, may include:
  - i. The need to mitigate a defined land use conflict based on undue, adverse impacts caused by pollution from smoke, noise, odours, dust and/or vibrations; or,
  - ii. Traffic impacts related to the movement of trucks, and the infiltration of significant truck traffic through an area of sensitive land uses; or,

- iii. An unacceptable and detrimental visual impact caused by unscreened outdoor storage of vehicles, goods or materials.
- f. An application for a small-scale conversion of a site or area identified as Employment Land on **Schedule 1** shall be implemented by an Official Plan Amendment that is accompanied by a study that:
  - i. Identifies the reasons in support of the conversion;
  - ii. Provides assurances that the proposed conversion will not create any undue adverse impacts on the operation of any remaining employment generating land uses;
  - iii. Considers the opportunity to at least replace the jobs that the subject site/area accommodates, or has the potential to accommodate; and,
  - iv. Provides opportunities on the subject site/area for the accommodation of other employment generating land uses that may be appropriate to mitigate the defined impact on adjacent sensitive land uses.

***General Policies***

- g. Development of Employment Areas and Employment Lands will be efficient, cost effective and fiscally responsible, while demonstrating context-appropriate urban design quality that contributes to the recognition of Brantford as a beautiful City. The City shall:
  - i. Provide opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses that support a wide range of economic activities and ancillary uses, and taking into account the needs of existing and future businesses;
  - ii. Ensure that the necessary infrastructure is available to support current and projected needs; and,

- iii. Encourage intensified development in Employment Areas.
- h. All permitted development within identified Employment Areas or Employment Lands on **Schedule 1: Growth Management** shall be conducted in a manner that prevents pollution from smoke, noise, vibration, odours, dust or other forms of pollution, and be in compliance with all applicable municipal and Provincial policies, standards and guidelines.
- i. Within the areas identified as Employment Areas or Employment Lands on **Schedule 1**, there are two land use designation that are identified on **Schedule 2: Land Use Plan**, including:
  - i. Prestige Employment Designation; and,
  - ii. General Employment Designation.
- j. In addition to those designations, **Schedule 2** also identifies Symbols for Transit Bus Terminal, Sanitary Landfill Site, and Water Treatment Facility, Municipal Works Yard. While these Symbols may, or may not be within either of the Prestige Employment Designation or the General Employment Designation, the identified uses have similar characteristics to the employment-generating land uses included within the Prestige Employment and General Employment Designations.

#### 8.5.1. Prestige Employment Designation

##### *Intent of this Designation*

- a. The Prestige Employment Designation generally applies to lands having prime exposure along Highway 403 and Major Arterial, Minor Arterial, Major Collector and Minor Collector Roads. It is intended that development within the Prestige Employment Designation will exhibit a high standard of building design and landscaping.

*Uses Permitted in this Designation*

- b. Permitted uses within the Prestige Employment Designation, as identified on **Schedule 2**, may include:
  - i. Manufacturing in wholly enclosed buildings;
  - ii. Warehousing and distribution centres;
  - iii. Pharmaceutical uses in wholly enclosed buildings;
  - iv. Research and development facilities, including data processing businesses;
  - v. Business and professional offices;
  - vi. Limited retail sales of products manufactured, processed or assembled on the premises;
  - vii. Banquet facilities, convention centres;
  - viii. Recreational facilities and health clubs;
  - ix. Parks and open spaces;
  - x. Community facilities;
  - xi. Public uses and public and private utilities; and,
  - xii. Ancillary uses that specifically support the Prestige Employment uses such as financial institutions, restaurants, hotels, personal service establishments, gas bars and convenience retail.
- c. Notwithstanding the list of permitted uses, nothing in this Plan requires that every permitted use shall be permitted on every site. The implementing Zoning Bylaw shall establish the appropriate range of permitted uses on a site-specific or area wide basis. Further, the full range of permitted uses may not be permitted in instances where the location is subject to area specific policies contained in this Plan.
- d. The following uses are specifically prohibited from the Prestige Employment Designation:
  - i. Major retail uses and major institutional uses;

- ii. Outdoor storage and/or display of any equipment, items or goods, where visible from Highway 403 or any Major/Minor Arterial or Major/Minor Collector Road; and,
- iii. Any permitted employment uses which are considered noxious due to methods or processes employed or material used or produced.

***Development Policies***

- e. The maximum building height within the Prestige Employment Designation shall generally be 30 metres.
- f. Business operations within the Prestige Employment Designation are to be protected from intrusions of sensitive land uses that may restrict the operations of existing or planned industrial land users.
- g. Development on lands designated Prestige Employment Designation shall be subject to the following:
  - i. Development within the Prestige Employment Designation adjacent to Highway 403, or any Major/Minor Arterial Road or Major/Minor Collector Road shall be designed so that the proposed buildings face the Highway and/or Road and exemplify high-quality design features including built form, architectural detail, landscaping and signage; and,
  - ii. Adequate parking, loading and garbage collection/storage facilities shall be provided on the site. To promote a high quality appearance, these facilities, except for a limited amount of adjacent visitor parking, generally shall not be located between the building(s) and Major/Minor Arterial Roads, Major/Minor Collector Roads or Highway 403. Shared access and parking among various properties is encouraged.



### 8.5.2. General Employment Designation

#### *Intent of this Designation*

- a. Lands designated General Employment are intended to accommodate larger scale industrial land uses that are a crucial component of the City's economy. 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.

#### *Permitted Uses*

- b. Permitted uses within the General Employment Designation, as identified on **Schedule 2**, include:
  - i. Manufacturing, warehousing, distribution facilities;
  - ii. Pharmaceutical facilities;
  - iii. Research and development facilities, including data processing establishments;
  - iv. Licensed mineral resource extraction operations, in accordance with the policies of this Plan;
  - v. Automobile service/repair stations, automobile and truck rental operations, automobile depots, auto and truck repair/body shops and used and/or recycled automobile dealerships;
  - vi. Municipal works yards;
  - vii. Recycling operations;
  - viii. Parks and open spaces;
  - ix. Public uses and public and private utilities;
  - x. Ancillary offices and limited retail sales of products manufactured, processed or assembled on the premises; and,
  - xi. Ancillary uses that specifically support the General Employment uses such as financial institutions, restaurants, hotels, personal service establishments and convenience retail.

- c. Notwithstanding the list of permitted uses, nothing in this Plan requires that every permitted use shall be permitted on every site. The implementing Zoning Bylaw shall establish the appropriate range of permitted uses on a site-specific or area wide basis. Further, the full range of permitted uses may not be permitted in instances where the location is subject to area specific policies contained in this Plan.
- d. Outside storage or display areas may be permitted within the General Employment Designation, provided it is properly screened from public view, and shall be subject to the following:
  - i. All storage areas shall be located away from any adjacent existing residential uses and/or 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.

#### ***Development Policies***

- e. 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.
- f. Development on lands designated General Employment Designation shall be subject to the following:
- g. Adequate parking, loading and garbage collection/storage facilities shall be provided on the site. Shared access and parking among various properties is encouraged.

### 8.5.3. Symbols

#### *Intent of the Symbols*

- a. Lands identified by the Symbols on **Schedule 2** accommodate large scale components of municipal infrastructure including existing Transit Bus Barns, Sanitary Landfills, and Water Treatment Facilities, Municipal Works Yards. These operations are to be protected from intrusions of sensitive land uses that may restrict the operations of existing or expanded municipal facilities.

#### *Permitted Uses*

- b. Permitted municipal uses identified by the Symbols on **Schedule 2** include:
  - i. Works yards;
  - ii. Recycling operations;
  - iii. Sewer and water treatment plants;
  - iv. Landfill sites;
  - v. Facilities that support transit operations;
  - vi. Public uses and public and private utilities; and,
  - vii. Ancillary office uses that specifically support the other permitted uses.
- c. Notwithstanding the list of permitted uses, nothing in this Plan requires that every permitted use shall be permitted on every site. The implementing Zoning Bylaw shall establish the appropriate range of permitted uses on a site-specific or area wide basis. Further, the full range of permitted uses may not be permitted in instances where the location is subject to area specific policies contained in this Plan.
- d. Outside storage may be permitted as part of any of the identified permitted uses, provided it is properly screened from public view, and shall be subject to the following:
  - i. All storage areas shall be located away from any adjacent existing residential uses and/or 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.

#### ***Development Policies***

- e. Municipal operations identified by the Symbols are to be protected from intrusions of sensitive land uses that may restrict the operation of the utility.
- f. Development on lands identified with the Symbols shall be subject to adequate parking, loading and garbage collection/storage facilities provided on the site.

### **8.6 Natural Heritage System**

- a. The City recognizes the important contribution that natural heritage features make to the creation of a vibrant, livable City. Developing a Natural Heritage System approach is the preferred method to protecting natural heritage features and their associated ecological and hydrological functions. A Natural Heritage System approach recognizes the interdependence of natural features and functions, and thus seeks to maintain connections among natural features, so that their existing ecological and hydrological functions are maintained or enhanced.
- b. The biodiversity, ecological function and connectivity of the Natural Heritage System shall be protected, maintained, restored or, where possible, improved 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. Conserve biodiversity;
  - iii. Protect all significant natural heritage features and their associated functions; and,
  - iv. Protect surface and underground water resources.
- c. The Natural Heritage System is comprised of two components:
- i. The Core Natural Areas Designation, which comprises the environmental features and associated buffers that the City shall protect and conserve; and,
  - ii. The Adjacent Lands Overlay Designation which is based on an approximate 120 metre setback from the boundary of the Core Natural Areas and is intended to act as a trigger for the completion of an Environmental Impact Study.

***Policies for an Environmental Impact Study***

- d. An Environmental Impact Study may be required, in accordance with the policies of this Plan to:
- i. Identify and evaluate the potential effects of a proposed development, redevelopment or site alteration on the Natural Heritage System;
  - ii. Recommend means of preventing, minimizing or mitigating impacts as well as opportunities for enhancing or restoring the quality and connectivity of the elements comprising the Natural Heritage System;
  - iii. Identify and evaluate the presence and significance of elements of the Natural Heritage System, where insufficient information exists; and/or,

- iv. Interpret the boundaries of the Natural Heritage System, where appropriate.
- e. An Environmental Impact Study shall meet the following general requirements:
  - i. Demonstrate that the proposed development, site alteration, or boundary adjustment will have no adverse effects or negative impacts on the defined Natural Heritage System;
  - ii. If development and/or site alteration is permissible, identify planning, design and construction practices that will maintain or restore and, where feasible, improve the health, diversity and size of the Natural Heritage System;
  - iii. Demonstrate how connectivity within the Natural Heritage System will be maintained or restored and, where possible, improved during and after construction to allow for the effective dispersal and movement of plants and animals;
  - iv. Determine if the minimum 30 metre ecological buffer used to establish the Core Natural Areas Designation is sufficient to protect the ecological and hydrological functions of the various natural heritage features, and the area being evaluated. If the minimum ecological buffers are not sufficient to protect the function of the feature or protect opportunities for feature enhancement, the Environmental Impact Study shall specify the dimensions of the enhanced minimum ecological buffer;
  - v. Determine if any lands within the Adjacent Lands Overlay Designation would be appropriate for restoration or re-naturalization to enhance the features and functions within the Core Natural Area Designation; and,
  - vi. Determine if any lands within the Adjacent Lands Overlay Designation should be redefined to the Core Natural Area Designation because they are

- required to protect natural heritage features and their ecological and hydrological functions.
- f. Environmental Impact Studies are to be undertaken by the proponent in accordance with City/Conservation Authority requirements and approved by the City in consultation with the Conservation Authority and any other agency having jurisdiction. As a condition of approval, the City may peer review all or part of an Environmental Impact Study prepared by the proponent in support of a development application, at the sole expense of the proponent.
  - g. The need for, scope and acceptability of an Environmental Impact Study will be determined in collaboration with the Province, Federal government and the Conservation Authority and any other agency having jurisdiction. If the natural heritage feature extends beyond the boundaries of the City, the adjacent municipality will be offered the opportunity to participate in this determination.
  - h. Any required Environmental Impact Study will be prepared by a qualified professional and submitted together with the development application as part of the Complete Application Requirements in accordance with the policies of this Plan.
  - i. The completion of an Environmental Impact Study does not guarantee that the proposed development, redevelopment or site alteration will be approved. Proposed development, redevelopment or site alteration will not be approved where it is in conflict with other policies of this Plan.
  - j. The City, in consultation with the Conservation Authority and any other agency having jurisdiction, may prepare an Environmental Impact Study Manual or a Terms of Reference, to assist owners/applicants in identifying the scope of any required Environmental Impact Study.

*Securement Policies for Lands within the Natural Heritage System*

- k. 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.
- l. 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 bonuses; and/or,
  - vi. Other appropriate land acquisition methods.
- m. 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 features and/or their associated functions on private lands.
- n. 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.
- o. 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.
  - p. 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.
  - q. The lands identified as within the Core Natural Areas Designation of the Natural Heritage System Designation includes substantial land areas that are owned by various public agencies. The City may enter into negotiations with these public agencies to ensure these lands remain in public ownership in the long term and are developed and/or managed in accordance with the policies of this Official Plan.
  - r. Nothing in this Plan shall be construed to imply that the lands within the Core Natural Area Designation of the Natural Heritage System are free and open to the general public or that such lands will be purchased by the City or any other public agency.

#### 8.6.1. Core Natural Areas Designation

- a. Core Natural Areas are designated on **Schedule 1: Growth Management**, **Schedule 2: Land Use Plan** and **Schedule 4: Natural Heritage System**. Core Natural Areas are comprised of the following environmental components:
  - i. Provincially significant wetlands;
  - ii. Provincially significant woodlands;
  - iii. Provincially significant valley lands;
  - 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 is a minimum buffer and may be increased as a result of further analysis carried out in an Environmental Impact Study.

#### *Uses Permitted in this Designation*

- 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; and,
  - v. Existing lawful uses, restricted to their geographic location as of the date of the passing of this Plan.
- d. In addition to those 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 within lands designated as Core Natural Areas, subject to the application of specific mitigation measures as set out in an approved Environment Impact Study.
- e. The range of permitted land uses within the Core Natural Area Designation shall be further refined through the implementing Zoning Bylaw.

***Development Policies***

- 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. The establishment of any permitted use shall demonstrate no negative impact to the natural heritage feature or the supporting ecological and hydrological functions of that environment, as demonstrated through the required Environmental Impact Study. Where a permitted use requires mitigation, the

mitigation shall result in no negative impact on the natural heritage features or their ecological and hydrological functions.

- h. Where a negative impact is unavoidable, then the City at its sole discretion, and in consultation with the Conservation Authority and any other agency having jurisdiction, may accept a compensatory mitigation approach. Where compensatory mitigation is proposed, it must be demonstrated that the mitigation results in no net loss of the natural heritage feature and/or its ecological and hydrological functions.
- i. 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.
- j. Existing legal non-conforming uses, 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 structures and uses 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.
- k. 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 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.

- l. Where development 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.
- m. Where an application for development and/or site alteration 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.
- n. Significant changes to the Core Natural Areas Designation may be considered through an Environmental Impact Study, submitted in support of an Official Plan Amendment application.
- o. 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 adjacent land use designation as identified on **Schedule 2**, shall apply, without the need to amend this Plan.
- p. 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 and shall not be considered as part of the required parkland dedication.

#### **8.6.2. Adjacent Lands Overlay Designation**

##### ***Intent of this Overlay Designation***

- a. The intent of the Adjacent Lands Overlay Designation is to trigger the requirement for the preparation of an

Environmental Impact Study in support of applications for development.

- b. Lands within 120 metres and abutting the Core Natural Areas Designation are shown on **Schedule 4: Natural Heritage System**, as the Adjacent Lands Overlay Designation. 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 Designation, 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 2: Land Use Plan**.

***Uses Permitted in this Overlay Designation***

- d. The uses permitted on any specific site or area within the Adjacent Lands Overlay Designation may include those land uses permitted by the underlying land use designation, as identified on **Schedule 2**, subject to the results of the required Environmental Impact Study.
- 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 within lands delineated as within the Adjacent Lands Overlay Designation, subject to the application of specific mitigation measures as set out in an approved Environment Impact Study.
- f. The range of permitted land uses within the Adjacent Lands Overlay Designation shall be further refined through the implementing Zoning Bylaw.

***Development Policies***

- g. Prior to any lands being considered for development, redevelopment or site alteration, within any area

identified as subject to the Adjacent Lands Overlay Designation, 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.

- h. 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 2**. 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 Statement shall be identified, implemented, regulated or otherwise secured to the satisfaction of the City.

# INTEGRATED TRANSPORTATION SYSTEM

9







## 9. INTEGRATED TRANSPORTATION SYSTEM

### 9.1. Introduction

- a. This Plan recognizes the relationship between transportation and land use. An integrated transportation network is an essential part of Brantford's urban structure and a key element in shaping the form and character of growth in the City. Transportation is made more efficient when complemented by appropriate built form, and a mix of land uses supported by appropriate population and employment densities. In order for the City to grow and evolve into a complete and healthy community, it is critical that land use and transportation policies be mutually supportive.
- b. This Plan, along with the City's Transportation Master Plan provides policies to facilitate the creation of an integrated transportation network that incorporates active transportation, allows for the movement of people and goods and promotes a vibrant, healthy community.

### 9.2. Active Transportation

- a. The City will ensure built form that encourages active transportation and addresses the needs, safety, and convenience of pedestrians and cyclists when constructing or reconstructing transportation infrastructure and public facilities.
- b. Where appropriate, the City will support enhancement of pedestrian environments and cycling facilities to increase walking and cycling opportunities for work, recreational, health, environmental, economic, or convenience purposes through means such as:
  - i. Integrating pedestrian and cycling facilities into existing and new development areas;
  - ii. Using surplus road widths to enhance active transportation environments;



- iii. Securing right-of-way dedications for active transportation infrastructure for a safe, comfortable, accessible, direct, and continuous system;
  - iv. Linking pedestrian and cycling routes to transit stops; and,
  - v. Providing consistent information and signage systems to support exploration, discovery and travel throughout the community on foot and bicycle.
- c. The City will support walking, cycling and transit through promotional and educational initiatives that address issues such as personal security; safe interactions between vehicle drivers, pedestrians, and cyclists; barrier-free access; an appreciation of the health and environmental benefits of walking; and the comparative costs of private and public travel choices.

### 9.3. Pedestrian Movement

- a. The City will design pedestrian-friendly roads by:
- i. Providing sidewalks with sufficient width to accommodate accessible and comfortable pedestrian flows;
  - ii. Developing a pedestrian sidewalk network that:
    - Creates direct, convenient, and safe connections between developments, neighbourhoods, institutions and schools within a 3.2 kilometre radius, and within a 400 metres radius of a transit stop;
    - Defines appropriate block sizes and road grids; and,
    - Establishes multiple crossing opportunities;
  - iii. Minimizing hazard and conflict exposures through strategies such as implementation of complete streets principles, provide adequate lighting, and manage vehicle speeds; and,
  - iv. Providing more visually appealing, comfortable and safe streetscapes through such means as:
    - Implementing a high standard of urban design for the scale and siting of buildings and landscape elements such as street trees;

- Requiring a high standard of urban design for the façades and the signage addressing the street; and,
  - Installing street furniture and incorporating public art at priority locations.
- b. Public roads shall include sidewalks or multi-use trails, or a combination thereof, on both sides of the road, except otherwise exempted in this Plan.
  - c. Developments shall provide appropriate pedestrian connections.

#### 9.4. Multi-Use Trails and Bikeways

- a. The City will plan and develop a continuous and linked multi-use trails and bikeways network 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 parklands, open space, and in developed and redeveloped areas of the City.
- b. The City may establish a Multi-Use Trail and Bikeway Advisory Committee to carry out the following activities:
  - i. Provide advice and recommendations to Council on cycling, pedestrian and trail issues, projects, policies and programs on an annual or as-required basis;
  - ii. Monitor the implementation of the multi-use trail/bikeway concept, and provide recommendations and suggested priorities to Council on an annual or as-required basis; and,
  - iii. Participate as volunteers in trail, cycling and walking initiatives and programs.
- c. The City may permit enhancements to the location and/or alignment of existing and future multi-use pathway and trails as identified on **Schedule 9: 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.
- d. The City will promote multi-use trails and bikeways for commuting and recreational purposes and locate the facilities along public roads or on a separated path.

- e. The location and design of multi-use trails and bikeways will have regard for the Natural Heritage System and its features.
- f. The City will work collaboratively with Brant County and the Conservation Authority, landowners and community groups to plan for, and assist in developing recreation and transportation multi-use trails and bikeways and related trail amenities and facilities.
- g. The City will use the following measures to enhance the continuity and connectivity of the multi-use pathway network:
  - i. Acquiring land to complete the system through purchases, leases, easements, rights-of-way, dedications and any other applicable means; and,
  - ii. Encompassing utility corridors, abandoned railway properties and/or unused/unopened road allowances into the system as they become available.
- h. The City will encourage all infrastructure projects, public realm improvements and all new development or redevelopment to provide multi-use trails and bikeway related facilities, such as access to the multi-use network, bicycle parking, benches, and waste receptacles that are appropriately designed and properly located.
- i. The City will require safe and secure bike storages at transit stations, community centres, employment sites, retail plazas, schools, institutions, and high density developments;
- j. Multi-use pathways and trails will be clearly signed regarding permitted uses. Way-finding signage will be provided in appropriate locations along the multi-use pathway network.

#### 9.5. Public Transit

- a. The City will ensure that all development and redevelopment proposals in areas serviced by public transit support the provision of an efficient, convenient, and safe public transit service.
- b. Development may be required to provide, at no public expense, the dedication of a public transit right-of-way and lands for

related facilities for the purposes of implementing the City's transportation network.

- c. The City will, where appropriate, locate lands designated for mixed use, high density residential development, office, retail, community services, institutional, employment or other high transit trip generators in close proximity to existing and planned transit service.
- d. The City will ensure that the layout of new Arterial and Collector Roads promotes efficient and direct transit routes within and between neighbourhoods.
- e. Development of a new transit terminal in the Downtown Urban Growth Centre (UGC) is encouraged. The location of the terminal shall provide a focal point for transit in the Downtown and be integrated in proximity to destinations in the UGC.
- f. The City shall work with the Province and surrounding municipalities to facilitate the development of an inter-regional transit network that supports the efficient movement of people and goods.

## 9.6. Parking

- a. Parking standards and regulations for all types of land uses will be provided in the City's Zoning Bylaw. Minimum and maximum parking standards may be defined, to encourage the efficient use of land, and promote active transportation and the use of public transit.
- b. 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.
- c. Commercial parking areas or facilities associated with a proposed development in a free standing commercial parking lot, will be subject to Site Plan Approval, and designed, constructed and maintained:
  - i. To be consistent with the City's Urban Design Guidelines for Intensification Proposals; and,

- ii. For the safe and efficient movement of all users.
- d. Parking requirements may be provided on an adjacent lot, subject to the satisfaction of the City, and will require the execution of a legal agreement between the owners of the property(s) and the City, and registered on title for the adjacent lot.
- e. 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 recommendation of the City's long-term parking strategy and the following:
  - i. Where there is existing on-street parking available;
  - ii. The subject site is within 400 metres of an existing or planned off-site parking facility that has capacity to accommodate projected parking demands;
  - iii. Sufficient parking and loading areas for delivery/service vehicles are provided on site or in established on street loading zones;
  - iv. The development of the subject site without the required on-site parking facilities is compatible with surrounding existing and proposed land uses with respect to the built form;
  - v. The applicant enters into a financial agreement with respect to the cash in lieu of parking contributions; and,
  - vi. "Cash-In-Lieu" program funds will be used for in the construction of municipal off street parking lots.
- f. The City will develop and maintain a long-term parking strategy for lands located within the Downtown Urban Growth Centre and Major Transit Station Area.

## **9.7. The Road Network**

### **9.7.1. 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 8: Road Network**. For the

purposes of this Official Plan, the following functional classification of roads is established:

- 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 classification of roads and associated rights-of-way are shown on **Schedule 10: Road Widenings**. **Schedule 11** should be consulted along with City's engineering standards 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 10** and additional right-of-way may be required for their construction.
  - c. Development or redevelopment of roads will be subject to the approval of the City's Engineering Services Department and must be planned, designed and operated in accordance with City's Transportation Master Plan, and associated design standards.
  - d. The City supports a grid pattern road network to facilitate transit use and to, increase opportunities for walking and cycling trips. Cul-de-sacs, or other disruptions of the grid network are generally discouraged.

#### 9.7.2. Road Type Specific Policies

##### *Provincial Highway*

- a. Provincial Highways within the City are under the jurisdiction of the Province. They provide high volume and high speed inter-regional and inter-provincial motorized travel. They are constructed to Provincial Highway standards and are regulated by the Ministry of Transportation. Access to highways and/ or abutting lands is prohibited except at controlled interchanges.



### *Major Arterial Road(s)*

- b. Major Arterial Roads are designed to move large volumes of traffic (people and goods) within and throughout 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. Regulate new development adjacent to Major Arterial Roads which may include; minimum and/or maximum setbacks for buildings and structures, the number of new access points, and driveway eliminations;
  - ii. Require a centre left turn land, for existing driveways on Major Arterial Roads, where there are 25 or more driveways per kilometre and no driveway consolidation is feasible;
  - iii. Reverse frontage development shall not be permitted 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 hierarchy. Individual access to Major Arterial Roads shall be discouraged.

### *Minor Arterial Road(s)*

- c. 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:
  - i. Regulate new development adjacent to Major Arterial Roads, which may include; minimum and/or maximum setbacks for buildings and structures, the number of new access points, and where feasible intersection spacing requirements of 300 metres or less.

***Major Collector Road(s)***

- d. Major Collector Roads carry traffic through all areas of the City, not just residential neighbourhoods, connecting these areas to the integrated transportation network.

***Minor Collector Road(s)***

- e. Minor Collector Roads are designed to carry low to moderate volumes of traffic in residential neighbourhoods.

***Local Road(s)***

- f. Local Roads are designed to carry low volumes of traffic from abutting properties to Minor Collector, Major Collector and Minor Arterial Roads.

**9.7.3. Other Road-Related Policies*****Access to Roads***

- a. 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.

***Emergency Access***

- b. New development requires access routes for emergency services. When a proposed road exceeds 250 metres, a second access road will be required. The road length shall be measured from the centre line of the primary access road. Access roads shall be provided by the development proponent, and shall be a condition of approval for both public and private roads.

***Intersection and Road Widenings***

- c. A list of road widenings shown on **Schedule 10: Road Widenings**.
- d. For the purposes of the *Planning Act*, each street listed in **Schedule 10: Road Widenings** is a “highway to be widened” and the designated road allowance plus any additional widening specified indicates the “extent of the proposed widening”.

- e. The City will obtain road and intersection widenings to meet the designated Road Allowances listed in **Schedule 10: Road Widenings** through the development approval process by land dedication or purchase in accordance with the *Planning Act*.
- f. The boundaries of the Designated Road Allowance will generally be parallel to the centre line of the original road allowance.
- g. The City may take additional road widenings listed in **Schedule 10: Road Widenings** as a condition of the subdivision approval, site plan approval or consent process pursuant to the *Planning Act*. Additional road widenings not listed in **Schedule 10: Road Widenings** will require an Official Plan Amendment.
- h. The City may take additional road widenings for cut and fill purposes through procedures other than Site Plan Approval where the proposed widening cannot be achieved within the Designated Road Allowance. Road widenings for cut and fill purposes shall not require an Official Plan Amendment.
- i. The City may take additional widenings at intersections to provide for daylight triangles, to provide sufficient distances and room for right turn lanes and for traffic control devices. The maximum length of the side of a daylight triangle will be 15 metres. Widenings at intersections for daylight triangles shall not require an Official Plan Amendment.
- j. Where existing conditions, or a proposed development, require taking the widening equally from one side of the centerline, the City shall acquire up to 50% of the widening from any one side as a condition of Site Plan approval.
- k. Where required, widenings, intersection improvements and road closures will comply with an approved class Environmental Assessment process and in accordance with the *Environmental Assessment Act*.
- l. Final right-of-way widths shall be determined through the completion of detailed design studies as a condition of draft plan approval that include the placement of services, the allocation of parking, and shall address any traffic concerns or issues to the satisfaction of the City. The impact on the streetscape shall also be considered before undertaking any road or intersection widening.

*Long-Term Corridor Protection*

- o. Long-term Protection Corridors 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 Assessment (EA) and upon completion they may be reclassified as a Major or Minor Arterial Road without the need for an amendment to this Plan.

**9.8. Goods Movement**

- a. The City will ensure safe, efficient and sustainable movement of goods to support economic development and growth.
- b. The City will work with other levels of government and agencies, as needed, to plan for a strategic goods movement network, including movements by road or rail, which promotes efficient and direct access, supports economic growth and development, and maximizes safety.
- c. The City will ensure industrial and commercial developments are located in proximity to Major and Minor Arterial Roads, to minimize traffic impacts on local neighbourhoods and roads.
- d. 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 Bylaw which may be amended from time to time to regulate truck movement within the City. The City shall consider the following when establishing a truck route network or amendments thereto:
  - i. The impact of the truck route on abutting lands;
  - ii. Service to major truck traffic generators;
  - iii. The provision of network continuity via inter-connecting links;
  - iv. The structural capacity and geometric design of the roadway to accommodate truck weights and dimensions;
  - v. Adequate clearance from overhead structures and obstructions;
  - vi. Traffic lanes are of an adequate width;

- vii. Steep grades, in excess of 4 per cent, are avoided, where practical; and,
- viii. The roadway has adequate capacity to accommodate the truck traffic.

**9.9. Transportation Demand Management (TDM)**

- a. The City shall promote sustainable transportation choices and discourage single occupant automobile trips to reduce traffic congestion and parking supply needs by encouraging various modes of travel.
- b. The City shall encourage initiatives to reduce automobile dependency, and make alternative travel modes more attractive.
- c. The City may implement a comprehensive Transportation Demand Management program as recommended in the City of Brantford Transportation Master Plan.
- d. 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.



SERVICING

10





## 10. SERVICING

### 10.1. Introduction

- a. Municipal services and utilities, which support the day-to-day needs of residents, businesses and visitors, are essential part to a complete and healthy community. This includes ensuring the economical and efficient provision of adequate water, sewage disposal, solid waste collection services, and utilities for energy and communication/telecommunications. While the City does not have jurisdiction for the provision and maintenance of all the aforementioned services and utilities, the City will work collaboratively to ensure that appropriate facilities and infrastructure are in place.

### 10.2. General Policies

- a. All development within the Settlement Area Boundary shall be on full municipal water and sanitary sewers, unless otherwise exempted by this Official Plan.
- b. Municipal services and utilities which are required to service the public will be permitted to locate in any land use designation.
- c. 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.
- d. Where construction of any municipal infrastructure project is proposed within or on lands adjacent to the Natural Heritage System, the project shall be required to submit an Environmental Impact Study, and/or other appropriate studies, in accordance with the policies in this Plan.
- e. Longer term population forecasts may be used for infrastructure planning studies undertaken by or for the City provided that they conform to Provincial growth forecasts.
- f. The City will encourage and prioritize development on lands that are presently serviced by municipal services, or to areas that are easily serviceable.
- g. Before the approval of an application for new development, infill development, intensification or the redevelopment of sites and





buildings, the City must be satisfied that adequate services are available or can efficiently and economically be provided to support the proposal. Where adequate services do not exist, the City may use Holding provisions in the Zoning Bylaw to regulate the timing of development.

- h. Where adequate services do not exist to support a proposed development, the City will not be obligated to provide such services in advance of the intended development.
- i. The City will require existing developments/areas on private services to connect to municipal services wherever feasible and possible.

### 10.3. Sanitary Services

- a. All development within the Settlement Area Boundary shall be serviced on municipal sanitary sewage disposal facilities, unless otherwise exempted by this Official Plan.
- b. Sanitary sewage disposal facilities shall be designed, constructed and maintained to:
  - i. Provide adequate service to the proposed development;
  - ii. Accommodate 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.
- c. The Wastewater Treatment Plant, which provides sanitary sewage treatment and disposal to the City, will service development within the planning period, and may require expansion to accommodate full development of the municipality.
- d. Pumping stations may be considered as an alternative option to gravity based sanitary servicing. Details such as feasibility, cost analysis, operation and maintenance, and related studies shall be determined by the City as part of the development approvals process.

- e. Where a pumping station is proposed by an owner/applicant to service a proposed development, the cost related to the feasibility studies, environmental assessment, design, construction and startup, operation and maintenance, removal and decommissioning, and the integration of the system with the permanent servicing solution will be the responsibility of the developer.
- f. The City will monitor the quality and quantity of 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.

#### 10.4. Water Services

- a. All development within the Settlement Area Boundary shall be on full municipal water supply facilities, unless otherwise exempted by this Official Plan.
- b. The City shall direct and accommodate growth in a manner that promotes the efficient use of water.
- c. Water and treatment supply facilities shall be designed, constructed and maintained to:
  - i. Provide adequate service to the proposed development;
  - 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.
- d. Booster stations may be considered as an alternative to gravity based water servicing. Details such as, feasibility, cost analysis, operation and maintenance shall be determined by the City as part of the development approvals process.

**10.5. Stormwater Management**

- a. Development shall provide appropriate stormwater management facilities as approved by the City and, where necessary, the Conservation Authority and the Province.
- b. Stormwater management facilities including stormwater management ponds shall be permitted on lands in any land use designation, with the exception of the Core Natural Area Designation. Where stormwater management facilities are located within the Adjacent Lands Overlay Designation, an Environmental Impact Study shall be prepared.
- c. In considering options for stormwater management the following principles will apply:
  - i. Stormwater facilities will be designed by a Professional Engineer in accordance with provincial and municipal requirements;
  - ii. Stormwater will be considered as a resource, not a waste product;
  - iii. Stormwater facilities will be designed to maintain environmental and ecological integrity, and to provide a net benefit to the environment;
  - iv. Where existing streams are within the Core Natural Area Designation, they are to be retained in open channels in accordance with natural channel design principles;
  - v. Stormwater facilities will be designed in consultation with a landscape architect to achieve a naturalized setting and to provide connections to trails, where appropriate;
  - vi. In accordance with established policy, the stormwater drainage system will be designed to the satisfaction of the City, in consultation with any agency having jurisdiction;
  - vii. A Stormwater Management Plan must be approved by the City in consultation with the Conservation Authority and any other agency having jurisdiction prior to any draft plan of subdivision or site plan approvals;
  - viii. Stormwater management strategies are required to consider low impact development techniques;

- ix. Stormwater management strategies will be designed and implemented to replicate the existing hydrologic cycle where feasible; and,
  - x. Land dedications for stormwater facilities land dedications shall not replace, substitute, or be included in the calculations of required parkland or other public space land dedication requirements.
- d. All stormwater management systems and facilities shall be designed to the satisfaction of the City, the Conservation Authority, and Provincial standards. These facilities will be designed and constructed to:
- i. Be a landscape feature, appropriately integrated into the parks and open space system;
  - ii. Minimize surface ponding and flooding inconveniences throughout the City;
  - iii. Control the quantity and quality of stormwater runoff entering the receiving watercourses;
  - iv. Protect receiving watercourses and adjacent land uses from any potential adverse impacts of stormwater runoff, including stream erosion, water quality, and nutrient loading;
  - v. Shall maintain natural stream geometry wherever possible; and,
  - vi. Control erosion and sedimentation during construction.

#### 10.6. Sub-Watershed Master Plans

- a. Comprehensive Sub-Watershed Master Plans for each individual Sub-Watershed within the municipality, as shown on **Schedule 7: Watershed Management** will act as the governing documents outlining the specific strategies that will be utilized to manage stormwater within each individual Sub-Watershed; including specific plans on how to manage the impacts of greenfield and infill development. Sub-Watershed Master Plan shall generally address the following:

- i. Identification, maintenance, restoration and, where feasible, enhancement of the natural heritage system, groundwater features, surface water features and ecological functions necessary for the ecological and hydrological integrity of the sub-watershed.
- ii. The facilities required, including their size, location, and capacity, for controlling stormwater runoff quantity and quality, including:
  - iii. Storm sewers and/or channels;
  - iv. Culverts;
  - v. Detention or retention ponds;
  - vi. Upstream stormwater diversions;
  - vii. The use of rooftop, parking lot, or parks and open spaces as temporary detention areas; and
  - viii. Low Impact Development facilities.
- ix. The onsite stormwater management measures, controls, and/or restrictions required on private property;
- x. The major flow system and all significant overland flow paths and outlets;
- xi. The measures necessary to control erosion, sedimentation and stream bank stability during and after construction;
- xii. The storm sewer and outfalls to the receiving watercourses; and,
- xiii. The environmental and economic impacts of the stormwater management facilities.
- b. Development of Sub-Watershed Master Plans will be led by the City in consultation with the Conservation Authority and local area stakeholders, and developed in accordance with the City's Master Servicing Plan and all other applicable plans and policies.
- c. Sub-Watershed Master Plans shall be based on engineering and hydrologic models acceptable to the City and, where necessary, the Conservation Authority.

- d. The size of stormwater management facilities shall be based on the ultimate development pattern within the watershed or development area.
- e. Where a Sub-Watershed Master Plan has not yet been prepared for an area proposed for development, or where the development's proposed management strategy differs from the existing Sub-Watershed Master Plan, the applicant(s) will be required to prepare an Area Management Plan before, subject to the approval of the City and, where necessary, the Conservation Authority.
- f. The Area Management Plan will act as localized Sub-Watershed Plan encompassing the entire development site, and will outline the specific management strategies that will be utilized to manage stormwater from the proposed development site.
- g. Area Management Plans are required to consider and demonstrate the impact of upstream areas draining into the study area.
- h. The Area Management Plan will need to address all the items identified in this Section.
- i. In areas where there is an existing Sub-Watershed Master Plan, the final approved Area Master Plan will be integrated into an amended Sub-Watershed Master Plan and will identify any modifications to the size, location, and capacity of proposed facilities.
- j. Where a Sub-Watershed Master Plan has been prepared and where the development's proposed management strategy conforms to existing Sub-Watershed Master Plan the applicant(s) will not be required to prepare an Area Management Plan. However, for these development proposals, a Site Management Report will be required to demonstrate that the proposed development:
  - i. Does not negatively impact the stormwater system;
  - ii. The design of all facilities meet the specified objectives of the Sub-Watershed Master Plan; and,

- iii. The required onsite stormwater management controls are in place to adequately manage runoff quantity and quality to the levels specified in Sub-Watershed Master Plan.

#### **10.7. Utilities and Telecommunications**

- a. All local power and telecommunications/communications facilities and other cable services shall, be located underground and be grouped into a single utility conduit, where feasible. For larger equipment, and facilities that are required to be located above grade, the City shall ensure that appropriate locations are identified and/or cluster sites have been determined which take into consideration the location requirements for larger infrastructure within public rights-of-way, as well as easements on private property.
- b. Utility and telecommunications/communications services shall be permitted in all land use designations. Where any of these facilities are to be located on lands within the Natural Heritage System (the Core Natural Area Designation or the Adjacent Lands Overlay Designation), an Environmental Impact Study shall be prepared.
- c. The City shall support the shared placement of utilities within easements and rights-of-way to minimize land requirements and increase efficiency of utility construction and maintenance.
- d. The City will support the provision of electronic communications technology involving high capacity fibre optics to enhance telecommunications services.
- e. Lands required to be used for large utility structures shall be shown as a block(s) on a draft plan of subdivision and the location shall be confirmed as a condition of draft plan approval or site plan approval, to the satisfaction of the utility provider and the City.

#### **10.8. Wind Turbines and Solar Farms**

- a. Wind turbines and solar farms are controversial due to the ongoing debate regarding environmental, health and economic

impacts of such facilities. As such, the City of Brantford is an unwilling host for these types of facilities.

- b. 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. Whether the nature, scale and impact will be appropriate, and where possible, if any identified impacts can be mitigated; and,
  - ii. The impact on the views, vistas and cultural landscape in the vicinity, ensuring no undue adverse impacts are created.
- c. The City may impose limits on the extent, height and location of any proposed wind turbine or solar farm.
- d. 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.

#### **10.9. Gas and Oil Pipelines**

- a. Gas and oil distribution pipelines will be encouraged to locate within road rights-of-way.
- b. Gas and oil distribution pipelines will be encouraged to locate in such a manner so as not to impact on the function, amenity or safety of adjacent land uses.

#### **10.10. Solid Waste Management**

- a. The City shall operate a sanitary landfill site for the disposal of solid waste, and the current landfill site will service expected development within the planning period.
- b. The sanitary landfill site shall be planned, designed and operated to ensure compatibility with adjacent existing and planned land



uses, and to ensure minimal adverse impact on the natural environment.

- c. New methods of waste disposal shall be encouraged to divert waste from the current landfill site such as; composting household organics, and recycling.
- d. Following the completion of the sanitary landfill operations, the site shall be rehabilitated for recreational purposes in accordance with the land use designation on **Schedule 2: Land Use Plan** and the applicable policies of this Plan.

# IMPLEMENTATION





## 11. IMPLEMENTATION

This Section outlines and describes the tools that the City of Brantford may use to implement the policies of this Plan. These tools will be used by the City to achieve the vision, goals and objectives for a complete and healthy community.

### 11.1. 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 trends in planning issues in 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 Bylaws or pass new Bylaws to ensure such uses are properly regulated in accordance with the relevant legislation and associated regulations and in accordance with the policies of this Plan.

### 11.2. Monitoring

- a. Monitoring and measuring the performance of this Plan is critical to determine if:
  - i. The assumptions of this Plan remain valid;
  - ii. The implementation of the policies fulfill the overall vision, goals and objectives of this Plan;
  - iii. Provincial growth and intensification targets are being met; and,

- iv. The priorities identified in this Plan remain constant or require change.
- b. Monitoring and measuring performance will be conducted through both available qualitative and quantitative measures. The City will undertake performance measurement in a variety of ways including, but not limited to:
  - i. Residential Monitoring Report; and,
  - ii. Provincial and/or Regional performance measures reporting.

### 11.3. Planning Studies

- a. The City may undertake planning studies to monitor progress of planning initiatives, understand new trends, ensure an appropriate response is provided to issues which may arise, or for any other purpose deemed suitable by the City.
- b. The City will dedicate sufficient resources, or seek partnership funding where possible, for planning studies so that the work can be undertaken with appropriate professional diligence.
- c. The City may implement the findings of a planning study with an Official Plan Amendment, a Secondary Plan, a Zoning Bylaw Amendment, a Bylaw or any mechanism deemed appropriate.

### 11.4. Amendments to this Plan

- a. The City will consider applications for site specific amendments to this Plan within the context of the policies and criteria set out throughout this Plan.
- b. An applicant of an Official Plan Amendment shall be required to submit a planning justification report(s) to demonstrate the rationale for an amendment to this Plan, and shall be required to evaluate and address such matters, including but not limited to:
  - i. Conformity with Provincial policies and plans;
  - ii. Conformity to the vision, goals, objectives and policies of this Plan, and other Council approved policies and plans;
  - 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 of surrounding lands; and,
  - vi. Adequacy of infrastructure and community infrastructure to support the proposed use.
- c. In accordance with the *Planning Act*, there will be no appeal with respect to the refusal or failure of the City to adopt an Official Plan Amendment and/or the passage of a Zoning Bylaw Amendment:
- i. For the re-designation or conversion of lands designated as an Employment Area; and,
  - ii. For the expansion of the urban area boundary.
- d. Notice of Official Plan Amendments will be given in accordance with the procedures as provided for in the *Planning Act* and the applicable policies of the Plan.
- e. 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; and,
  - iv. Adding technical information to maps or Schedules.

#### 11.5. Zoning Bylaw

- a. The Zoning Bylaw 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. Within three years of the adoption of, or 10-year update of this Plan, the existing Zoning Bylaw will be reviewed and amended, or a new Zoning Bylaw prepared and adopted, to conform to the policies of this Plan, in accordance with the *Planning Act*.

- c. Until such time as the Zoning Bylaw can be amended to bring it into conformity with this Plan, the present Zoning Bylaw shall remain in effect. Any amendments to the Zoning Bylaw shall be in conformity with this Plan.

### 11.6. Increase in Height and Density Bylaw

- a. In accordance with Section 37 of the *Planning Act*, Council may in a Bylaw authorize increases in height and density of development, in return for the provision of community benefits, which may include such facilities, services or other matters as are set out in the Bylaw.
- b. In authorizing such increases in height and density the City may seek any of the following community benefits:
  - i. Community facilities/services;
  - ii. Child care facilities;
  - iii. Cultural facilities;
  - iv. Public Art or Arts facilities;
  - v. Park facilities;
  - vi. Recreational facilities;
  - vii. Public transit infrastructure, facilities or services;
  - viii. Amenities for, or are conducive to active transportation, such as pedestrian or cycling facilities;
  - ix. Enhanced public access and connections to community facilities, open space and natural areas, including multi-use pathways and trails system;
  - x. Preservation and enhancement of the Natural Heritage System, including the conveyance of natural areas to a public authority; and,
  - xi. Any public work, initiative or matter in compliance with this Plan to the satisfaction of the City.
- c. The use of an Increase in Height and Density Bylaw will be strongly encouraged within the Downtown Urban Growth Centre, including the Major Transit Station Area, as well as the

Community Commercial/Mixed-Use Designation and the Intensification Corridor Designation.

- d. A Bylaw to increase height and density, in accordance with the *Planning Act*, will only be considered where there is sufficient infrastructure and capacity to accommodate the additional height and/ or additional density of the development or redevelopment and where the development is compatible with existing development and meets all other policies of this Plan.
- e. Prior to the enactment of an Increase in Height and Density Bylaw the City will require the owner to enter into one or more legal agreements to be registered on title against the lands to which it applies, dealing with the amount of additional height and/or density and the provision and timing of community benefits. The specific type and location of community benefit or service shall be determined in accordance with **Section 11.3.2** and in consultation with the owner/applicant and the City.

#### 11.7. Holding Bylaw

- a. Pursuant to Section 36 of the *Planning Act*, the City may enact Holding provisions which enable lands to be zoned for specific uses but prevents development and redevelopment from occurring until the City is satisfied that certain conditions have been met. Under the *Planning Act*, Council may pass a "Holding" Bylaw that places an "H" symbol on a comprehensive or site specific basis, and specifies the conditions that shall be met before the "H" symbol is removed and the lands can be developed.
- b. A Holding provision may be used to implement this Plan for one or more of the following purposes:
  - i. To ensure that certain conditions, studies or requirements related to a proposed Zoning Bylaw Amendment are met;
  - ii. To achieve orderly phasing or staging of development, in accordance with City, and/or Provincial policies;
  - iii. To ensure that adequate transportation and servicing infrastructure and community services and facilities are, or will be, available in accordance with municipal standards;



- iv. To adopt measures to mitigate negative impacts resulting from the proximity of lands to transportation and utility corridors, incompatible land uses or any other source of nuisance or hazard to public health and safety;
  - v. To satisfy the policies of this Plan related to cultural heritage conservation, urban design, Site Plan Approval, potentially contaminated sites, protection of the natural environment and the Natural Heritage System, community improvement, and all other planning matters determined to be relevant to the development or redevelopment of the lands;
  - vi. To achieve the exchange of community benefits set out in this Plan;
  - vii. To ensure the payment of monies for services and/or local improvements; and,
  - viii. To ensure the execution of legal agreements, approval of plans of subdivision and approval of necessary studies by the appropriate authority to satisfy any of the criteria set out above.
- c. Holding provisions will be applicable to all land use designation categories in this Plan and may be applied through the Zoning Bylaw to any zoning category or to a specific land use within a zoning category. Holding provisions may be applied City wide or to portions of the City or on a site-specific basis.
  - d. A Holding Bylaw will zone the lands for their future intended use and will identify the lands subject to the holding provisions by adding the Holding “H” symbol to the zoning category, indicating that the development or redevelopment of the lands cannot proceed until the symbol ‘H’ is removed by Bylaw.
  - e. Interim uses permitted while the holding provision is in place may include existing uses and other uses permitted within the Official Plan land use designation of the subject lands that are deemed appropriate by Council and which do not adversely affect the future development potential of the lands.
  - f. Before enacting a bylaw to delete the holding provision in accordance with the *Planning Act*, Council shall be satisfied that:

- i. Adequate servicing, such as water supply, sewage disposal facilities, stormwater drainage, solid waste collection and disposal, roads and any other required utility can be provided;
- ii. All necessary requirements of the City have been satisfied;
- iii. All necessary subdivision or development agreements have been entered into, and that the conditions of these agreements have been, or will be met; and,
- iv. Development satisfies all other relevant policies of this Official Plan.

#### 11.8. Interim Control Bylaw

- a. Pursuant to Section 38 of the *Planning Act*, the City may enact a Bylaw to control the development of land within the municipality on an interim basis while a study of land use planning policies is undertaken by the municipality.
- b. Interim Control Bylaws will specify the permitted uses and any additional applicable regulations, while the Bylaw is in effect, provided that such interim uses do not conflict with the ultimate designated use of the lands.
- c. Interim Control Bylaws shall define the specific area affected and establish an expiry date of not more than one year from the date of passing thereof.
- d. Council may pass a further Bylaw to grant an extension of the Interim Control Bylaw for up to one additional year. Council may not enact another Interim Control Bylaw on the same lands where one has lapsed, for a period of three years.
- e. Interim Control Bylaws shall not prohibit the use of lands for any purpose lawfully in existence, or for which a building permit has been issued under the *Building Code Act*, on the date of passing of the Interim Control Bylaw.

#### 11.9. Temporary Use Bylaws

- a. Pursuant to Section 39 of the *Planning Act*, the City may pass a Temporary Use Bylaw permitting the temporary use of lands,

buildings or structures for a purpose that would otherwise not be permitted in the Zoning Bylaw.

- b. A temporary use Bylaw will define the land to which it applies and will prescribe the period of time during which it is in effect.
- c. The City may grant extensions of the temporary use. Any extension will be granted through passage of a Bylaw, in accordance with the provisions of the *Planning Act*.
- d. The City will, in considering the enactment of a temporary use Bylaw, be satisfied that:
  - i. The proposed temporary use is compatible with surrounding uses;
  - ii. There is sufficient on-site parking to accommodate the proposed temporary use; and,
  - iii. The proposed use will be properly serviced and will not require the extension or expansion of existing municipal services.
- e. Upon the expiry of the time period(s) authorized by a temporary use Bylaw, the use of land, buildings or structures that were permitted under such a Bylaw will cease to exist and will not be considered legal non-conforming within the context of the *Planning Act* or this Plan.

#### 11.10. Subdivision of Land

- a. A registered Plan of Subdivision is used to create new municipal roads and separate parcels of land and identifies the exact surveyed boundaries and dimensions of lots. A Plan of Condominium is another way of dividing property and can include the creation of private roads and is primarily used to subdivide and convey ownership of individual units. A Land Severance is the authorized separation of a piece of land to form a new lot or a new parcel of land.

##### *Plan of Subdivision*

- b. All lands within the City shall be subject to subdivision control pursuant to Section 50 and 51 of the *Planning Act*.

- c. 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 stormwater 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.
- d. The City, when considering applications for plans of subdivision, will have regard to the provisions of the *Planning Act* and related Provincial policies and plans, along with the Conservation Authority policies and procedures. In addition, the City will approve only those plans of subdivision that meet the following criteria:
  - i. The plan conforms to the policies of this Plan;
  - ii. The plan will not impose an unacceptable financial burden on the City;
  - iii. The plan of subdivision can be supplied with adequate services and community facilities;
  - iv. The plan will not adversely impact upon the transportation system and will support public transit, cycling and walkability;
  - v. The plan will not adversely impact the natural environment;
  - vi. The plan will be integrated with surrounding lands, subdivisions and streets; and,
  - vii. The plan meets the urban design criteria contained in this Plan and the City's Urban Design Manual.
- e. As a condition of draft plan of subdivision approval, the City shall require proponents to satisfy certain conditions prior to final approval and registration of the plan. The applicant may be required to meet the conditions within three years which, if not met, may cause the draft plan approval to lapse. To ensure that conditions are bound to the owner and the land, the City shall

require the proponent to enter into a Subdivision Agreement which will be registered on title.

- f. Pursuant to Section 50 (7) of the *Planning Act*, the City may enact a Bylaw 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***

- g. Only those development proposals submitted under the *Condominium Act* that conform to the general policies of this Plan shall be considered for approval.
- h. The City, when considering applications for plans of condominium, will have regard to the provisions of the *Planning Act* and related Provincial policies and plans, along with the Conservation Authority policies and procedures. In addition, the City will approve only those plans of subdivision that meet the following criteria:
  - i. The plan conforms to the policies of this Plan;
  - ii. The plan will not impose an unacceptable financial burden on the City;
  - iii. The plan of condominium can be supplied with adequate services and community facilities;
  - iv. The plan will not adversely impact upon the transportation system and will support public transit, cycling and walking;
  - v. The plan will not adversely impact the natural environment;
  - vi. The plan will be integrated with surrounding lands, subdivisions and streets; and,
  - vii. The plan meets the urban design criteria contained in this Plan and the City's Urban Design Manual.

### ***Land Severances***

- i. A severance 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.

- j. The maximum number of new lots approved by the City on one property through consent shall be three (3). Proposals for four (4) or more new lots shall be processed by a plan of subdivision.
- k. Approval for consents to create new lots will only be considered where:
  - i. The lots are fully serviced by municipal water and wastewater systems;
  - ii. The lots have frontage, and have direct access, on a public road;
  - iii. The lots comply with the policies of this Plan, including any secondary plans where one exists;
  - iv. The lots comply with the Zoning Bylaw or an approved minor variance;
  - v. The lots will not restrict the development of adjacent lands; and
  - vi. The lots reflect the general scale and character of the established development pattern in the surrounding area by taking into consideration lot frontages and areas, building height, coverage, mass, setbacks, privacy, and overview.
- l. Any required road widenings, improvements or extensions to existing rights-of-way may be required in accordance with the applicable policies of this Plan, as a condition of severance approval.
- m. Land severance consents may be permitted to create easements, boundary adjustments, rights-of-way and lot additions in accordance with Section 53 of the *Planning Act*.

#### 11.11. Development Permit System

- a. The Development Permit System is an additional implementation tool that may be used by the City to ensure the goals, objectives and policies of this Plan are realized. The Development Permit system is intended to be a flexible planning tool that combines zoning, Site Plan Approval, and minor variance processes into a single process.

- b. Before passing a Bylaw to establish a Development Permit Area, an Official Plan Amendment shall be required to:
  - i. Identify the area to which the development permit system applies;
  - ii. Set out the scope of the authority that may be delegated and any limitations on the delegation, if the City intends to delegate any authority under the Development Permit Bylaw;
  - iii. Specify goals, objectives, and policies of the Development Permit Area;
  - iv. Set out the types of criteria and conditions that may be included in the Development Permit Bylaw;
  - v. Identify the classes of development or redevelopment that may be exempt;
  - vi. Specify height and density provisions; and
  - vii. Specify complete application requirements.
- c. The City may, in a Bylaw passed under Section 70.2 of the *Planning Act*, establish a Development Permit System for one or more Development Permit Areas within the City.

#### 11.12. Site Plan Approval

- a. Site Plan Approval is a tool used to achieve high quality site and exterior building design. It is used to achieve appropriate siting and massing of development and to ensure safety, accessibility, attractiveness and compatibility of a development within the site context and overall urban landscape. It is also used by the City to secure land for road widenings and to implement streetscape improvements in public boulevards adjoining development sites. 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.
- b. The City will establish, by Bylaw, a Site Plan Approval Area which will encompass all of the lands within the boundaries of the City and will be applicable to all development or redevelopment.

- c. Notwithstanding any other policy of this Plan, 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 Bylaw:
  - i. Require Site Plan Approval as a condition of a subdivision 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 formally designated under the *Ontario Heritage Act*, and for those properties that the City has identified as having significant heritage attributes.
- d. Site Plan Approval will be used in accordance with Section 41 of *Planning Act* as a means of achieving well-designed, functional, accessible, safe, sustainable built form and public space. Proposed development or redevelopment within the Site Plan Approval Area may not be permitted until such time as the City has approved drawings showing plan, elevation and cross-section views for all buildings to be erected (including all buildings to be used for residential purposes regardless of the number of units) and for other site development works sufficient to display the following:
  - i. Exterior building design considerations including, without limitation:
    - Appearance;
    - Character, including building materials and colour;
    - Design features;
    - Scale;
    - Signage, where applicable; and,
    - Sustainable design;
  - ii. Design elements within and/or adjacent to the City right-of-way, including without limitation:
    - Bicycle parking facilities;



- Buffers;
  - Curb cuts and driveway ramps;
  - Other plantings and groundcover;
  - Public Transit facilities, where applicable;
  - Street furniture including location of public art;
  - Landscaping including trees, shrubs and/or hedges; and,
  - Waste, recycling and composting containers; and,
- iii. Site development works and site design including, without limitation:
- Barrier-free and universal accessibility;
  - Grading, drainage, erosion and sedimentation control;
  - Facilities for the storage of garbage, recycling and other waste material;
  - Landscaping and fencing;
  - Lighting;
  - Loading and parking areas;
  - Outdoor amenity and/or play facilities, where appropriate;
  - Pedestrian access and bicycle facilities;
  - Signage, where applicable;
  - Stormwater management design and areas; and,
  - Road widenings and road improvements.
- e. The exterior design of all buildings proposed through the site plan approval process, shall be consistent with any applicable Urban Design policies contained in this Plan, and the Urban Design Guidelines for Intensification Proposals, and any other Council approved design policies and reports.
- f. The City may require an Urban Design Brief be submitted in support of a development application or public realm improvement project. The Urban Design Brief will be in accordance with the policies of this Plan, and the City's Urban

Design Manual, and may be used to guide the site plan approval process.

- g. The City supports the implementation of Crime Prevention through Environmental Design (CPTED) principles as part of the Site Plan Approval process to ensure development or redevelopment has regard for the safety and security of all persons. The City may require a Crime Prevention Through Environmental Design Report (CPTED), to be prepared by a qualified professional, in accordance with the CPTED principles contained in the Urban Design Guidelines for Intensification Proposals with the submission of a development application to the satisfaction of the City.
- h. The City shall acquire the widenings for rights-of-way, turn lanes and daylight triangle at intersections, in accordance with the policies of this Plan, as a condition of Site Plan approval.
- i. For developments requiring approval under the City of Brantford Site Alteration Bylaw, the provisions of Section 41(7)(a) (9) of the *Planning Act*, as amended, shall apply.

### 11.13. Committee of Adjustment

- a. Council may appoint a Committee of Adjustment to consider minor variances to the Zoning Bylaw and land severances, in accordance with Section 45 (1) and (2) of the *Planning Act*.
- b. 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.

#### *Minor Variances*

- c. Under Section 45(1) of the *Planning Act*, the Committee of Adjustment in considering applications for minor variances will ensure that the application meets the following criteria:
  - i. The application is minor;
  - ii. The application is desirable for the appropriate development or use of the lands;

- iii. The application maintains the general intent of the Official Plan; and,
- iv. The application maintains the general intent of the Zoning Bylaw.

### ***Other Powers***

- d. In accordance with Section 45(2) of the *Planning Act*, the Committee of Adjustment may also permit an extension or enlargement of a legal non-conforming uses, building or structure, where:
  - i. The land, building or structure was lawfully used for a purpose prohibited by the Zoning Bylaw on the day the Zoning Bylaw was approved; and,
  - ii. The use has continued until the date of application to the Committee of Adjustment.
- e. If the criteria identified in this Plan are met, the Committee of Adjustment may also permit a different use for the land, building or structure, provided the use of the land, building or structure is similar or more compatible than the purpose it was used for on the day the Zoning Bylaw was passed. In this case, the similar or more compatible use shall be an interim use.
- f. In no circumstance may permission be granted to enlarge or extend the building or structure beyond the limits of the land owned and used in connection with the use on the day the Zoning Bylaw was approved.
- g. Prior to permitting extension or enlargement of lands, buildings or structures associated with a legal non-conforming use, the Committee of adjustment shall be satisfied that the proposed development:
  - i. Is in the public interest;
  - ii. Represents good planning;
  - iii. Will not create undue, adverse impacts upon abutting properties with regard to increased noise, vibration, fumes, smoke, dust, odours, lighting or traffic; and,
  - iv. Represents an evolution of the existing legal non-conforming use, or in the case of a similar or more

compatible use, will be an improvement over the existing use in terms of appearance and function in relation to the surrounding area and will more closely satisfy the intent of the policies of this Plan and provisions of the Zoning Bylaw than the purpose for which it is being used.

#### 11.14. 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 the intent of this Plan and comply with the Zoning Bylaw.
- b. The use of lands, buildings and/or structures which do not conform to the Zoning Bylaw but which were in lawful existence prior to the approval of the Zoning Bylaw, 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 rights derived from such uses will terminate.
- c. Notwithstanding any other Policy in the 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 and 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 Bylaws. Such 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 Bylaw which will incorporate specific and appropriate regulations relative to the existing specific use and site; and,

- ii. Be restricted to the property boundaries of the land owned at the time of the approval of this Plan.

**11.15. Demolition Control**

- a. Demolition Control enables the City to: maintain the integrity of residential neighbourhoods; prevent the premature loss of housing stock; avoid the creation of vacant parcels of land in stable neighbourhoods; and retain existing residential units until new uses have been considered and redevelopment plans have been approved.
- b. The City may, by Bylaw, designate all lands within the City as a demolition control area.
- c. A Demolition Control Bylaw may be used as a tool to:
  - i. Preserve and enhance the character of an area;
  - ii. Protect existing housing stock; or,
  - iii. Preserve other buildings, structures or features, within the City as Council deems appropriate.
- d. No person shall demolish or otherwise remove the whole or any part of a residential property in a Demolition Control Area, unless that person is the holder of a demolition permit for that residential property issued by the City.
- e. This Bylaw shall not apply where:
  - i. The demolition of part of the residential property does not reduce the number of dwelling units on the residential property;
  - ii. The residential property is exempted under federal or provincial regulations; or,
  - iii. The residential property is deemed unsafe in accordance with the *Building Code Act*, and an order for demolition has been issued by the Chief Building Official.
- f. Under Section 33 of the *Planning Act*, the City may delegate authority to the Chief Building Official to issue demolition permits where;

- i. Where no staff or Council concerns have been raised regarding the proposed demolition; or,
  - ii. Where the property is not designated or listed under the *Heritage Act*.
- g. Where a building permit has been issued by the Chief Building Official, Council may impose conditions related to the timing of completion of replacement buildings, and impose a fee for non-compliance, in accordance with Sections 33(6), 33(7), and 33(11) of the *Planning Act*.
- h. Applications to demolish designated cultural heritage buildings or structures shall be considered in accordance the provisions of the *Ontario Heritage Act* and all other applicable policies of this Plan.

#### 11.16. Parkland Dedication

- a. In accordance with the *Planning Act*, the City shall require the conveyance of land for park or other public recreational purposes, as a condition of development, as follows:
  - i. For residential development, require 5 percent of all the land proposed for development or redevelopment, or alternatively require up to one hectare for each 300 dwelling units proposed be conveyed to the City for parkland/open space purposes;
  - ii. For non-residential development, require a maximum of 2 percent of the land proposed for development or redevelopment be conveyed to the City for parkland/open space purposes; or
  - iii. For mixed-use development, the parkland calculations, in accordance with i. and ii. above, shall be pro-rated to take into account the proportions of residential and non-residential lands within the net land area.
- b. Where the *Planning Act* authority is used to require the dedication of land, that land will be intended for park purposes, and be free from any encumbrances such as steep slopes, natural heritage features, cultural heritage features, municipal infrastructure, and overflow routes, and shall be fully accessible.

- c. Stormwater management facilities, lands within the Core Natural Area Designation, valley lands, hazard lands, woodlots, Natural Heritage System lands and major utility corridors and easements shall not be considered acceptable lands eligible to satisfy parkland dedication requirements and shall be not be considered for the purpose of calculating the land area subject to the parkland dedication.
- d. The City's Parkland Dedication Bylaw may include provisions for reductions or exemptions from parkland dedication requirements for the purposes of achieving intensification, economic development and/or other objectives of this Plan.
- e. Lands dedicated for park land purposes will be developed in accordance with the standards set out in the City's Urban Design Manual, *Parks and Recreation Master Plan*, *Multi-Use Trail and Bikeways Implementation and Design Plan* and all other applicable policies of this Plan.
- f. The City may require cash-in-lieu of all or part of the required parkland dedication in accordance with the provisions of the *Planning Act*. The amount paid shall be equal to the value of the land to be conveyed and shall be determined in accordance with the provisions of the *Planning Act*.
- g. Privately built parks held in private ownership will not be considered part of parkland dedication.
- h. The City may enter into other mutually agreeable agreements/arrangements with an owner/developer for the purposes of developing a park at their expense, to be conveyed to the City, and reimbursed to the owner/developer through a reduction in development charges.

### 11.17. 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*.

**11.18. Municipal Finance**

- a. The implementation of this Plan must be financially 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 infrastructure and community infrastructure.
- 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 Study will be prepared and may be peer reviewed at the owner/applicant's expense. Development applicants 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.

**11.19. Development Charges**

- a. The City will prepare a background study and enact a Bylaw under the *Development Charges Act*, to ensure that the capital cost of growth related services does not place a financial burden



upon the City's existing taxpayers and that new taxpayers bear no more than the growth-related net capital cost attributable to providing the current level of services.

- b. The City may enact a Development Charges Bylaw that applies to the City, as a whole and/or that apply to specific geographic areas within the City.
- c. 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.
- d. The City will apply, calculate and collect Development Charges in accordance with the provisions of the Development Charges Bylaw and the *Development Charges Act*.

### 11.20. Community Improvement Plans

- a. The Community Improvement provisions of the *Planning Act* give the City tools and powers that may be used to achieve a broad range of goals and objectives of this Plan. Community Improvement Plans identify specific projects that need to be carried out in a particular area to improve the quality of life and the built environment, and/or incentives for private sector investment to stimulate the redevelopment, rehabilitation or improvement of an area.
- b. Community Improvement Project Areas may be established by Council and designated by Bylaw, in accordance with the provisions of the *Planning Act*.
- c. All lands within the City are considered eligible for Community Improvement initiatives, and eligible to be designated as a "Community Improvement Project Area", pursuant to the provisions of the *Planning Act*.
- d. Community Improvement Project Areas may be established by Council and designated by Bylaw, in accordance with the provisions of the *Planning Act*, as long as the area satisfies one or more of the following criteria:

- i. There may be conflicting or incompatible land uses in the area;
  - ii. There are old residential, industrial and commercial buildings and properties that are in need of upgrading, rehabilitation, or replacement;
  - iii. The area contains an inappropriate range of housing types and densities including insufficient affordable housing;
  - iv. There are deficient local public parks and recreational and/or community facilities in terms of size, space, location, access, landscaping, grading or equipment;
  - v. There are deficient sanitary sewers, storm sewers, hydro, water systems, or other infrastructure;
  - vi. There are deficient streetscapes in terms of poor roads, curbs, sidewalk, boulevards, tree planting, street furniture and street lighting;
  - vii. There is inadequate flood protection;
  - viii. There is a need for greater energy or water efficiency on land or in buildings;
  - ix. There is a need for waste reduction or achieve other environmental sustainability objectives;
  - x. There are opportunities for intensification and redevelopment of under-utilized sites;
  - xi. There is known or perceived environmental contamination, i.e. brownfields;
  - xii. There are cultural heritage resources in an area warranting conservation and/or enhancement;
  - xiii. There are a number of screening, buffering or landscaping deficiencies in the area; or,
  - xiv. The area is in need of environmental, social or community economic development.
- e. Community Improvement Plans and community development projects may be undertaken in conjunction with senior levels of government funding assistance programs and will be subject to the eligibility and implementation regulations of such programs and the priorities and availability of municipal funding.

- f. The City will be satisfied that its participation in Community Improvement activities will be within the financial capabilities of the City.
- g. Where the City is satisfied that a Community Improvement Plan has been carried out, it may, by Bylaw, dissolve the Community Improvement Project Area and Plan.

### 11.21. Pre-Consultation Meeting

- a. Pre-consultation with the City shall be required prior to the submission of a planning application(s) for an Official Plan Amendment, Zoning Bylaw Amendment, Draft Plan of Subdivision, Draft Plan of Condominium, Site Plan, Minor Variance and/or Consents.
- b. 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).
- c. The City shall determine the information and materials necessary for submission with the application based on the nature of the application, and in accordance with the list of Studies identified in this Plan.
- d. 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 consultation.
- e. Development applications submitted to the City prior to the formal pre-consultation meeting shall be considered incomplete and returned to the applicant.

### 11.22. Complete Application Requirements

- a. Pre-consultation with the City shall be required prior to the submission of a *Planning Act* application(s) for an Official Plan amendment, Zoning Bylaw amendment, Draft Plan of

Subdivision, Draft Plan of Condominium, Site Plan, Minor Variance and/or Consents, in accordance with applicable policies of this Plan.

- b. Any or all of the information outlined in this Section may be requested from applicants who propose to submit applications for an Official Plan amendment, Zoning Bylaw amendment, Draft Plan of Subdivision, Draft Plan of Condominium, Site Plan, Minor Variance and/or Consents development to ensure that:
  - i. All relevant and required information pertaining to a development application is available at the time of submission to enable Council and its delegated authorities to make informed decisions within the time periods prescribed by the *Planning Act*;
  - ii. The public and other interested stakeholders have access to all relevant information at an early stage in the planning process; and,
- c. For planning applications to be deemed complete:
  - i. The City require all of the following mandatory items:
    - Application Form;
    - Covering Letter; and,
    - Required Fees; and,
  - ii. In addition, the City may require other information to support the application, which may include one or more of the following:
    - Affordable Housing Report
    - Agricultural Impact Assessment and/or statement of conformity with Minimum Distance Separation Formula;
    - Aggregate Mineral Resource Analysis
    - Air Quality Study
    - Archaeological Assessment;
    - Building Details (including elevations, colours, materials, etc.);
    - Building Matrix;

- CPTED Report
- Commercial Land Needs Assessment;
- Contamination Management Plan/ Remediation Strategy
- Employment Land Needs Assessment;
- Environmental Impact Assessment Environmental Strategy;
- Erosion Hazard/Sediment Control Plan;
- Municipal Financial Impact Assessment;
- Functional Servicing Report;
- Geotechnical Report;
- Grading Plan (Cut and Fill plan)
- Height Survey of Adjacent Buildings;
- Heritage Impact Statement;
- Hydrogeology Study;
- Land Assembly Documents;
- Landfill Impact Study;
- Landscape Plan
- Lighting Plan
- Master Drainage Plan
- 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;
- Phase I Environmental Site Assessment;
- Phase II Environmental Site Assessment;

- Phasing Plan;
  - Planning Justification Report;
  - Record of Site Condition
  - Recreation Needs Study
  - Rental Housing Conversion Study;
  - Residential Land Needs Assessment;
  - Restoration Plan
  - Retail/Market Impact Report;
  - Sensitive Land Use Report;
  - Sun/Shadow Analysis;
  - Site Plan/proposed Draft Plan of Subdivision and/or Condominium;
  - Slope Stability Report
  - Soil Report;
  - Stormwater Management Report/Plan;
  - Street Parking Study;
  - Survey (completed within the last five years preceding application submission showing all buildings/structures currently located on property);
  - Sub-Watershed Plan and/or Update to an existing Sub-Watershed Plan, or an Area Management Plan for stormwater;
  - Traffic/Transportation Impact Study;
  - Tree Inventory and/or Tree Preservation Study;
  - Top-of-Bank Demarcation;
  - Urban Design Report; and/or,
  - Water and Waste Water Servicing Strategy
- d. 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 shall be prepared by an appropriately designated qualified professional, in accordance with applicable legislation and/or to the satisfaction of the City, retained by and at the expense of the applicant;
- ii. 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. Such peer review shall be completed by an appropriate agency or professional consultant retained by the City, at the applicants expense;
- iii. The City may refuse all information, studies and materials, submitted as part of a complete application(s) if it considers the quality of the submission unsatisfactory;
- iv. In addition, 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;
- v. Incomplete applications submitted to the City will not be accepted and shall be returned to the applicant; and,
- vi. Where a peer review is required of one or more of the studies listed in this Section, the time period to process the application shall not commence until the peer review study has been submitted to the City, and the City has been fully reimbursed by the applicant for the cost of the peer review.

### 11.23. Public Meetings and Notification

- 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 these requirements as deemed appropriate and as outlined in this Section.

- c. The City of Brantford will use the provisions for public meetings and notifications outlined in this Section, to allow for enhanced consultation during the early review process and not rely solely on the notice of public meeting as outlined in the *Planning Act*. This will foster communication and education of issues to people and groups early in the decision- making process.
- d. 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;
  - ii. Public notice signs;
  - iii. Surveys, electronic or mail out;
  - iv. Informal Public meeting/Neighbourhood Ward meeting;
  - v. Statutory Public meetings;
  - vi. City web-site; and/or,
  - vii. Workshops.
- e. In addition to the methods identified in this Section, the City will use the following mechanism 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.
- f. The City will utilize the City of Brantford Community Involvement Framework, to provide a consistent approach for how the City will involve the public in planning processes, recognizing that the City has an obligation to process development applications within the timelines prescribed by the *Planning Act*.



### *Public Meetings*

- g. Two (2) public meetings may be held to inform and secure the views of the public with respect to the approval of an Amendment to the Official Plan, Zoning Bylaw or other development application. The first meeting shall be known as the “Neighbourhood Meeting” and the second shall be known as the “Statutory Public Meeting”.
- h. The City may waive the requirement for a Neighbourhood Meeting in consultation with the Ward Councillors, where the holding of such meeting would serve no useful purpose.
- i. The purpose of the Neighbourhood Meeting is to present the planning application and to obtain preliminary comments from those affected by the 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.
- j. Where a Statutory Public Meeting is required for a planning application, the City shall follow the notification requirements pursuant to the *Planning Act*.
- k. A Statutory Public Meeting under the *Planning Act* shall not be required for minor administrative or technical amendments to this Plan.

# INTERPRETATIONS AND DEFINITIONS

# 12





## 12. INTERPRETATION AND DEFINITIONS

### 12.1. General Policies

- a. The policies of this Section provide a guide for the interpretation of this Plan.
- b. This Plan shall be referred to as the City of Brantford Official Plan and is subject to approval by the Ministry of Municipal Affairs and Housing as the approval authority.
- c. This Plan is to be read 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.
- d. The vision, guiding principles, policies, definitions, tables and schedules contained herein constitute the City of Brantford Official Plan. The preambles at the beginning of each Section form part of this Plan and shall assist in understanding the intent of the operative policies. Other graphics, text boxes, figures, sidebar diagrams and text and appendices are intended to be illustrative and are provided to clarify the policies and do not form part of the operative policies of this Plan.
- e. The implementation of this Plan shall occur over the planning horizon to 2036.
- f. The Schedules attached to this Plan must be read together with the policies of this Plan.
- g. 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, streets, railways, watercourses or other bodies of water or other clearly recognizable or defined physical features. Future streets and transit systems shown on Schedules to this Plan are shown in approximate locations only. Provided that the intent of this Plan is maintained, minor adjustments to the location of boundaries shown on the Schedules to this Plan shall not require an amendment to the Plan.
- h. In the case of a discrepancy between the policies of this Plan and a related Schedule, the policies shall take precedence.

- i. Where the same lands are subject to two or more land use designations, the policies of each designation shall apply to the portion of the lands so designated.
- j. In the case of a conflict between the Part 1 policies of this Plan and any Secondary Plan in Part 2 of this Plan, the policies of the Secondary Plan shall prevail, except where this Plan expressly provides otherwise.
- k. An amendment to this Plan shall be required where a policy, designation, Schedule or guiding principle is added, deleted, or significantly altered.
- l. An amendment to this Plan is not required where a change to a policy, designation or Schedule is technical in nature, the intent of this Plan is maintained, and there is no substantive change to this Plan. Changes may be made during office consolidations for the purposes of:
  - i. Altering the numbering, cross-referencing, and arrangement of policies, text, tables, figures, Schedules and appendices in this Plan;
  - ii. Altering punctuation, or correcting grammatical, typographical, mathematical, or technical mapping errors;
  - iii. Updating the base mapping or adding technical information to the Schedules or Appendices to show existing and approved infrastructure; and/or,
  - iv. Changing format or presentation.
- m. 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 Zoning Bylaw.
- n. Lands identified in **Part 2: Modified Policy Areas** are an exception to the policies of this Plan, and reflects the unique circumstances that are not representative of this vision and policy framework established in this Plan.
- o. The use of the words “shall”, “will”, or “must” are not to be interpreted as Council’s requirement to undertake actions immediately or as a commitment on the part of Council to take action within a specified timeframe.

- p. The use of the word “may” when used in this Plan means a discretionary, but not a mandatory policy or requirement of this Plan.
- q. The use of the word “should” when used in this Plan means something that ought to be done but is not mandatory in all instances.
- r. The term “conforms to” when used in this Plan means to comply with the policies or requirements of this plan.
- s. The term “encourage” when used in this Plan means to give support to or give favorable consideration to a matter or thing.
- t. 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, or structure.

## 12.2. Definitions

**Activity Rate** means the ratio of employment to population.

**Accessory or Accessory Use** means a use of land, buildings or structures that is normally incidental or subordinate to and exclusively devoted to the principal use, building or structure located on the same lot.

**Active Transportation** means human-powered travel, including but not limited to, walking, cycling, incline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed.

**Adaptive Re-Use** means the recycling of a structure usually for a new function, such as the use of former industrial building for residential or commercial uses.

**Adult Live Entertainment Parlour** means any premises in which or in part of which, in pursuance of a trade, calling, business or occupation: a live performance of an adult nature is provided.

**Adjacent Lands** mean those lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration may have a negative impact on the feature or area. The

extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives.

**Adverse Effects** as defined in the *Environmental Protection Act* means one or more of:

- a. Impairment of the quality of the natural environment for any use that can be made of it; injury or damage to property or plant or animal life;
- b. Harm or material discomfort to any person;
- c. An adverse effect on the health of any person;
- d. Impairment of the safety of any person;
- e. Rendering any property or plant or animal life unfit for human use;
- f. Loss of enjoyment of normal use of property; and
- g. Interference with normal conduct of business.

**Affordable Housing** means, In the case of ownership housing, the least expensive of:

- a. Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
- b. Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;

In the case of rental housing, the least expensive of:

- a. A unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
- b. A unit for which the rent is at or below the average market rent of a unit in the regional market area.

**Aggregate** means gravel, sand, clay, shale, stone; earth or other prescribed material defined in the *Aggregate Resources Act*.

**Areas of Natural and Scientific Interest (ANSI)** means areas of land and water containing natural landscapes or features that have

been identified as having life science or earth science values related to protection, scientific study or education.

**Alternative Energy System** means sources of energy or energy conservation processes such as co-generation and energy from waste that significantly reduce the amount of harmful emissions to the environment when compared with conventional energy systems.

**Ancillary Uses** means a land use that is supportive of and secondary to the primary use assigned to a given designated property. Ancillary uses may be located on a mixed-use site or within a mixed-use building that includes primary uses. With respect to an industrial employment area, ancillary uses may include small-scale complementary uses that primarily serve the business functions of the industrial employment area.

**Archaeological Resources** means artifacts, archaeological sites and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*.

**Areas of Archaeological Potential** means areas with the likelihood to contain archaeological resources. Criteria for determining archaeological potential are established by the Province, but municipal approaches that achieve the same objectives may also be used. Archaeological potential is confirmed through archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*.

**Barrier-Free** means that a building and its facilities can be approached, entered and used by people with physical and sensory disabilities.

**Body Rub Parlour** means any premises or part thereof where a body rub is performed, offered or solicited in pursuance of a trade, calling, business or occupation, but does not include any premises or part thereof where the body rubs performed are for the purposes of medical or therapeutic treatment and are performed by persons otherwise duly qualified, licensed or registered so to do under the laws of the Province of Ontario.

**Brownfield Sites** means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties often referred to as “greyfields” that may be underutilized, derelict or vacant.



**Built Boundary** means the limits of the developed urban area and consists of delineated and un-delineated built-up areas as defined by the Province and updated by the City and consists of delineated and un-delineated built-up areas.

**Built Form** means a function of building placement, mass, height and floor area. Built form is typically regulated in the Zoning Bylaw, in terms of building mass (floor space ratio), lot coverage, building setbacks, and height and floor area regulations as well as in the City's Urban Design Guidelines for Intensification Proposals.

**Built Heritage Resources** means one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the *Ontario Heritage Act*, or listed by local, provincial or federal jurisdictions.

**Built-up Area** means all land within the built boundary.

**Cash-in-Lieu** refers to a sum of money paid by a person or corporation, to satisfy an obligation.

**City** refers to the Corporation of the City of Brantford.

**Communal Housing** means the sharing of property and services by residents living in shared and/or private suites, which may include shared kitchen and dining facilities, sanitary facilities, laundry facilities and amenity facilities. Forms of communal housing may include Special Needs Housing, Nursing Homes, Long-Term Care Facilities, Retirement Homes, Group Homes, Boarding Houses, Student Residences, Continuum of Care Developments, Seniors Accommodations and similar forms of service-oriented residences.

**Community Character** refers to identifiable pockets of the urban fabric with distinctive physical attributes. These attributes include but are not limited to development patterns, scale or built environment, architectural elements and style of existing buildings and structures, cultural heritage resources and community infrastructure. Community character is a reflection of community image, identity and sense of place, and may also reflect cultural and social values.

**Community Garden** refers to a portion of public or private land, tended by a group of people, as individuals or as part of a club or

association for the purpose of producing plants and/or food for personal and local consumption operate on a not for profit basis and does not include green plots on private land rented or leased to individuals for a fee.

**Community Facilities/Services** means lands, buildings, and structures that support quality of life for people and communities by providing public services for health, education, recreation, socio-cultural activities, and security and safety.

**Compact Urban Form** means a land-use pattern that encourages efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace and institutional all within one neighbourhood), proximity to public transit and reduced need for infrastructure. Compact urban form can include detached and semi-detached houses on small lots as well as townhouses and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail.

**Compatibility or Compatible Development** means development that may not necessarily be the same or similar to the existing buildings in the vicinity, but, nonetheless, enhances an established community and coexists with existing development without causing any undue adverse impact on surrounding properties.

**Complete Application** includes all plans and/or drawings, forms, fees, prescribed information and material required under the *Planning Act* and associated regulations, and any other information prescribed by Provincial Authority, a covering letter, and all supporting information identified through a Pre-Submission Consultation Meeting, as set out in **Section 11.25** in this Plan, deemed necessary to assess the implications of an application for approval under the *Planning Act*.

**Complete Community** means a community which meets people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and community infrastructure including affordable housing, schools, recreation and open space for its residents. Convenient access to public transportation and options for safe, non-motorized travel are also provided.

**Complete Streets** means the design of safe and comfortable streets for all ages, abilities and modes of travel including pedestrians, bicycles, transit users and mobility-impaired.

**Conserve/Conserved/Conservation** means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment. Protection, maintenance and stabilization of existing cultural heritage attributes and features over removal or replacement will be adopted as the core principles for all conservation projects

**Conversion** means the change of use of lands or the alteration or change of use of an existing building or structure to some other use.

**Cultural Heritage Impact Assessment** means a study prepared by a qualified heritage professional who is a member in good standing with the Canadian Association of Heritage Professionals, to determine if cultural heritage resources will be negatively impacted by the proposed development. It would also demonstrate how the cultural heritage resource will be conserved in the context of redevelopment or site alteration. Mitigation or avoidance measures or alternative development approaches may also be recommended.

**Cultural Heritage Landscape** means a defined geographical area of heritage significance, which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage style, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*, villages, parks, gardens, battlefields, main streets neighbourhoods, cemeteries, trail and industrial complexes of cultural heritage value.

**Density**, unless specifically defined elsewhere in this Plan, density will mean residents and jobs per hectare.

**Designated Greenfield Area** means the area within a settlement area that is not a built up area.

**Development** means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval

under the *Planning Act*. It includes the construction of new or significant expansion of existing public utilities or infrastructure.

**Developable Area** means all private and public lands available for development, for private and public uses, including residential and employment uses, parks and infrastructure. The developable area excludes:

- a. All lands designated as Core Natural Areas in this Plan;
- b. Major infrastructure right of ways (i.e. existing 400 series highways, route alignments for extensions or future 400 series highways, utility lines and rail corridors); and
- c. Existing uses.

**Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation 155/06** means a regulation passed pursuant to Section 28 of the *Conservation Authorities Act*, R.S.O. 1980, or its successors, whereby a Conservation Authority may, among other matters, regulate:

- a. Regulate the use of water in or from rivers, streams, inland lakes, ponds, wetlands and natural or artificially constructed depressions in rivers or streams;
- b. Prohibit, regulate, or require the permission of the Conservation Authority to straighten, change, divert, or interfere in any way with the existing channel of a river, creek, stream or watercourse, or change or interfere in any way with a wetland; and
- c. Prohibit, regulate or require the permission of the Conservation Authority for development if, in the opinion of the authority, the control of flooding, erosion, dynamic beaches or pollution or the conservation of land may be affected by the development.

**Development Plan** means a concept plan for a proposed development which will include information on building envelopes, parking, access, height, loading facilities, landscaping and the relationship of the proposed development to the street and adjoining properties.

**District Energy** means systems that generate and deliver electricity, heating or cooling through an efficient combination of renewable and alternative energy systems, including a combined heat and hydro

system (and possibly other forms of energy) from a central plant to multiple users.

**Drive-through Facility** means a place, with or without an intercom order station, where a product or service is available, as a component of the main use, at a service window for delivery to a vehicle, and will include an automated bank machine but not an automated car wash.

**Dwelling Unit** means a room or a suite of habitable rooms that:

- a. Is located in a building;
- b. Is occupied or is designed to be occupied by a household as a single, independent and separate housekeeping establishment;
- c. Contains both a kitchen and a bathroom for the exclusive common use of the occupants thereof; and,
- d. Has a private entrance leading directly from outside of the building or from a common hallway or stairway inside the building.

**Ecological Function** means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.

**Ecological Restoration Areas** refers to lands and waters that have the potential to be enhanced, improved or restored to a more natural state, contributing to the overall diversity and connectivity of the Natural Heritage System.

**Employment Area** means areas designated in this Plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

**Endangered Species** means a species that is listed or categorized as an "Endangered Species" on the Provincial official species at risk list, as updated and amended from time to time.

**Environmental Impact Study (EIS)** means a report prepared by qualified professionals (engineers, biologists) to address the potential impacts of development on natural heritage features and areas.

**Erosion Hazard** means the loss of land, due to human or natural processes, that poses a threat to life and property. The erosion hazard limit is determined using considerations that include the 100 year erosion rate (the average annual rate of recession extended over a one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance.

**Existing**, when used in reference to a use, lot, building or structure, means any use, lot, building or structure legally established or created prior to the day of approval of this Plan.

**Flood Plain** for rivers and streams, and small inland lake systems, means the area, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards.

**Flooding Hazard** means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water. Along river, stream and small inland lake systems, the flooding hazard limit is the one hundred year flood, or as determined by the Conservation Authority.

**Floodway** for river, stream and small inland lake systems, means the portion of the flood plain where development and site alteration would cause a danger to public health and safety or property damage. Where the one zone concept is applied, the floodway is the entire contiguous flood plain. Where the two zone concept is applied, the floodway is the contiguous inner portion of the flood plain, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the two zone concept applies, the outer portion of the flood plain is called the flood fringe.

**Floor Space Ratio** is the figure obtained when the building floor area on a lot is divided by the lot area.

**Garden Suite** means a temporary one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable.

**Greater Golden Horseshoe (GGH)** refers to the geographic area designated as the Greater Golden Horseshoe in *Ontario Regulation 416/05: Growth Plan Area*.

**Greyfield** means economically obsolescent, outdated, failing, and/or under used real estate assets or land such as retail and commercial shopping sites that suffer from lack of reinvestment.

**Gross Density** shall mean the jobs and persons per hectare of development excluding any non-developable features designated in this Plan and the following:

- a. Areas of natural and scientific interest;
- b. Coastal wetlands;
- c. Fish Habitat;
- d. Floodplain areas;
- e. Habitat of endangered species and threatened species;
- f. Significant valley lands;
- g. Significant wildlife habitat;
- h. Significant woodlands;
- i. Wetlands.

**Group Home** means a supervised single housekeeping unit in a residential dwelling for the accommodation of not more than 6 persons, exclusive of staff, who by reason of their emotional, mental, social or physical condition or legal status require a group living arrangement for their well-being and;

- a. The members of the group are referred by a hospital, court, government agency, recognized social service agency or health professional; and
- b. Such facility is licensed and/or approved under Provincial statutes and in compliance with Municipal Bylaws.

**Hazardous Lands** mean property or lands that could be unsafe for development due to naturally occurring processes. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits.

**Hazardous sites** means property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include unstable soils (sensitive marine clays, organic soils) or unstable bedrock (karst topography).

**Heritage Attributes** means the principal features, characteristics, context and appearance that contribute to the cultural heritage significance of a protected heritage property.

**Heritage Conservation District** refers to a geographic area primarily made up of a group of buildings, streets and open spaces which collectively contribute to the cultural heritage value or interest of the area and approved in accordance with the requirements of the *Ontario Heritage Act*.

**Heritage Conservation District Plan** is a document that provides policies and a manual to assist in the protection and enhancement of the cultural heritage values of the district. The document includes a statement of objectives, a statement of the district's cultural heritage value or interest, a description of the district's heritage attributes, policies, a manual and procedures for achieving stated objectives and managing future change, and a description of external alterations or classes of external alterations that are of minor nature that an owner can carry out without obtaining a permit. The preparation of a Heritage Conservation District Plan shall be carried out in accordance with the provisions of the *Ontario Heritage Act*.

**Heritage Conservation Plan** is a document that details how a cultural heritage resource can be conserved. The conservation plan may be supplemental to a heritage impact assessment, but is typically a separate document. The recommendations of the plan should include descriptions of repairs, stabilization and preservation activities as well as long term conservation, monitoring and maintenance measures. The preparation of a Heritage Conservation Plan shall be carried out in accordance with the provisions of the *Ontario Heritage Act*.

**Heritage Impact Assessment (HIA)** is a document comprising text and graphic material including plans, drawings, photographs that contains the results of historical research, field work, survey, analysis, and description(s) of cultural heritage resources together with a description of the process and procedures in deriving potential effects and mitigation measures as required by this Plan policies and any other applicable manual. A heritage impact assessment may include an archaeological assessment where appropriate and shall be conducted in accordance with the provisions of the *Ontario Heritage Act*.



**Heritage Property** means features in or on the land or underwater and considered to be a consultable record of past human activities, endeavours or events (e.g. buildings, street furniture, engineering works, planting and archaeological sites).

**Home Occupation** shall mean an occupation or business, trade or craft conducted for gain or profit within a structure on a residential lot, which is clearly carried on as incidental and secondary to the principle residence and the property is the principle residence of the person carrying on the home occupation use.

**Infrastructure** means physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, sewage treatment systems, waste management systems, stormwater management systems, public roads, electric power generation and transmission, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

**Intensification** means the development of a property, site or area at a higher density than currently exists through:

- a. Redevelopment, including the reuse of brownfield and greyfield sites;
- b. The redevelopment of vacant and/or underutilized lots within previously developed areas;
- c. Infill development; or
- d. The expansion or conversion of existing buildings.

**Intensification Areas** refers to lands identified by City, or Province that are to be the focus for accommodating intensification.

**Intensification Corridors** refers to intensification areas along Major and Minor arterials Roads or transit corridors that have the potential to provide a focus for higher density mixed-use development consistent with planned transit service levels.

**Linkages** (in reference to the **Natural Environment Designation**) means areas that link natural heritage features to allow the movement (e.g., dispersal, migration or daily movement) of plants and wildlife among them. They can occur across or along uplands, lowlands or slopes. It is critical that such connections provide all the conditions necessary to allow them to function as linkages. For example, this

may include providing interior forest conditions for species that require this habitat for movement, or it may include breeding or reproductive habitat for slow-moving species that require more than one generation to successfully move from one natural feature to another.

**Listed** are properties that are screened of cultural heritage value or interest which are on the municipal register of cultural heritage properties. The *Ontario Heritage Act* allows properties that have not been designated but that Council believes to be of cultural heritage value or interest, to be placed on the register. This is commonly referred to as “listing”.

**Live/work Unit** is a building that has both dwelling units and a permitted business or work purpose use. The business or work space may be utilized and leased to someone who does or does not occupy the dwelling unit and therefore may be different than a home occupation.

**Lot** means a parcel or tract of land which:

- a. Is described on a registered plan of subdivision under the *Planning Act*,
- b. Abuts a street and is described as one parcel in the last registered instrument by which legal or equitable title to said land was lawfully and effectively conveyed; or
- c. Is the whole remnant remaining after a lawful conveyance.

**Low Impact Development (LID)** means techniques that seek to mitigate the impacts of increased runoff and stormwater pollution by managing runoff as close to the source as possible. LID comprises a set of site design strategies that minimize runoff and distributed small-scale structural practices that mimic natural or pre-development hydrology through the processes of infiltration, evapotranspiration, harvesting, filtration and detention of stormwater.

**Major Retail** refers to any retail use with a gross floor area of more than 8,000 square metres.

**Major Transit Station Area** is the area including and around any existing or planned higher order transit station within a settlement area; or the area including and around a major bus depot in an urban core. Station areas generally are defined as the area within an

approximate 500m radius of a transit station, representing about a 10-minute walk.

**Mineral Aggregate Resources** means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the *Aggregate Resources Act* suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the *Mining Act*.

**Mineral Resources** means aggregate and other structural materials, industrial and metallic minerals, and petroleum resources.

**Mineral Aggregate Operation** means:

- a. Lands under license or permit, other than for wayside pits and quarries, issued in accordance with the *Aggregate Resources Act*, or successors thereto;
- b. For lands not designated under the *Aggregate Resources Act*, established pits and quarries that are not in contravention of municipal Zoning Bylaws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
- c. 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.

**Mineral Deposits** means areas of identified minerals that have sufficient quantity and quality based on specific geological evidence to warrant present or future extraction.

**Municipal Comprehensive Review** means an Official Plan review, or an Official Plan amendment, initiated by the city that comprehensively reviews the policies and Schedules of the document in accordance with the *Planning Act* and the Growth Plan for the Greater Golden Horseshoe.

**Natural Heritage Feature** means features of the natural environment that make up the Natural Heritage System, including:

- a. Adjacent lands; Ecological buffers (minimum 30 metres) and enhancement/restoration areas.

- b. Hazard lands;
- c. Other Natural Features (i.e. small (<4ha), woodlands, wetlands, treed slopes, and cultural habitat features)
- d. Significant areas of natural and scientific interest;
- e. Significant valleylands;
- f. Significant wetlands;
- g. Significant wildlife habitat attributes and functions, including habitat for species-at-risk and rare plant communities such as prairie, savannah and oak woodland; and,
- h. Significant woodlands.

**Natural Heritage System** means a system made up of natural heritage features and areas, linked by natural corridors that are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species and ecosystems. These systems can include lands that have been restored and areas with the potential to be restored to a natural state.

**Negative Impact** (in reference to the **Natural Environment designation**) means: **(NTD: to be referenced with OP document)**

In regard to the degradation to the quality and quantity of water; to sensitive water features and sensitive ground water features and their related hydrologic functions; to natural hydrological characteristics of watercourses; to natural features or ecological functions of the Natural Heritage System or its components; to natural drainage systems, stream forms and shorelines; or increased risk of flooding or erosion; due to single, multiple or successive development or site alteration activities;

In regard to fish habitat, the harmful alteration, disruption or destruction of fish habitat, except where, in conjunction with the appropriate authorities, it has been authorized under the *Fisheries Act*, using the guiding principle of no net loss of productive capacity; and

In regard to other natural heritage features and areas, degradation that threatens the health and integrity of the natural features or ecological functions due to single, multiple or successive development or site alteration activities.

**Net Density** means the total number of dwelling units divided by the net area of the lot or site. The net area excludes streets, alleys, public open spaces, utility rights-of-way, easements, and other public facilities or utility facilities.

**Net Residential Density** means the number of dwelling units per net residential hectare on a lot or block basis.

**Net Residential Hectare** includes all of the lands comprising the principal and accessory residential uses, and includes all of the buildings, structures, driveways, parking areas and other amenities for these uses. Net Residential Hectare excludes public lands comprised of streets, parkland and other open space, and stormwater management facilities.

**One Hundred Year Flood** for river, stream and small inland lake systems, means that flood, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year.

**Protected Heritage Property** means real property designated under Parts IV, V or VI of the *Ontario Heritage Act*; heritage conservation easement property under Parts II or IV of the *Ontario Heritage Act*; and property that is the subject of a covenant or agreement between the owner of a property and a conservation body or level of government, registered on title and executed with the primary purpose of preserving, conserving and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss.

**Provincially Significant Wetland** means a wetland identified as provincially significant by the Ontario Ministry of Natural Resources and Forestry using evaluation procedures established by the Province, as amended from time to time.

**Redevelopment** means the creation of new units, uses or lots on previously developed land in existing communities, including brownfield and greyfield sites.

**Renewable Energy Systems** means the production of electrical power from an energy source that is renewed by natural processes including, but not limited to, wind, water, a biomass resource or product, or solar and geothermal energy.

**Residential Care Facility** a residence that is occupied by three (3) or more persons, exclusive of staff, who by reasons of their emotional, mental, physical or legal status, are cared for on a temporary or permanent basis in a supervised group setting. This definition may include group homes, half-way houses and nursing homes.

**Residential Intensification** means Intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:

- a. Redevelopment, including the redevelopment of brownfield and greyfield sites;
- b. The development of vacant or underutilized lots within previously developed areas;
- c. Infill development;
- d. The conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
- e. The conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, secondary suites and rooming houses.

**Retail Use** means a use conducted in a building or structure or park thereof in which goods, merchandise, substances or items are displayed, rented or sold directly to the general public.

**Second units**, also known as accessory or basement apartments, secondary suites and in-law or granny flats, are self-contained residential units with kitchen and bathroom facilities within a dwelling or within a structure accessory to the dwelling on the same lot.

**Secondary Uses** means uses that are secondary to the principal use of the property, including but not limited to, home occupations, home industries, and uses that produce value-added agricultural products from the farm operation on the property.

**Sensitive**, in regard to surface water features and ground water features, means areas that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

**Sensitive Land Uses** may include;

- a. recreational uses which are deemed to be sensitive;
  - i. residential land uses; and
  - ii. any building or associated amenity area (may be indoor or outdoor space) which is not directly associated with the industrial use, where humans or the natural environment may be adversely affected by emissions generated by the operation of a nearby industrial facility. For example, the building or amenity area may be associated with residences, senior citizen homes, schools, day care facilities, hospitals, churches and other similar institutional uses, or campgrounds.

With respect to policies dealing with the identification and remediation of contaminated lands, means an institutional, residential, parkland or agricultural or other use defined in Ontario Regulation 153/04: Records of Site Condition.

**Significant means:**

- a. In regard to wetlands, coastal wetlands and areas of natural and scientific interest, an area identified as provincially significant by the Ontario Ministry of Natural Resources and Forestry using evaluation procedures established by the Province, as amended from time to time;
- b. In regard to the habitat of endangered species and threatened species, means the habitat, as approved by the Ontario Ministry of Natural Resources and Forestry;
- c. In regard to woodlands, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history;
- d. In regard to other features and areas in policy 2.1, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system;

- e. In regard to mineral potential, means an area identified as provincially significant through comprehensive studies prepared using evaluation procedures established by the Province, as amended from time to time, such as the Provincially Significant Mineral Potential Index;
- f. In regard to potential for petroleum resources, means an area identified as provincially significant through comprehensive studies prepared using evaluation procedures established by the Province, as amended from time to time; and
- g. In regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people.
- h. Criteria for determining significance for the resources identified in Sections (c)-(g) are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used.
- i. While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

**Site Alteration** means the physical changing of site conditions through the placement or dumping of fill, the removal of vegetative cover, the removal of top soil, the excavation and or movement of earth or rock, the compaction of soil, the creation of impervious surfaces, the obstruction of drainage facilities, the modification of watercourses, or any combination of the aforementioned activities.

**Special Needs Housing** means any housing, including dedicated facilities such as residential care facilities, in whole or part that is used by persons who have specific needs beyond economic needs, including but not limited to, mobility requirements or support functions required for daily living.

**Top of Bank** means the upper edge of the slope of the stream valley where the land levels off; or where there is a flood plain, to the top of slope above the flood plain.

**Transit-Supportive**, when referenced to development, it often refers to compact, mixed use development that has a high level of employment and residential densities to support frequent transit service.



**Valleylands** means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year.

**Vulnerable** means surface and/or ground water that can be easily changed or impacted.

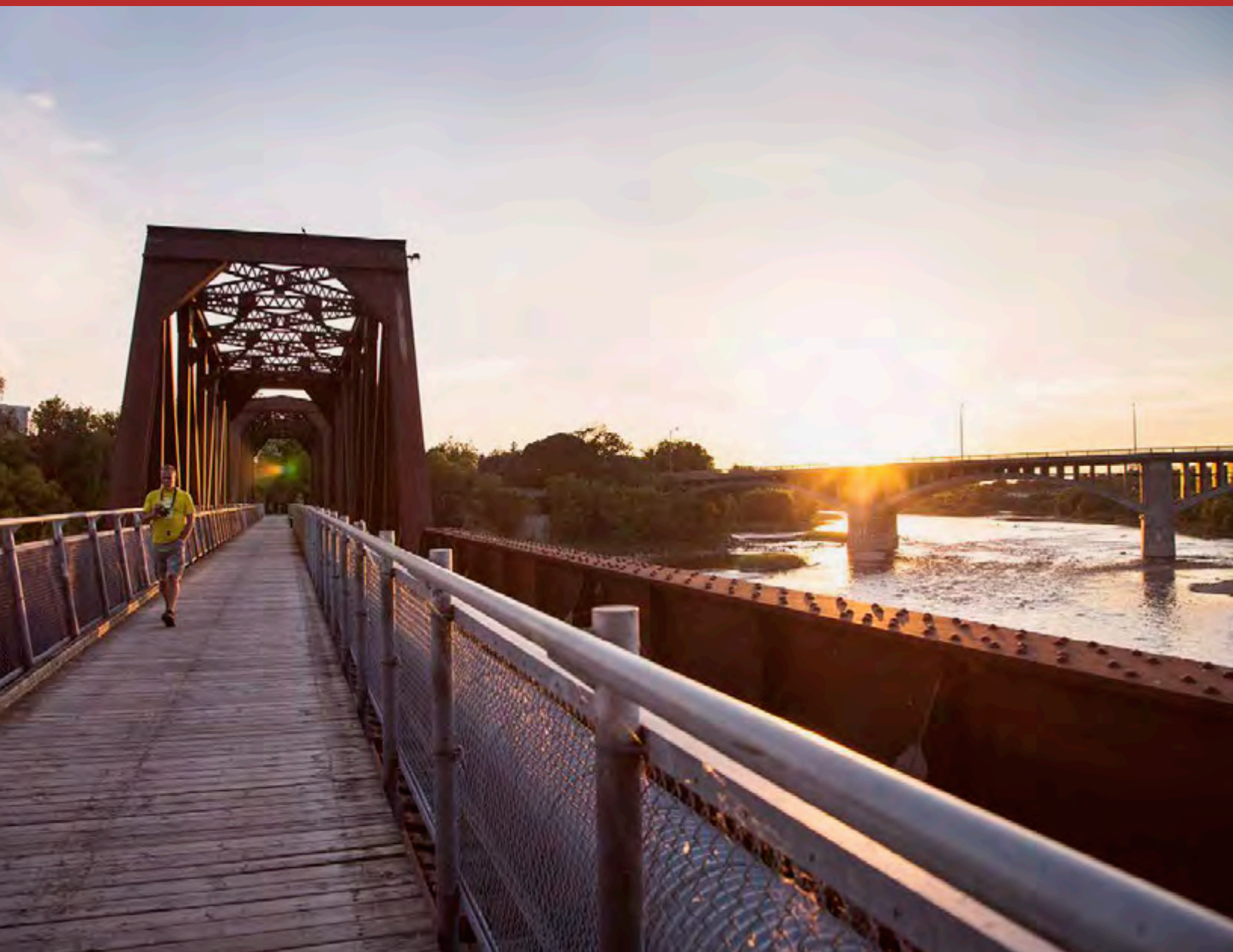
**Watercourse** means a body of water flowing in a reasonably definite channel with bed and banks.

**Watershed** means an area that is drained by a river and its tributaries.

**Wetlands** means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favored the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens. Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

# Part 2

## SECONDARY PLANS





## SECONDARY PLANS: WEST OF CONKLIN

### 1. PURPOSE

- 1.1. The purpose of this Secondary Plan is to provide a detailed land use plan and policies for the regulation of land use and development within the West of Conklin Secondary Plan Area in the City of Brantford.

### 2. LOCATION

- 2.1. This Secondary Plan applies to the lands within the Southwest Brantford, West of Conklin Area. The limits of the Secondary Plan Area are identified on Schedules 'A', 'B', 'C' and 'D' to this Secondary Plan.

### 3. INTERPRETATION

- 3.1. It is intended that the West of Conklin Secondary Plan Area be developed in accordance with the policies of this Secondary Plan.
- 3.2. Inherent to the West of Conklin Secondary Plan is the principle of flexibility, provided that the general intent and structure of the Plan are maintained to the satisfaction of the City. As such, it is the intent of the municipality to permit some flexibility in the interpretation of the policies, regulations and numerical requirements of this Secondary Plan and the appended Demonstration Plan and Urban Design Manual (Appendix 2-A), the Net Land Area/ Density/Housing Mix (Appendix 2-B), and the Erosion and Sedimentation Control Plan Design Requirements (Appendix 2-C), except where the Secondary Plan is explicitly intended to be prescriptive. The purpose of Appendices 2-A, 2-B, and 2-C are for guidance to the planning process and as such do not require amendment to the Official Plan.
- 3.3. The boundaries between land use designations on Schedules "A" and "B" are to be considered approximate except where they meet with roads, rail lines, river valleys or other clearly defined physical features. Where the general intent of this Secondary Plan is maintained, to the satisfaction of the City, minor boundary adjustments will not require an Amendment to this Secondary Plan.
- 3.4. Development within the West of Conklin Secondary Plan Area will be guided by a detailed series of policies, regulations and manual that will create a livable and diverse community that is sympathetic to the environmental context. The Demonstration Plan and Urban Design Manual (Appendix 2-A) provides the foundation for the development of the West of Conklin Secondary Plan Area and the basis for the policy framework of this Secondary Plan.

The following text and maps, identified as Schedule 'A' - Structure Plan, Schedule 'B' - Land Use Plan, Schedule 'C' - Transportation Plan and Schedule 'D' - Greenlands System attached hereto, constitute the West of Conklin Area Secondary Plan.

- 3.5. Other Sections of the Official Plan should be consulted in conjunction with this Section for additional applicable policies that are not present in the Secondary Plan.
- 3.6. The following policies shall apply to lands in the Southwest Brantford, West of Conklin Secondary Plan Area. These policies are in addition and complementary to the applicable policies of the City of Brantford. In the event of a conflict between provisions of this Secondary Plan and that of the Official Plan, the Secondary Plan policies shall prevail. However, in circumstances where this Secondary Plan does not provide policy provisions on a matter addressed in the remainder of the Official Plan, the remainder of the Official Plan shall prevail.

## 4. COMMUNITY STRUCTURE

The planned community structure for West of Conklin Secondary Plan area is reflected conceptually on Schedule 'A' to this Secondary Plan. The components of the West of Conklin Secondary Plan Area that define its community structure are identified in the text below.

### 4.1. Neighbourhoods:

- 4.1.1. Three Neighbourhoods will each contain a mix of low, medium and higher density housing types as well as public open space features.
- 4.1.2. The highest densities shall occur adjacent to Shellard Lane and the Collector Road network, and within the designated Neighbourhood Centres and the Village Centre.
- 4.1.3. Lower density housing is located in areas adjoining the identified natural heritage features, and toward the edges of the Neighbourhoods.
- 4.1.4. Each of the three identified Neighbourhood Centres shall achieve a minimum net density of 50 residents and/or jobs per hectare.

### 4.2. Centres:

- 4.2.1. The **Village Centre** is the primary focal point of the community and will comprised of a mix of uses - including medium and high density residential development, and an array of live/work, retail, office and community facilities and a secondary school site.
- 4.2.2. The **Neighbourhood Centre**, or centres, may include medium density forms of housing, a Neighbourhood Park, an elementary school, grouped postal facilities, transit stops, small scale retail and service commercial uses and offices and other conveniences of daily life.
- 4.2.3. Both **Village Centres** and **Neighbourhood Centres** are located to allow pedestrian access for most residents to be within a 400m or 5 minute walk.

### 4.3. Corridors:

- 4.3.1. **Corridors** include Shellard Lane and the Collector Roads and are expected to become the primary transit routes through the Secondary Plan Area, connecting the Neighbourhoods together and to the rest of the City of Brantford. Where appropriate, Corridors should provide a focus for higher density forms of housing.

### 4.4. Institutional/Civic Uses:

- 4.4.1. **School Sites** and **Places of Worship** have been identified schematically to demonstrate locations where they may occupy important places, overlooking an urban square or terminating a road vista. These views and vistas provide scenic interest and orientation.

### 4.5. Natural Heritage Features/Stormwater Management Facilities:

- 4.5.1. Existing natural heritage features are conserved and incorporated into the **Greenlands System**.
- 4.5.2. **Stormwater Management facilities** are treated as public assets. The ponds will be designed and planted with native upland, flood tolerant shoreline and aquatic species. Ponds and the overall drainage system are incorporated into the greenlands system.

### 4.6. Roads and Lanes

- 4.6.1. The Secondary Plan Area road pattern is a modified, rectilinear grid. Roads follow predictable routes and are highly interconnected. Within the grid system, roads are organized on a hierarchical basis reflecting their particular functional and design requirements.

### 4.7. Area C:

- 4.7.1. Area C is identified as an area with significant natural heritage features steep slopes and numerous, complex development constraints that require more detailed environmental and engineering analyses prior to any form of urban development being considered.

## 5. OBJECTIVES

- 5.1.1. The objectives establish the context and direction for the development of the community and serve as the basis for the policies and other implementing mechanisms set out in this Secondary Plan. The objectives are:
- a. To create a balanced, pedestrian-oriented community comprised of residential neighbourhoods, each with at least one defined centre;
  - b. To ensure a complete and integrated community comprised of:
    - i. A mix of uses that meet the daily needs of all residents;
    - ii. An appropriate integration of compatible land uses; and,

- iii. Compatibility of building types, achieved through consideration of their scale, massing and relationship to each other.
- 5.2. To ensure that each of the three Neighbourhoods are designed to achieve a minimum net density of 50 residents and/or jobs per hectare.
- 5.3. To accommodate a minimum of 7,200 residents and/or employees in 2,400 to 2,600 dwelling units upon full build out of the West of Conklin Secondary Plan Area, exclusive of any future development potential in Area C.
- 5.4. To encourage a high quality and consistent level of urban design through adherence to the principles, policies and requirements of this Plan and the Demonstration Plan and Urban Design Manual (Appendix 2-A).

## 6. LAND USE

### 6.1. General Land Use Policies

- 6.1.1. The basic pattern of land use for the subject lands is established as shown on Schedule 'B' of this Secondary Plan. The land use pattern provided on Schedule 'C' is schematic and may be adjusted through the preparation of a Neighbourhood Design Plan, and/or subdivision or site plan approval processes, taking into account the conservation of natural and cultural heritage features and cultural heritage landscapes, stormwater management requirements, detailed land use relationships and road patterns.
- 6.1.2. Schedule 'B' provides for the general location and distribution of the following land use designation:
  - a. the Neighbourhood Residential Designation;
  - b. the Neighbourhood Centre Designation;
  - c. the Village Centre Designation;
  - d. the Area 'C' – Shellard Lane Designation;
  - e. Places of Worship Symbol;
  - f. Schools Symbol; and,
  - g. the Greenlands Designation, which is further subdivided on Schedule 'C' into:
    - i. Open Space/Parks;
    - ii. Environmental Protection Area; and,
    - iii. Environmental Protection Overlay.

- 6.1.3. All development will address the road, and garage doors/service facilities shall not dominate the view of the streetscape. Front and exterior side yard porches shall be encouraged on all ground-related residential units.
- 6.1.4. No individual, direct access shall be permitted for any development that abuts Shellard Lane and/or any Major Collector Road.

## **6.2. Land Use Designations**

### **Neighbourhood Residential Designation**

- 6.2.1. The Neighbourhood Residential designation shall accommodate a range of ground-related housing and open space uses. Permitted residential building types shall include detached and semi-detached dwellings and street, block or stacked townhouses.
- 6.2.2. Building heights shall generally not exceed 3.5 storeys, or 12.5 metres, whichever is less.
- 6.2.3. The implementing Zoning Bylaw shall include details with respect to build within zones for front and exterior side yards, as well as the maximum percentage of lot frontage permitted to accommodate garage doors. Special provisions with respect to porches shall also be included in the Bylaw.

### **Neighbourhood Centre Designation**

- 6.2.4. Within each of the Neighbourhoods identified on Schedule 'A', at least one Neighbourhood Centre shall be required. Locations for the Neighbourhood Centre designation are identified on Schedule 'B' of this Secondary Plan.
- 6.2.5. Each Neighbourhood Centre may include a range of medium density housing types, a Neighbourhood Park, an Elementary School and a limited amount of institutional, convenience retail, personal service and business activity intended to serve the residents of the adjacent Neighbourhood.
- 6.2.6. Permitted residential building types include street, block or stacked townhouses, small four-plex type (e.g. quattroplex) multiple unit buildings and small scale/low-rise apartment buildings. Apartment units are encouraged above the ground floor in a mixed use building. Single-detached and semi-detached housing units are not permitted within the Neighbourhood Centre designation.
- 6.2.7. Permitted non-residential uses in the Neighbourhood Centre Designation shall be in accordance with the Non-Residential, Neighbourhood Supporting Land Uses of the Residential Designation (Section 8.3.1, subsection c), subsection vi). These uses are intended to permit a variety of appropriately located and scaled developments to ensure that the City's neighbourhoods will remain or evolve into complete communities.

Non-residential uses in the Neighbourhood Commercial Centre Designation shall be permitted as stand-alone developments or integrated with residential uses in a mixed use development, and shall be of a size and scale compatible with the existing built form, as to maintain the intent of the Neighbourhood Commercial Designation.



The range of permitted uses in the Neighbourhood Commercial Designation shall be further refined through the implementing Zoning Bylaw.

Individual properties will be zoned to achieve an appropriate mix of uses, building types, scale and density that are compatible with the surrounding residential neighbourhoods.

6.2.8. The following retail and service commercial land uses are specifically prohibited:

- a. drive-through establishments of any type;
- b. any use that requires the outdoor display or storage of goods, with the exception of a seasonal garden centre associated with another permitted use;
- c. night clubs or banquet halls;
- d. all automobile related uses (sales, service, gas bars, car washes);
- e. amusement arcades;
- f. places of entertainment;
- g. adult live entertainment parlour;
- h. body rub parlour; and,
- i. taxi establishments.

6.2.9. Buildings within a Neighbourhood Centre shall generally range in height from 2.5 to 4.5 storeys, or between 7.5 to 13.5 metres, whichever is less.

6.2.10. Parking lots shall not be located within any front yard within the Neighbourhood Centre designation.

6.2.11. Reverse frontage development shall not be permitted within the Neighbourhood Centre designation.

6.2.12. The Neighbourhood Park required within each of the identified Neighbourhood Centres shall be a minimum of .75 of a hectare in size.

### **6.2 Village Centre Designation**

6.3.1 The Village Centre may include a range of medium and higher density housing types, a Secondary School and/or an Elementary School, a Neighbourhood Park and a range of institutional, retail, personal service and business activity intended to serve the entire West of Conklin Secondary Plan Area.

6.3.2 Permitted residential building types include street, block or stacked townhouses, small four-plex type (e.g. quattroplex) multiple unit buildings and apartment buildings. Apartment units may be permitted in either stand-alone residential buildings or above the ground floor in a mixed use building. Single-detached and semi-detached housing units are specifically not permitted within the Village Centre designation.

- 6.3.4 Retail and service commercial development shall only be permitted on the ground floor of a mixed use building. Individual retail and service commercial uses shall generally be limited in size to a maximum of approximately 500 square metres each.
- 6.3.5 The following retail and service commercial land uses are specifically prohibited:
- a. drive-through establishment of any type;
  - b. any use that requires the outdoor display or storage of goods, with the exception of a seasonal garden centre, associated with another permitted use;
  - c. nightclubs or banquet halls;
  - d. all automobile related uses (sales, service, gas bars, car washes);
  - e. amusement arcades;
  - f. places of entertainment;
  - g. adult live entertainment parlour;
  - h. body rub parlour; and,
  - i. taxi establishments.
- 6.3.6 Buildings heights shall be within a range of 3 to 8 storeys, or between 8.0 to 26.0 metres, whichever is less. Where sites abut Shellard Lane, building heights shall be within a range of 3 to 10 storeys, or between 8.0 to 32.0 metres, whichever is less.
- 6.3.7 The Neighbourhood Park required within the Village Centre shall be a minimum of 0.75 hectares in size.
- 6.3.8 No individual, direct access shall be permitted for any development lot within the Village Centre designation that abuts Shellard Lane and/or any Major or Minor Collector Road.
- 6.3.9 Parking lots shall not be located within any front yard within the Village Centre designation. Reverse frontage development shall not be permitted within the Village Centre designation.

#### **6.4 Area "C" – Shellard Lane Designation**

- 6.4.1 Development within the Area 'C' shall not be required to achieve the minimum net density of 50 residents and/or jobs per hectare nor shall it be included in the net land area calculations of the West Conklin Secondary Plan Area, and will, therefore, not be considered in the calculation of net density for the Secondary Plan Area.
- 6.4.2 Permitted uses within the Area 'C' - Shellard Lane designation 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 designation will only be permitted in following the completion of an Environmental Impact Assessment, 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.

### 6.5 Places of Worship Symbol

6.5.1 Potential locations for Places of Worship are identified symbolically on Schedule 'C'. The actual location and configuration of any site for places of worship will be further defined/refined through the required Neighbourhood Design Plans, draft plans of subdivision and the implementing Zoning Bylaw.

6.5.2. The provision of place of worship sites will be encouraged within areas designated Village Centre and or Neighbourhood Centre. Site criteria includes:

- a. A minimum site size of 1.0 hectare and a maximum site size of 2.0 hectares;
- b. Primary frontage on Shellard Land, or on a Major or Minor Collector Road; and
- c. Schools Symbol

6.5.3 Three (3) elementary school sites and 1 secondary school site are identified symbolically on Schedule 'C'. These locations have been selected to reflect the role of school sites in supporting the definition of community structure and patterns of land use. The number, location and configuration of school sites will be further defined through the required Neighbourhood Design Plans, in consultation with the School Boards.

6.5.4 School sites and buildings will be developed with the following policies and will have regard for the Demonstration Plan and Urban Design Manual (Appendix 2-A):

- a. Joint use sites and multiple use buildings will be encouraged wherever possible. The City will work with the School Boards to achieve appropriate and efficient site designs, and to maximize public service and safety;
- b. Elementary schools shall be located within a Neighbourhood Centre and on a Major Collector Road to be accessible by residents in more than one neighbourhood;
- c. The secondary school site is located within the Village Centre and on Shellard Lane to be accessible by residents within the broader City of Brantford, and surrounding rural communities; and,
- d. Parking and loading areas will be provided and access points designed in a manner that will minimize conflicts between pedestrian and vehicular traffic and will enhance the aesthetic character of the Neighbourhood.

### 6.6 Greenlands Designation

6.6.1 The Greenlands designation is a broad category that includes: Open Space/Parks, and Environmental Protection Areas. The Greenlands designation is identified on Schedules 'B' and 'C' and is more specifically defined on Schedule 'D'. In addition to the Open Space/Parks and Environmental Protection Areas, Schedule 'E' includes an Environmental Protection Overlay designation. Policies in

support of the Open Space/Parks, Environmental Protection Areas and the Environmental Protection Overlay designations are provided in the following text.

- a. Open Space / Parks
  - b. Lands within the Open Space/Parks designation shall include lands within the following categories:
  - c. Neighbourhood Parks;
  - d. Urban Squares/Parkettes; and,
  - e. Green Streets/Gateways/Greenways (not shown).
  - f. Community Recreation Centres (not shown)
- 6.6.2 Certain lands included within the Open Space/Parks designation are shown schematically and/or symbolically on Schedules 'B' and 'D'. The locations, configuration and boundaries of these lands shall be confirmed through the required Neighbourhood Design Plans, draft plans of subdivision and implementing Zoning Bylaw, and may be revised, in accordance with the findings and recommendations of these instruments without further Amendment to this Secondary Plan.
- 6.6.3 Each Neighbourhood shall generally include at least 5 percent of the gross land area for public open space purposes.

## **6.7. Public Parks**

- 6.7.1 Public Parks shall be established in accordance with the following:
- a. Neighbourhood Parks
    - i. The Neighbourhood Parks are shown symbolically and schematically on Schedule 'D'. The Neighbourhood Parks are expected to form the central focus of each of the identified Neighbourhood Centres, within the Village Centre and within the overall Community. Neighbourhood Parks shall perform an array of functions within the community and shall range in size from 0.5 of a hectare to 3.5 hectares, depending upon their planned roles and function.
  - b. Urban Squares/Parkettes:
    - i. Urban Squares/Parkettes, are smaller components of the open space network. They are not shown on Schedule 'D' or 'D'. They will be identified and articulated through the required Neighbourhood Design Plans; and,
  - c. Green Streets/Gateways/Greenways:
    - i. Green Streets/Gateways/Greenways include small scale open space features incorporated into the Secondary Plan as links in the intended open space system or entrances to the community to provide for connecting pedestrian and bicycle routes and special identity features within the Secondary Plan Area. Green Streets/Gateways/Greenways are not

shown on any statutory Schedules of this Secondary Plan, however, some are shown conceptually on the Demonstration Plan included as Appendix 2-A. They will be identified and articulated through the required Neighbourhood Design Plan.

### **6.8. Community Recreation Centres**

6.8.1. A community recreation centre may be located within a neighbourhood park. The community recreation centre may include a variety of passive and active indoor and outdoor recreation facilities that serve the needs of the West of Conklin area as well as that of the overall community. The community recreation centre may contain other public facilities such as a library, community health centre and a police sub-station. The Community recreation centre may be developed in conjunction with one or more schools.

6.8.2. The community recreation centre will be developed with the following policies:

- a. Have frontage on a collector or arterial road;
- b. Be linked to the trail network;
- c. The location and configuration of the community recreation centre site will be determined through the preparation of neighbourhood design plans;
- d. Parking areas will be provided and access points designed in a manner that will minimize conflicts between pedestrian and vehicular traffic and will enhance the aesthetic character of the neighbourhood;
- e. Be a visual focal point in the community; and
- f. Have regard to the Demonstration Plan and Urban Design Manual contained in Appendix 2-A.

6.8.3. All Neighbourhood Parks and Urban Squares/Parkettes shall be accepted by the City as contributing to the parkland dedication requirements of the Planning Act. Green Streets/Gateways/Greenways shall be considered on a case-by-case basis, as fulfilling parkland dedication requirements, subject to a review of their individual function within the neighbourhood. Generally, if the Green Street/Gateway/Greenway provides an important functional attribute to the broader neighbourhood it shall be accepted as contributing to the parkland dedication requirement of the Planning Act.

### **6.9. Environmental Protection Area**

6.9.1. Natural heritage features and natural hazard areas including their associated typical buffer areas within the Secondary Plan Area are designated as Environmental Protection Area on Schedule 'C' to this Secondary Plan. Lands designated Environmental Protection Area shall be subject to the policies of Section 4.6 Natural Heritage System, of the Official Plan.

### **6.10. Environmental Protection Overlay**

6.10.1. Other Sections of the Official Plan should be consulted in conjunction with this Section for additional applicable policies that are not present in this Section.

- 6.10.2. Adjacent to some of the areas designated Environmental Protection Area is an Environmental Protection Overlay designation. This designation is based on a distance of 120 metres from the identified Provincially Significant Wetlands, 30 metres from unevaluated wetlands, 30 metres from cold-water watercourses and 15 metres from warm water watercourses, and has been determined in consultation with the Conservation Authority. Further, natural heritage features considered to have a low to moderate sensitivity have been included in the Environmental Protection Overlay designation to ensure appropriate consideration is given to these features prior to any urban development.
- 6.10.3. It is the intent of the Environmental Protection Overlay designation to act as a trigger for the preparation of an Environmental Impact Assessment that will determine the nature and extent of the feature and the actual buffer that will be required between the Environmental Protection Area designation and the limit of urban development. As such, prior to any lands being considered for development within any area identified within the Environmental Protection Overlay designation, an Environmental Impact Assessment is to be undertaken by the proponent in accordance with provisions of sub-section 4.6.23 of this Plan to the satisfaction of the City and Grand River Conservation Authority and approved by the City in consultation with any agency having jurisdiction.
- 6.10.4. Where findings of an Environmental Impact Assessment result in modifications to the land use boundaries shown on Schedule 'B', such modifications shall be permitted without amendment to the Official Plan.

## **7. TRANSPORTATION**

### **7.1. General**

- 7.1.1. Roads shall be consistent with the provisions and standards established through this Secondary Plan, and shall have regard for the Demonstration Plan and Urban Design Manual (Appendix V-A).
- 7.1.2. Road classifications and right-of-way requirements established by this Secondary Plan shall be subject to confirmation through the further studies required by this Secondary Plan. Minor revisions to these requirements to incorporate design features such as street-scaping and bikeways may be made without further Amendment to this Secondary Plan, provided the requirements are established and confirmed through detailed studies and development approvals.
- 7.1.3. The proposed system of roads serving the Secondary Plan Area is shown on Schedule 'D'. The routes, other than those currently existing, are schematic and are intended to be confirmed through more detailed Neighbourhood Design Plans, Functional Servicing Studies and subsequent development approvals. Consequently, the routes may be adjusted without further Amendment to this Secondary Plan, provided that the principles of permeability and inter-connectivity are maintained to the satisfaction of the City.
- 7.1.4. A system of roads and access points may be established for Area "C"/Modified Policy Area 7 as part of the development application process. Possible access points to Area "C"/Modified Policy Area 7

may be established at existing farm access locations; however validity of these possible access points shall be subject to appropriate studies to the satisfaction of the City of Brantford, the Conservation Authority, and other approval authorities as part of the development application approval process.

Table 1: ROAD CLASSIFICATIONS

Classification	Pavement Width	R.O.W. Width	On-Street Parking	Bicycle Facilities	Transit Facilities	Sidewalk(s)	Individual, direct access permission
Arterial	19.5m (2@3.5m, 2@3.75m, median/left-turn lane@5m)	36.0m	No	3.0m path in boulevard (1 side)	Yes	2 sides	No
Collector - Major (with Median)	20.0m (2@3.5m, 2bike@1.5m, 2parking@2.5m, median@5.0m)	30.0m	2 sides	Yes	Yes	2 sides	No (laneway access)
Collector - Major	15.0m (2@3.5m, 2bike@1.5m, 2parking lay- by@2.5m)	25.0m	2 sides (optionally in lay-by)	Yes	Yes	2 sides	Optional
Collector - Minor	12.0m (2@3.5m, 2parking@2.5m)	22.0m	2 sides	No	No	2 sides	Yes
Local Road	9.0m	18.0m	1 side	No	No	2 sides	Yes
Local - Single- loaded	8.5m	16.0m	1 side	No	No	2 sides	Yes
Laneway	5.5m	8.5m	No	No	No	No	Yes

Green Street	n/a	18.5m	No	No	No	2 sides	No
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## 7.2. Shellard Lane

- 7.2.1. Shellard Lane bisects the Secondary Plan area. It will become part of a key component of the transit system for the area, linking it to the rest of the City of Brantford. The City supports the ultimate function and design for this road, between Conklin Road and the southwest edge of the Secondary Plan Area, as an urban arterial and intends that development adjoining Shellard Lane should be approved on this basis and in accordance with the requirements identified in Table 1.
- 7.2.2. The City will pursue road designs for Shellard Lane that balances functional requirements with the objectives of this Secondary Plan in regard to roads as a significant element of the public realm, and in accordance with the recommendations of the Neighbourhood Design Plan.
- 7.2.3. No development shall be permitted individual direct access to Shellard Lane.

## 7.3. Collector Roads

- 7.3.1. The proposed system of Major and Minor Collector Roads is shown on Schedule 'D'. The design requirements for the Collector Roads are identified in Table 1, and may be further refined through the Neighbourhood Design Plan and/or the Functional Servicing Study. Routes will be confirmed through the approval of Neighbourhood Design Plans and implemented through subsequent development approvals.
- 7.3.2. Conklin Road is designated as a Major Collector Road in the Official Plan and provides the eastern boundary for the Secondary Plan area south of Shellard Lane. All development within the Secondary Plan Area that directly abuts Conklin Road shall provide appropriate buffering, and shall consider the aesthetic function of the corridor. No development shall be permitted individual direct access to Conklin Road.

## 7.4. Local Roads

- 7.4.1. The Local Road pattern is not identified on any of the statutory Schedules to this Secondary Plan. The Demonstration Plan included in Appendix V-A identifies a Local Road Pattern. This pattern is conceptual only, and has no formal status, other than it demonstrates the key principles of permeability and inter-connectivity. Changes to the identified Local Road Pattern shall not require any further Amendment to this Secondary Plan, provided that the principles of permeability and inter-connectivity are achieved to the satisfaction of the City.
- 7.4.2. The establishment of Green Streets may be permitted throughout the Secondary Plan Area.



- 7.4.3. The design requirements for Local Roads are identified in Table 1 and will be confirmed through the approval of Neighbourhood Design Plans and implemented through subsequent development approvals.

### **7.5. Lanes**

- 7.5.1. A secondary and complementary system of public Lanes may be developed anywhere within the Secondary Plan Area.
- 7.5.2. Functional and design standards for Lanes are established in Table 1. Detailed designs for Lanes shall be established in the approval of Community Design Plans and subsequent development approvals.
- 7.5.3. Public utilities may be located within public Lanes subject to functional and design standards established by the City.
- 7.5.4. Lanes shall be planned to provide for through traffic movements.
- 7.5.5. A Financial Impact Report shall be prepared by proponents of development, outlining the ways in which the construction of Lanes will impact City capital and operating costs.

### **7.6. Public Transit**

#### **7.6.1. General**

- 7.6.2. The City will work with transit services to develop a system of transit service for the Secondary Plan Area that is related to Shellard Lane and the Major Collector Road network.
- 7.6.3. Transit services will be implemented on a phased basis, based on acceptable operational and financial criteria.
- 7.6.4. It is intended to develop a series of transit routes that serve and link the Neighbourhood Centres and the Village Centre. There will be a transit stop at the centre of each Neighbourhood located so as to be within 400 metres of most households within a neighbourhood.

### **7.7. Transit-Supportive Development**

- 7.7.1. To facilitate the development of a transit supportive urban structure, the following measures shall be reflected in development proposals, including the subdivision of land:
- a. Provision of a local road pattern and related pedestrian routes that provide for direct pedestrian access to transit routes and stops;
  - b. Provision for transit stops and incorporation of bus bays where appropriate into road design requirements; and,
  - c. Transit waiting areas incorporated into buildings located adjacent to transit stops.

### **7.8. Pedestrian and Bicycle Path System**

- 7.8.1. The Secondary Plan Area shall have pedestrian and bicycle path systems which serve the entire Community and which are linked with other pathway systems in the City. The pathway systems shall be developed in accordance with the findings and recommendations of the Neighbourhood Design Plans, having regard for the conceptual trails network identified in the Demonstration Plan and Urban Design Manual (Appendix V-A).

## **7.9. Parking**

- 7.9.1. It is intended that on-street parking will be encouraged at appropriate locations on all roads, with the exception of Shellard Lane and Conklin Road, in order to assist in calming traffic movement and thereby enhancing pedestrian safety.
- 7.9.2. The City will explore opportunities for shared parking facilities within the Neighbourhood Centre and Village Centre designations.
- 7.9.3. Subject to the findings and recommendations of the Functional Servicing Studies, on-street parking may be approved at certain locations for specified times to satisfy a portion of the parking requirements of adjacent non-residential development.
- 7.9.4. Off-street parking for all uses shall be required and shall be provided on-site.
- 7.9.5. Parking shall be required in accordance with the provisions of the implementing Zoning Bylaw.
- 7.9.6. Parking facilities shall have regard for the Urban Design and Amenity Policies of Section 6.0 of this Secondary Plan and have regard for the companion Demonstration Plan and Urban Design Manual (Appendix 2-A).

## **7.10. Traffic Calming**

- 7.10.1. Through the required Functional Servicing Plan for Transportation design consideration shall be provided to incorporate techniques for traffic calming, subject to the approval of the City.

## **7.11. Traffic Roundabouts**

- 7.11.1. Traffic roundabouts or circles may be incorporated into neighbourhood designs to calm traffic and to direct traffic flow without necessarily requiring stop signs at intersections. Traffic roundabouts or circles will be subject to the following policies:
- a. That consideration be given to significant landscape features within the traffic roundabout or circle to contribute to character of the neighbourhood;
  - b. That the design of a traffic roundabout or circle will ensure ease of snow removal and maintenance;
  - c. That the design of a traffic roundabout or circle will allow for the safe movement of pedestrians, cyclists and motor vehicles through the intersection; and
  - d. The design of the traffic roundabout or circle shall be in accordance with appropriate engineering standards to the satisfaction of the City.

### **8. SERVICES & UTILITIES**

#### **8.1. Sanitary Sewers**

- 8.1.1. Detailed Functional Servicing Plans, prepared by proponents on the basis of the entire Secondary Plan Area, or, alternatively, on the basis of the individual Neighbourhood's identified on Schedule 'B', are required to be approved by the City in consultation with agencies having jurisdiction.
- 8.1.2. All Functional Serving Plans shall have regard for the overall Master Servicing Study that has been prepared in conjunction with this Secondary Plan.
- 8.1.3. Development applications shall have appropriate regard to ensure that sanitary sewers are located and sized to provide sufficient capacity for the potential development of Area "C"/Modified Policy Area 7.

#### **8.2. Water Supply**

- 8.2.1. Detailed Functional Servicing Plans, prepared by the proponent on the basis of the entire Secondary Plan Area, or, alternatively, on the basis of the individual Neighbourhood's identified on Schedule 'B', are require to be approved by the City in consultation with agencies having jurisdiction.
- 8.2.2. All Functional Serving Plans shall have regard for the overall Master Servicing Study that has been prepared in conjunction with this Secondary Plan.
- 8.2.3. Development applications shall have appropriate regard to ensure that water supply services are located and sized to provide sufficient capacity for the potential development of Area "C"/ Modified Policy Area 7.

#### **8.3. Stormwater Management**

- 8.3.1. A Stormwater Management and Environmental Strategy must be approved by the City in consultation with the Conservation Authority and any other agency having jurisdiction prior to any draft plan of subdivision or site plan approvals. The required Stormwater Management and Environmental Strategy shall consider the Master Stormwater Management Plan that has been prepared in conjunction with this Secondary Plan, and any findings of required Environmental Impact Assessments.
- 8.3.2. The treatment of stormwater in relation to watercourses within the Secondary Plan Area shall be identified within the Stormwater Management and Environmental Strategy and shall be approved by the City, in consultation with any agency having jurisdiction.
- 8.3.3. Stormwater facilities shall be constructed with regard for provisions noted in the Demonstration Plan and Urban Design Manual (Appendix 2-A).

## **9. IMPLEMENTATION**

### **9.1. General**

- 9.1.1. Approval of development applications shall be conditional upon commitments from the appropriate authorities and the proponents of development to the timing and funding of the required road and transportation facilities. These works shall be provided for in the subdivision and site plan agreements. Phasing of the development, based on the completion of the external road works, may be required by the City of Brantford.
- 9.1.2. Approval of development applications shall also be conditional upon commitments from the appropriate authorities and the proponents of development to the timing and funding of required stormwater management, sanitary sewer and water supply facilities. These works shall be provided for in subdivision and site plan agreements. Phasing of development, based on the completion of external sewer and water services, may be implemented if required by the City of Brantford.
- 9.1.3. The City of Brantford shall control signage within the Secondary Plan Area through the provisions of the Sign Bylaw and the Neighbourhood Design Plan.

### **9.2. Financial Agreements**

- 9.2.1. Prior to the approval of any development, the City of Brantford shall be satisfied as to the availability of water supply and sewer capacity to accommodate the said development. This may require front-end or accelerated payment agreements and limitations to be placed on development.
- 9.2.2. Prior to the registration of any development, the owner shall have entered into a Servicing Agreement, including any front-end requirements or accelerated payments, with the City of Brantford that will identify the capital expenditures associated with servicing the lands.
- 9.2.3. Prior to any development approvals, an assessment of infrastructure cost requirements to accommodate the Secondary Plan development including development phasing the timing of infrastructure emplacement, and methods of financing including developer front-end or accelerated payment agreements shall be addressed in conjunction with other proponent's developments in the Secondary Plan Area to the satisfaction of the Municipality.

### **9.3. Plans of Subdivision**

- 9.3.1. Plans of subdivision shall only be recommended for approval, which are consistent with the requirements established in:
  - a. Erosion and Sedimentation Control Plan (Appendix 2-C);
  - b. Master Servicing Plan and more detailed Functional Servicing Plans;
  - c. Neighbourhood Design Plan;
  - d. Stormwater Management and Environmental Strategy; and,

- e. Any pertinent legal agreements.

### 9.4. Neighbourhood Design Plans

- 9.4.1. Prior to the approval of any development within the Secondary Plan Area, Neighbourhood Design Plans for the three neighbourhoods identified on Schedule 'B' shall be prepared by proponents of development to the satisfaction of the City of Brantford, in consultation with any agency having jurisdiction. The boundaries for the Neighbourhood Design Plans shall coincide with the boundaries of the Neighbourhoods established on Schedule 'B'.

- 9.4.2. A Neighbourhood Design Plan shall be used to confirm and control the implementation of the intended pattern of development within a Neighbourhood. A Neighbourhood Design Plan shall include:

- a. Urban Design:

- i. The proposed pattern of roads and development blocks;
- ii. The proposed network of roads, transit, pedestrian and bicycle routes;
- iii. A comprehensive streetscape plan, that articulates specific urban design issues to be addressed in implementing Zoning Bylaws, plan(s) of subdivision or site plan approvals;
- iv. The location of specific features, sites and residential lots within the neighbourhood such as corner lots and t-intersections that require specific lot and building placement, orientation and architectural features;
- v. The proposed pattern of land use including the composition distribution of residential density and the proposed scale of non-residential areas;
- vi. An open space master plan, that identifies the location and configuration of uses such as school sites, parks, trails, open space buffers, environmental and cultural heritage features;
- vii. Where applicable, the anticipated boundaries of implementing plans of subdivision; and,
- viii. In the case of a school site or a place of worship site, the proposed pattern of alternate land use, in the event that the site is not required for the school or place of worship use.

- b. Urban Design and Architectural Manual:

- i. All development within each Neighbourhood shall be subject to urban design and architectural Manual arising from the findings and recommendations of the Neighbourhood Design Plan;
- ii. Provision for compliance with the Manual shall be incorporated into all subdivision, site plan or similar development agreements;
- iii. A program to ensure compliance with the Manual shall be established among the landowners group and the City and shall ensure integration with other required planning

approvals. Confirmation of compliance with the Manual shall be required prior to the issuance of building permits; and,

- iv. Such Manual may be reviewed and amended from time to time provided that any amendments shall conform with the principles and policies of this Secondary Plan and the Demonstration and Urban Design Manual (Appendix 2-A) and shall be prepared to the satisfaction of the City of Brantford.

- 9.4.3. The required Neighbourhood Design Plan for each of the three Neighbourhoods identified on Schedule 'B' is to include the distribution of housing by house form and will identify, in detail, the composition and distribution of the anticipated housing stock and its relationship to the achievement of the Provincial requirement to achieve a minimum net density of 50 residents and/or jobs per hectare. It is required that each neighbourhood includes low and medium density house forms.

## **9.5. Public Sector Agreement to Comply**

- 9.5.1. It is the intent of this Secondary Plan to achieve the agreement of all public agencies involved in any aspect of development in the Secondary Plan Area, to comply with the policies of this Secondary Plan, the regulations in the Zoning Bylaw, and to have regard for the Demonstration Plan and Urban Design Manual (Appendix 2-A) in order to achieve the goal, objectives, principles and policies of this Secondary Plan."

## **10. SCHEDULES AND APPENDICES**

- 10.1.1. Schedule A- West of Conklin Secondary Plan: Community Structure
- 10.1.2. Schedule B- West of Conklin Secondary Plan: Land Use Plan
- 10.1.3. Schedule C- West of Conklin Secondary Plan: Transportation Plan
- 10.1.4. Schedule D- West of Conklin Secondary Plan: Greenlands Plan
- 10.1.5. Appendix 2-A – "Demonstration Plan and Urban Design Manual" as attached hereto and forming part of this Bylaw
- 10.1.6. Appendix 2-B – "Net Land/Density/Housing Mix" as attached hereto and forming part of this Bylaw.
- 10.1.7. Appendix 2-C – "Erosion and Sediment Control Plan Design Requirements" attached hereto and forming part of this Bylaw





# MODIFIED POLICY AREAS







## 1. MODIFIED POLICY AREAS

### 1.1 Area 1 – Various Locations

- a. The scrap yard operation identified as Area 1 on Schedule 11: Modified Policy Areas, existing at the date of adoption of this Official Plan shall be encouraged to relocate to an appropriate location within an industrial area, in order to permit the lands to be redeveloped for residential uses compatible with existing and planned residential uses in the vicinity.

### 1.2 Area 2 – Grand River Avenue

- a. Notwithstanding the “Neighbourhoods” designation on the lands identified as Area 2 Grand River Avenue on Schedule 11: Modified Policy Areas, the uses permitted also shall include recreation, and restaurant facilities. Other commercial development which is related to the waterfront will be encouraged.
- b. Council will encourage all development in this designation to provide public access to and along the Grand River waterfront in order to allow an open space linkage between Waterworks Park and the core area. Council will also encourage all developments to provide appropriate linkages to the Bikeways and Trails Network.
- c. The industrial uses existing at the date of adoption of this Official Plan may be recognized and zoned in the implementing Zoning Bylaw.

### 1.3 Area 3 – West Street

- a. Notwithstanding the “Commercial/Intensification Corridor” designation on lands identified as Area 3 West Street on **Schedule 11: Modified Policy Areas**, the uses permitted shall exclude retail and warehouse commercial uses, funeral homes, building supply outlets, and automobile service stations (except such automobile service uses existing at the date of adoption of this Official Plan accessory to a main permitted use).

### 1.4 Area 4 – King George Road/ Powerline Road

- a. Notwithstanding the “Intensification Corridor” designation on the lands identified as Area 4 - King George Road/Power Line Road



on **Schedule 11: Modified Policy Areas**, 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 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 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.

### 1.5 Area 5 – Mohawk Lake/ Greenwich Mohawk District Area

- a. In the Mohawk Lake/Greenwich Mohawk District Area, as indicated as Area 5 on **Schedule 11: Modified Policy Areas**, the City shall encourage the comprehensive redevelopment of properties in this area, including the Greenwich Mohawk site, Mohawk Lake and surrounding area, which shall consider a mix of uses, including residential, clean employment uses, recreational and open space uses, institutional uses and commercial use, and takes into consideration the cultural significance of the site and larger district area.
- b. The City may carry out detailed planning studies to provide more detailed direction pertaining to the redevelopment of the Mohawk Lake/Greenwich Mohawk District Area, including the appropriate use(s) for the site(s), which shall consider the impacts that redevelopment of this area, will have on the existing community and adjacent built up areas. Detailed planning studies shall cover the full range of study, including but not limited to; functional engineering design studies, and the protection and preservation of natural and cultural heritage features and landscapes. Until such time as detailed planning studies are completed, development of the site/ district area shall be consistent with the existing land use designations in accordance with **Schedule 2 Land Use Plan**.

### 1.6 Area 6 – Market Street South and Newport Street Extension

- a. In addition to the policies of the “Lower Downtown” designation of this Plan, the following policies shall apply to Modified Policy Area 6 - Market Street South and Newport Street Extension on **Schedule 11: Modified Policy Areas**:
- b. Extension of an open space linkage between the Grand River waterfront and the Canal along the east-west railway line, when abandoned, shall be encouraged in order to facilitate pedestrian and bicycle access throughout the area and connections to the Bikeways and Trails Network.
- c. The City will explore opportunities to improve pedestrian linkages and accessibility between the Market Street South and Newport Street Extension Area and the Downtown Core in the vicinity of Market Street.

### 1.7 Area 7 – Mohawk Street

- a. The City's municipal Water Pollution Control Plant and Sanitary Landfill Site are located in Area 7 Mohawk Street on **Schedule 11: Modified Policy Areas**, and shall be recognized as permitted uses. These uses shall be allowed to expand as necessary to maintain an appropriate level of service to the City.

### 1.8 Area 8 – Grandview Street

- a. Development within the “Neighbourhoods” designation on lands identified as Area 8 Grandview Street on **Schedule 11: Modified Policy Areas** shall only be permitted access to Grandview Street.

### 1.9 Area 9 – Sherwood Drive

- a. Notwithstanding the “Neighbourhoods” designation on lands identified as Area 9 on **Schedule 11: Modified Policy Areas**, permitted use shall additionally include business and professional offices within the buildings existing at the date of the adoption of the Official Plan.

### 1.10 Area 10 – Colborne Street Slope Failure Area

- a. Notwithstanding the land use designations on **Schedule 2: Land Use Plan** on lands identified as Area 10 Colborne Street Slope

Failure Area as indicated on **Schedule 11: Modified Policy Areas**, 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 Bylaw which will permit only existing uses, buildings and structures and will not permit any additions, expansions, or restoration. Council will also encourage the acquisition of these lands by the Grand River Conservation Authority.

### 1.11 Area 11 – Oak Hill Drive Slope Area

- a. Notwithstanding the “Neighbourhoods” designation on lands identified as Area 11 Oak Hill Drive Slope Area on **Schedule 11: Modified Policy Areas**, all development shall be subject to the following policies:
  - i. 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;
  - ii. 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,
  - iii. 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.

### 1.12 Area 12 – Grand River Avenue

- a. In addition to all other applicable policies of this Plan, on the lands identified as Area 12 – Grand River Avenue on **Schedule 11: Modified Policy Areas**, Council will encourage all

development in this designation to provide public access to and along the Grand River waterfront in order to allow an open space linkage between Waterworks Park and the core area. Council will also encourage all developments to provide appropriate linkages to the Bikeways and Trails Network.

### 1.13 Area 13 – Waterworks Park

- a. The Public Utilities Commission's Water Treatment Plant and Transportation Garage are located in Area 13 Waterworks Park as indicated on **Schedule 11: Modified Policy Areas**, and shall be recognized as permitted uses and be allowed to expand as necessary to maintain the required level of service.

### 1.14 Area 14 – Northwest Area, South of Brantford Golf & country Club

- a. Notwithstanding the "Natural Heritage System" designation on the lands identified as Area 14 - Northwest Area, south of Brantford Golf and Country Club on **Schedule 11: Modified Policy Areas**; existing development may be serviced by private sanitary sewage disposal systems or private temporary connections to existing sanitary sewers, pending the extension of new public sanitary sewer trunks.

### 1.15 Area 15 – Southwest Corner of Highway No. 403 / Paris Road Interchange

- a. Notwithstanding the "Neighbourhoods" designation on the lands identified as Area 15 - Southwest Corner of Highway No. 403/Paris Road Interchange on **Schedule 11: Modified Policy Areas**, 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 365.0m<sup>2</sup>.
  - ii. The maximum gross floor area of all buildings used for enclosed storage associated with a general contractor shall be 190.0m<sup>2</sup>.

### 1.16 Area 16 – Southeast Corner of Summerhayes Crescent and Powerline Road

- a. Notwithstanding the "Neighbourhoods" designation on the lands identified as Area 16 - Southeast Corner of Summerhayes Crescent and Powerline Road on **Schedule 11: Modified Policy Areas** 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 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.

### 1.17 Area 17 – 85 Morrell Street

- a. Notwithstanding the "Neighbourhoods" designation on the lands identified as Area 17, 62 – 85 Morrell Street on **Schedule 11: Modified Policy Areas**, development shall be permitted only in accordance with the following policies:
  - i. Single detached dwellings and townhouses are permitted on the lands located to the north of the existing building which is situated on the south portion of the lands identified as Area 62 – 85 Morrell Street.
  - ii. Until such time as there has been a resolution of the rail line to the satisfaction of Canadian National Railway (CN) and the City of Brantford, the existing building located on the south portion of the lands situated adjacent and parallel to the rail line (and Holme Street), shall be retained on the subject lands and outdoor storage shall be prohibited.
- b. The following non- residential uses only will be permitted within the existing building:
  - i. Neighbourhood commercial uses, to be further defined in the Zoning Bylaw;
  - ii. Medical clinic, medical office and/or general office uses;

- iii. Light clean industrial uses including warehousing, repairing of goods and material within wholly enclosed buildings;
- iv. Limited business and professional offices, such as engineers or related activities and business services such as printing, publishing, graphic design whose services cater to or are related to industrial uses;
- v. Scientific, technological or communication establishments; and,
- vi. Research and development facilities.
- c. All loading and unloading for the warehouse use shall be restricted to the interior of the existing building and shall not be permitted in the accessory parking lot or on the adjacent streets and the storage and / or distribution of hazardous wastes as defined by the Province shall be prohibited from the warehouse use.
- d. Upon resolution of the rail line to the satisfaction of CN and the City of Brantford, the existing building located on the south portion of the lands situated adjacent and parallel to the rail line (and Holme Street) may be removed and following uses shall be permitted:
  - i. Residential uses including townhouses, row houses, four-plexes, low-rise apartments and other forms of low-rise multiple-unit dwellings;
  - ii. Neighbourhood commercial uses, to be defined in the Zoning Bylaw; and,
  - iii. Medical clinic, medical office and/or general office uses.
- e. Maximum net residential density for residential development shall not exceed 60 units per net residential hectare.
- f. Outdoor storage shall be prohibited.
- g. A new local road shall be permitted to have a right-of-way width of 18 metres.

#### 1.18 Area 18 – 17 & 22 Sydenham Street

- a. In addition to the other relevant policies of this Plan, Area 18, as indicated on **Schedule 11: Modified Policy Areas**, shall be subject to the following special policies:



- i. Before redevelopment of this area can proceed, additional environmental investigations must be conducted to determine the nature and extent of contamination in the area, and to develop and implement an appropriate remediation strategy. To this end the City, in consultation with private landowners, will work with all levels of government to develop a coordinated and comprehensive remediation strategy in order to facilitate private redevelopment of the lands.
- ii. Until such time as the remediation strategy is implemented, and notwithstanding the "Neighbourhoods" designation of this Plan, only the passive open space uses shall be permitted in Area 18.
- iii. Upon implementation of the remediation strategy and submission of proof of compliance with Provincial Regulations is received, the City will consider applications for redevelopment of this area for a range of residential uses, commercial uses, buffer area, and recreational and open space uses, without amendment to this Plan.

### 1.19 Area 19 – 13 Phillip Street

- a. Notwithstanding the "Neighbourhoods" designation on the lands identified as Area 19 – 13 Phillip Street on **Schedule 11: Modified Policy Areas**, a catering service may be permitted by a Temporary Use Bylaw.
- b. The Temporary Use Bylaw for the lands within Area 19 – 13 Phillip Street shall include the following requirements:
  - i. The catering service shall remain accessory to the main residential use.
  - ii. The catering service shall be restricted to its current size.

### 1.20 Area 20 – 271 Greenwich Street

- a. Notwithstanding the "Neighbourhoods" designation on the lands identified as Area 20 – 271 Greenwich Street, on **Schedule 11: Modified Policy Areas**, the following uses shall also be permitted in the existing building: general offices, a telecommunication service limited to a radio station or studio, and an accessory dwelling unit.

### 1.21 Area 21 - Northeast Corner of Shellard Lane and Conklin Road, Block 114, Plan 2M-1869

- a. Notwithstanding the "Neighbourhoods" designation on the lands identified as Area 21 – Block 114; Plan 2M-1869 on **Schedule 11: Modified Policy Areas**, the uses permitted shall include a drive-thru service for a permitted restaurant.
- b. The total gross leasable floor area (GFA) shall be limited to a maximum of 1,880 square metres.

### 1.22 Area 22 – Northwest Business Park

- a. Notwithstanding the "Natural Heritage System" designation on lands in Area 22 – Northwest Business Park, as indicated on **Schedule 11: Modified Policy Areas**, 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

### 1.23 Area 23 – 111 Sherwood Drive

- a. Notwithstanding the policies of the "General Employment" designation, on lands identified as Area 23 – 111 Sherwood Drive on **Schedule 11: Modified Policy Areas**, an apartment dwelling containing a maximum of 28 units shall also be permitted.

### 1.24 Area 24 – 111 Sherwood Drive

- a. Notwithstanding the policies of the "General Employment" designation on lands in Area 24 – 111 Sherwood Drive on **Schedule 11: Modified Policy Areas**, 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 111 Sherwood Drive.

### 1.25 Area 25 – 44 Elgin Street

- a. Notwithstanding the "General Employment" designation on the lands identified as Area 25 – 44 Elgin Street on **Schedule 11: Modified Policy Areas**, the uses permitted also shall include general offices.

### 1.26 Area 26 – 469 Hardy Road

- a. Notwithstanding the "Prestige Employment" designation on the lands identified as Area 26 – 469 Hardy Road on **Schedule 11: Modified Policy Areas**, drive-through restaurants shall be prohibited. In addition, development of the following permitted uses shall be in accordance with the following policies:
  - i. Business and professional offices shall have a total maximum gross floor area (GFA) of 3,900 sq. ft. (362.0m<sup>2</sup>).
  - ii. Restaurants shall have a total maximum GFA of 3,000 sq. ft. (278.7m<sup>2</sup>).

### 1.27 Area 27 – 45 Dalkieth Drive, 340 Henry Street & 435 Elgin Street

- a. Notwithstanding the "General Employment" designation on the lands identified as Area 27 on **Schedule 11: Modified Policy Areas**, business and professional offices shall also be permitted.

### 1.28 Area 28 – 166 Lynden Road

- a. Notwithstanding the "Intensification Corridor" designation on the lands identified as Area 28 – 166 Lynden Road on **Schedule 11: Modified Policy Areas**, a retirement home shall also be permitted having a maximum gross floor area of 17,500m<sup>2</sup>,

maximum building height of 24m and shall provide off-street parking at a minimum rate of 1 space/3 beds.

**1.29 Area 29 – Northeast Corner of Blackburn Drive & Diana Avenue**

- a. Notwithstanding the Neighbourhoods designations on the lands identified as Area 29 – Northeast Corner of Blackburn Drive and Diana Avenue on **Schedule 11: Modified Policy Areas**, the uses permitted shall also include a Community Centre Commercial area (shopping plaza) of approximately 100,000 sq.ft.

**1.30 Area 30 – 44 Holme Street**

- a. Notwithstanding the "General Employment" designation applying to the lands identified as Area 30 – 44 Holme Street on **Schedule 11: Modified Policy Areas**, the following additional accessory uses shall also be permitted:
  - i. Art gallery;
  - ii. Art studio;
  - iii. Outdoor patio.
  - iv. Restaurant; and,
  - v. Retail sales.

**1.31 Area 31 – 347 – 365 Colborne Street East**

- a. Notwithstanding policies of the Plan applying to the lands identified as Area 31 -347 – 365 Colborne Street East on **Schedule 11: Modified Policy Areas**, 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.

**1.32 Area 32 – 111 Sherwood Drive**

- a. Notwithstanding the "General Employment" designation applying to the lands, in Area 32 – 111 Sherwood Drive on **Schedule 11: Modified Policy Areas**, the development of this property shall be subject to the following policies.
- b. The main permitted uses shall be limited to 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.

### 1.33 Area 33 – 111 Sherwood Drive

- a. Notwithstanding the policies of the “General Employment” designation applying to the lands in Area 33 – 111 Sherwood Drive on **Schedule 11: Modified Policy Areas**, the development of this property shall be subject to the following policies:
  - i. 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.

### 1.34 Area 34 - 403 – 415 Fairview Drive

- a. Notwithstanding the policies of the Neighbourhoods designation, multiple unit residential dwellings shall be permitted in Modified Policy Area 118 – 403-415 Fairview Drive in accordance with **Schedule 11: Modified Policy Areas**. All uses may be permitted in either mixed use or single use buildings in accordance with the City's Urban Design Manual.

# Part 3

## **SCHEDULES & APPENDICES TO THE OFFICIAL PLAN**





## 1. LIST OF TABLES

Table No.	Name of Table	Section	Page No.
1	Population and Employment Growth Forecasts	3	3-1
2	Household Growth and Household Size Forecasts	3	3-5
3	Overall Housing Mix Forecasts	3	3-6
4	Employment Growth and Activity Rate Forecasts	3	3-7
5	Employment Growth by Category – 2016 to 2036	3	3-8

## 2. LIST OF SCHEDULES

Schedule No.	Name of Schedule
1	Growth Management
2	Land Use Plan
3	Downtown Urban Growth Centre
4	Natural Heritage System
5-1	Floodplain
5-2	Floodplain Breach zone
5-3	Steep Slope and Erosion Hazard
5-4	Slope Setback
5-5	Mineral Aggregate Areas
6	Landfill Sites
7	Watershed Management
8	Road Network
9	Bikeway and Trails Network Plan
10	Road Widenings
11	Modified Policy Areas





# Schedule 1

## Growth Management

### Legend

#### Built-Up Area

- Existing Stable Neighbourhood
- Intensification Corridor
- Community Commercial Centre
- Downtown Urban Growth Centre
- Employment Area
- Employment Land

#### Greenfield Area

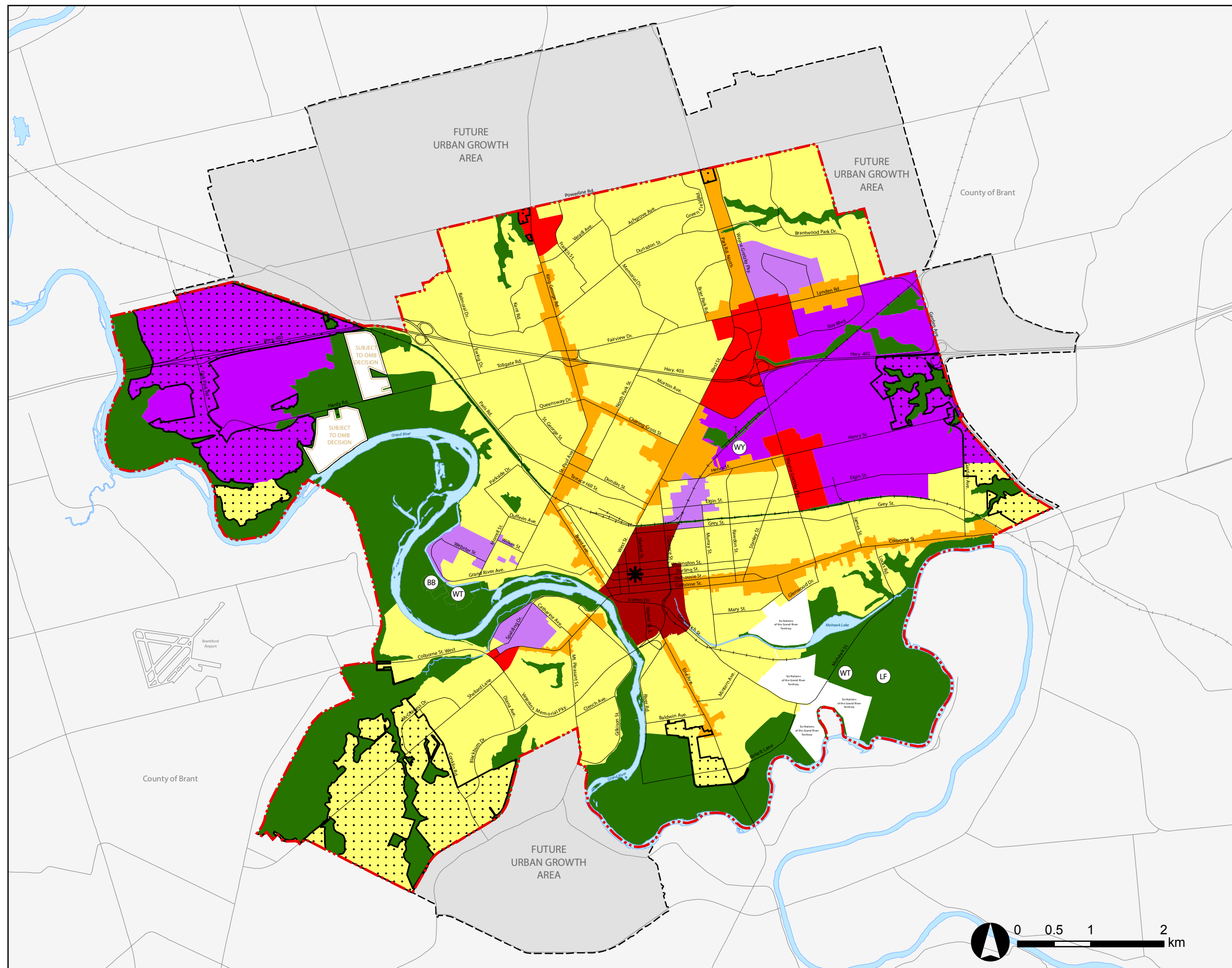
- Neighbourhood
- Intensification Corridor
- Employment Area

#### Other Areas

- Settlement Area and Municipal Boundary
- Future Urban Growth Area  
Lands within the Future Urban Growth Area are subject to the Boundary Adjustment Agreement, dated June 28th 2016, between the City of Brantford and the County of Brant. These lands remain subject to the County of Brant Official Plan, until such time that the City of Brantford completes a Settlement Area Boundary Expansion
- Area Subject to OMB Appeal/Decision
- Core Natural Area

#### Symbols

- BB Transit Bus Barns
- LF Sanitary Landfill Site
- WT Water Treatment Facility
- WY Municipal Works Yard
- ✱ Major Transit Station Area



Schedule 2  
Land Use Plan

Legend

Neighbourhoods

- Residential Designation
- Major Institutional Designation
- Park and Open Space Designation

Mixed Use Areas

- Downtown Urban Growth Centre Designation (Including Major Transit Station Area)
- Major Commercial Centre Designation
- Intensification Corridor Designation

Employment Areas/Lands

- Prestige Employment Designation
- General Employment Designation

Open Space Areas

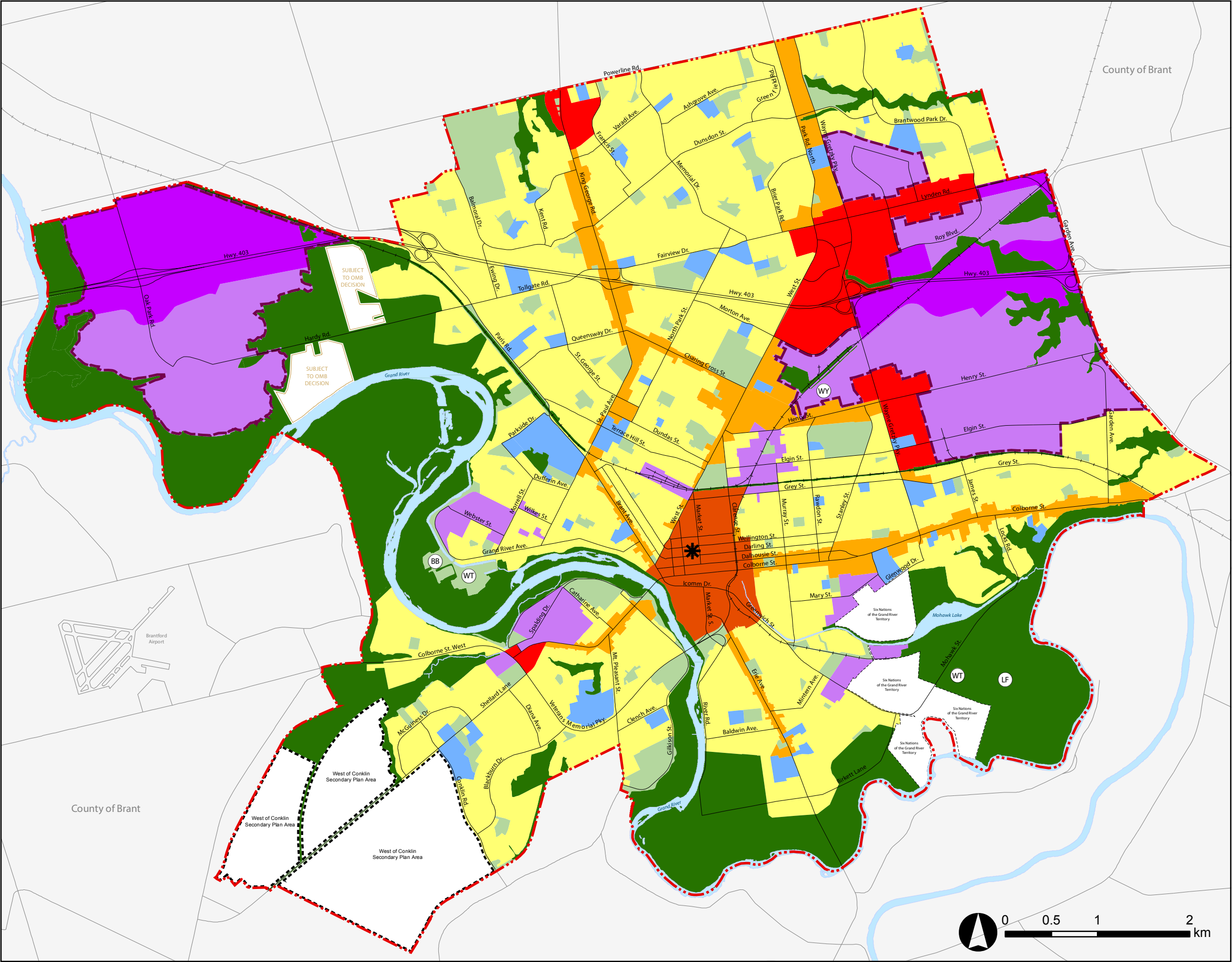
- Core Natural Areas Designation

Other Areas

- Area Subject to OMB Appeal/Decision
- Secondary Plan Area
- Protected Employment Area

Symbols

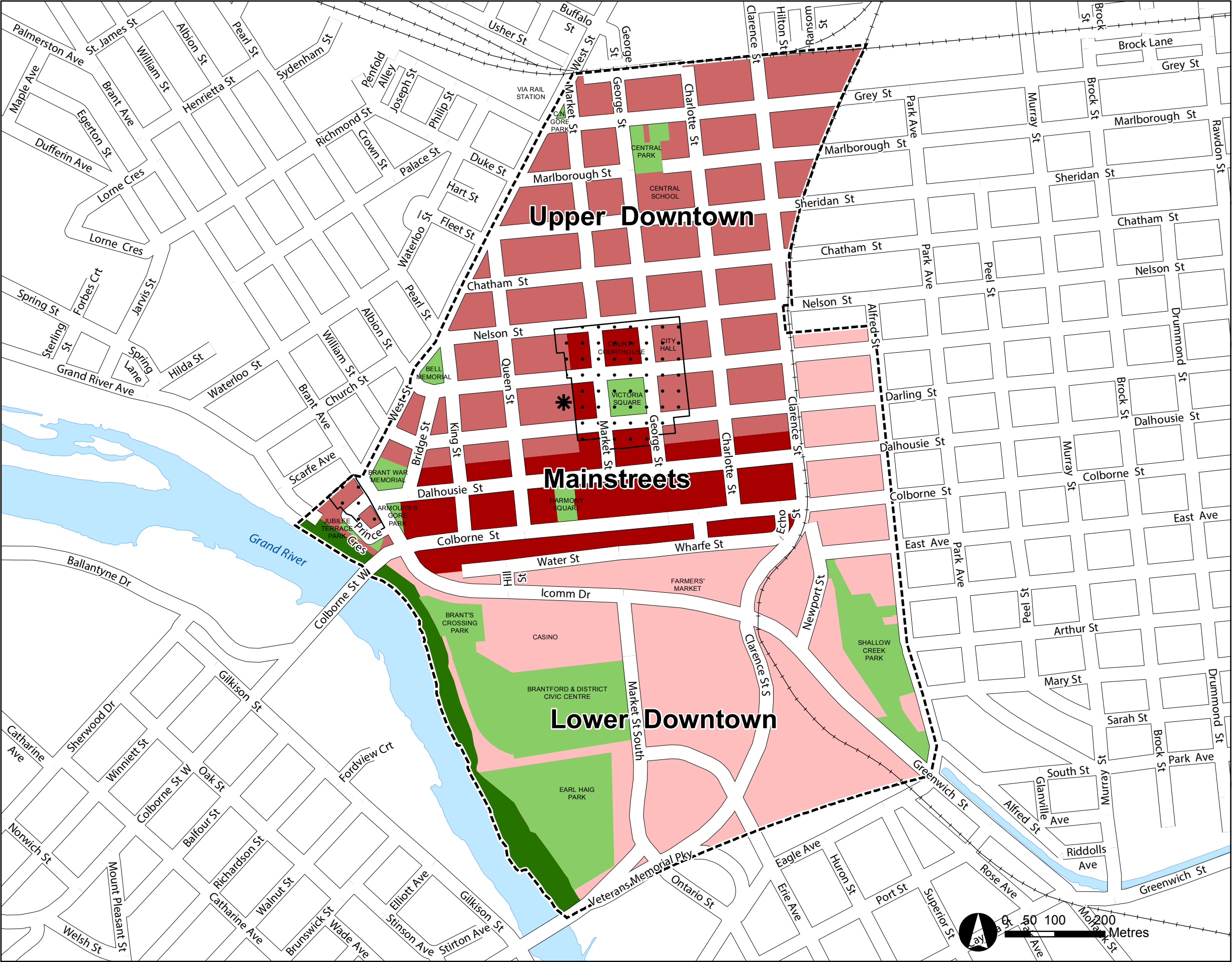
- Transit Bus Barns
- Sanitary Landfill Site
- Water Treatment Facility
- Municipal Works Yard
- Major Transit Station Area





Schedule 3  
Downtown Urban  
Growth Centre

- Legend**
- Urban Growth Centre Boundary
  - Historic Mainstreets
  - Upper Downtown
  - Lower Downtown
  - Natural Heritage System
  - Park and Public Open Space
  - Heritage Conservation District
  - Major Transit Station Area

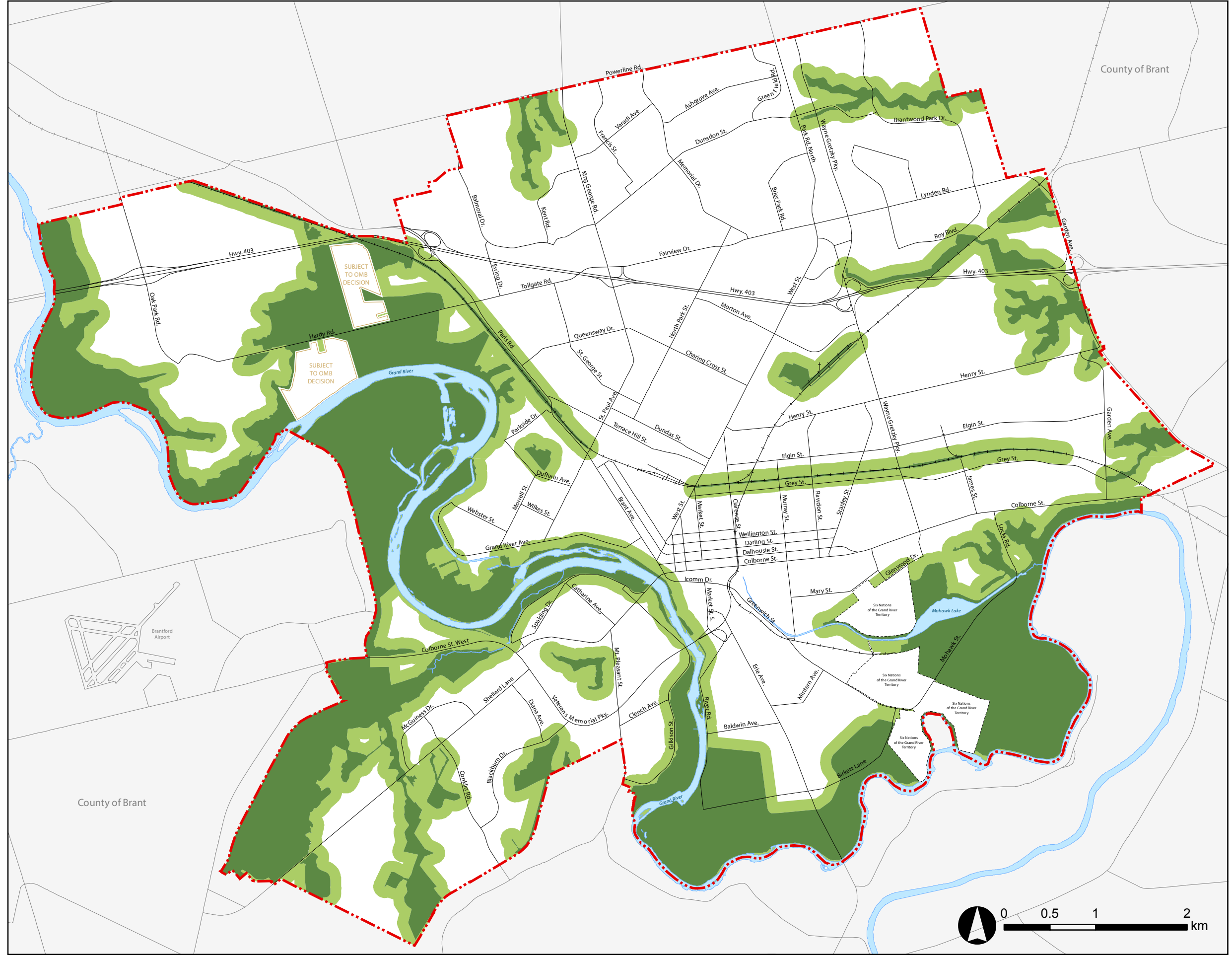


# Schedule 4

## Natural Heritage System

**Legend**

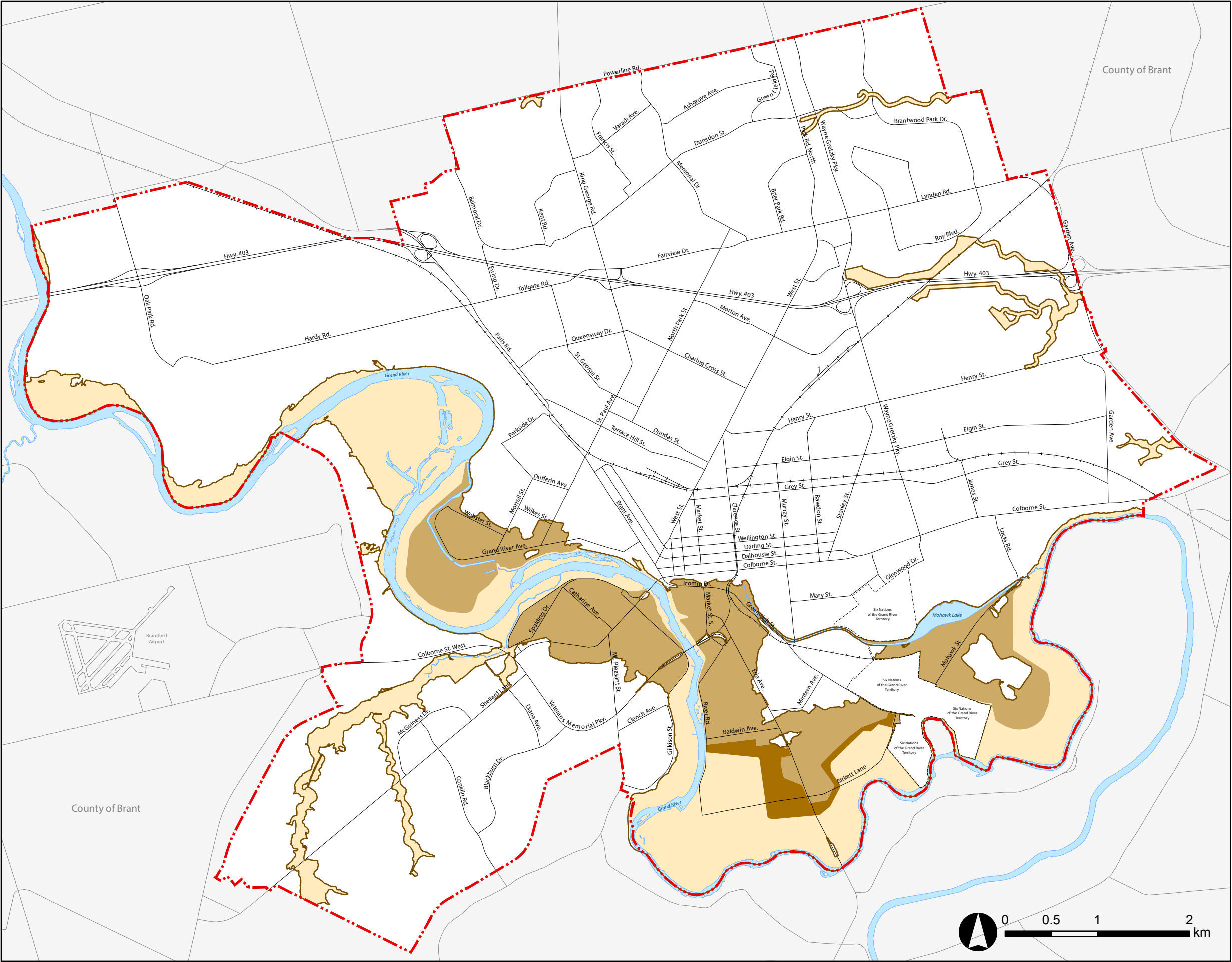
- Core Areas
- Adjacent Lands (120 m Trigger)
- Area Subject to OMB Appeal/Decision



Schedule 5-1  
Floodplain

Legend

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





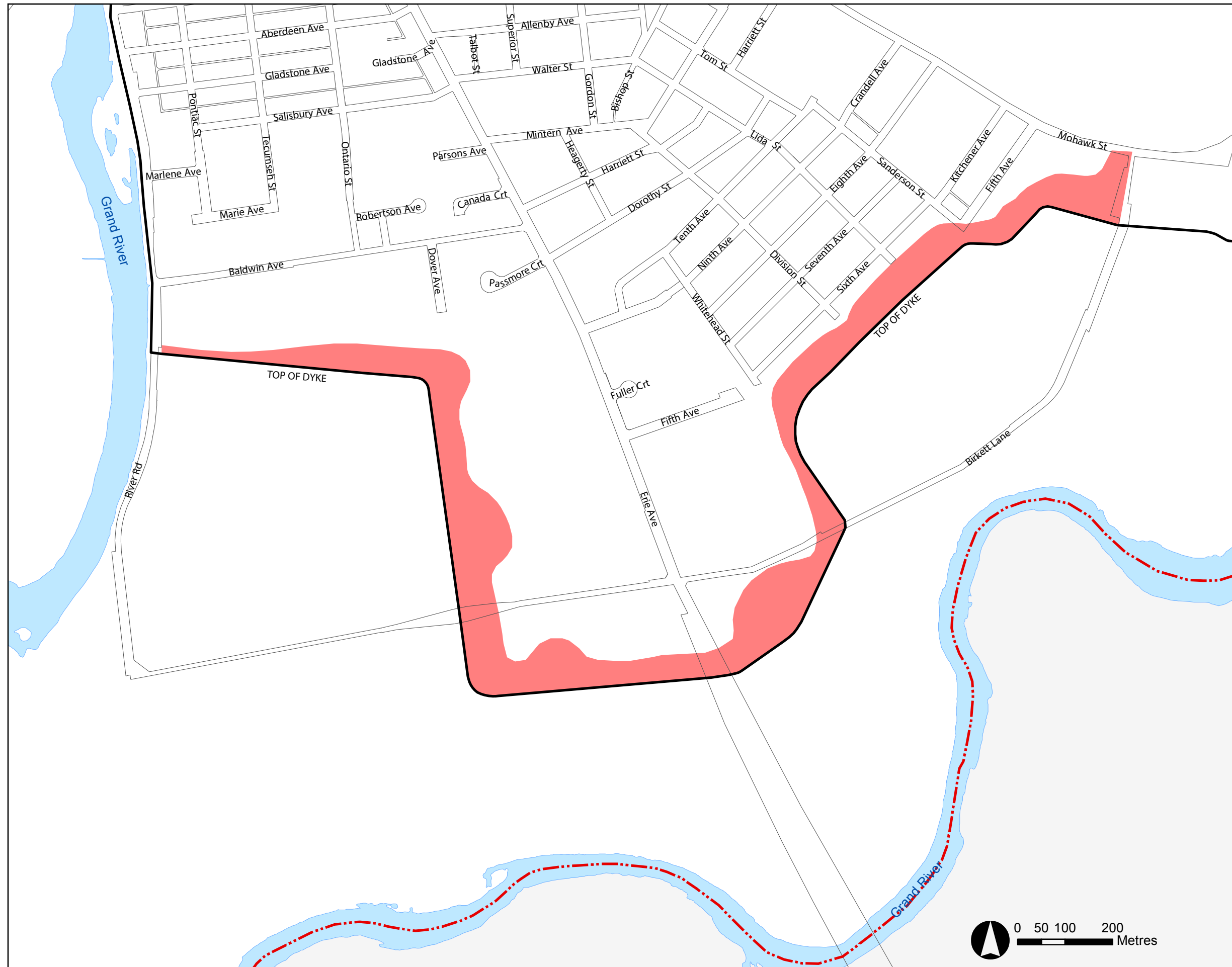
City of Brantford Official Plan

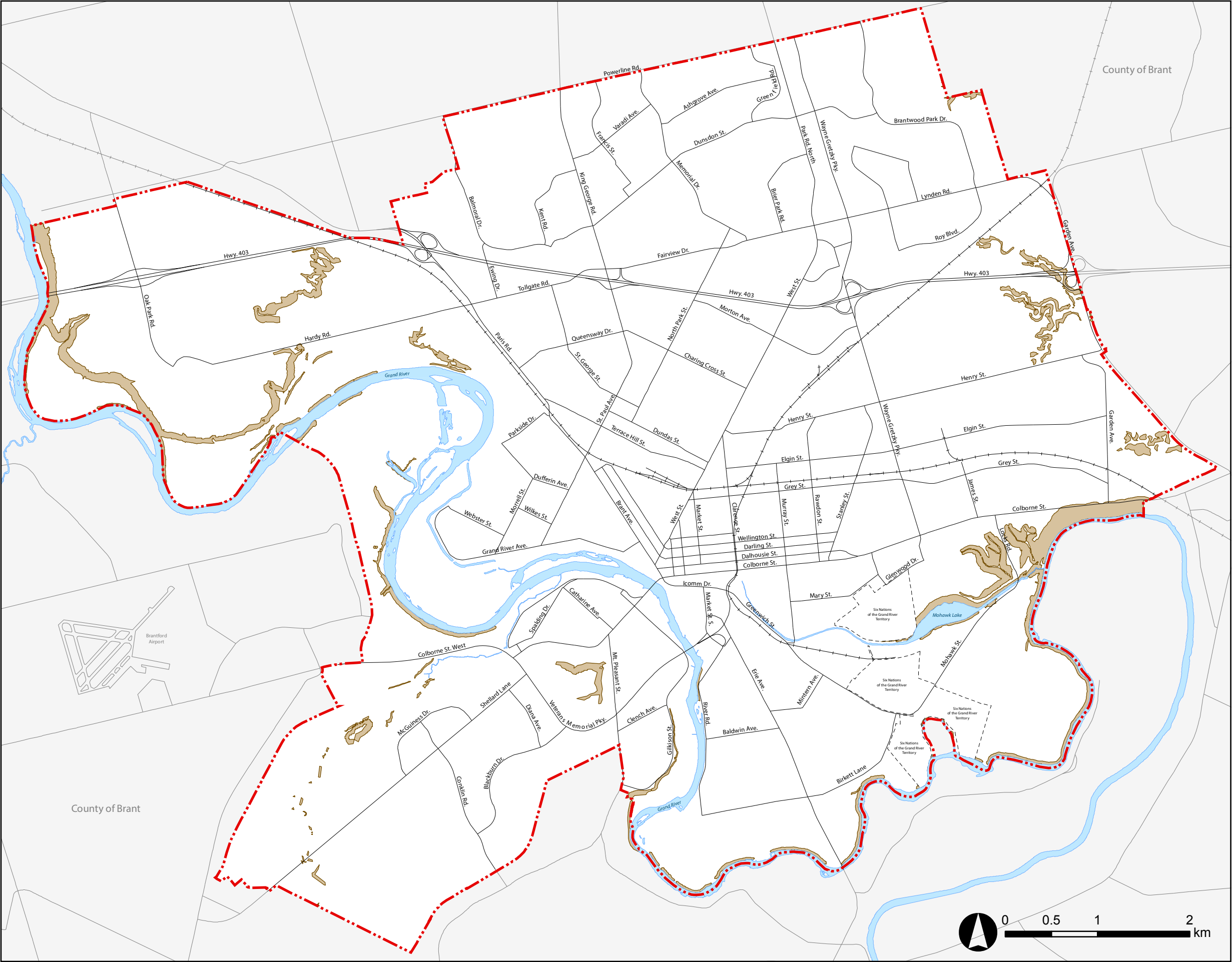
# Schedule 5-2

## Floodplain Breach Zone

**Legend**

- Dyke System
- Breach Zone



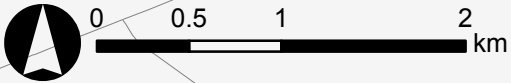


# Schedule 5-3

## Steep Slope and Erosion Hazard

**Legend**

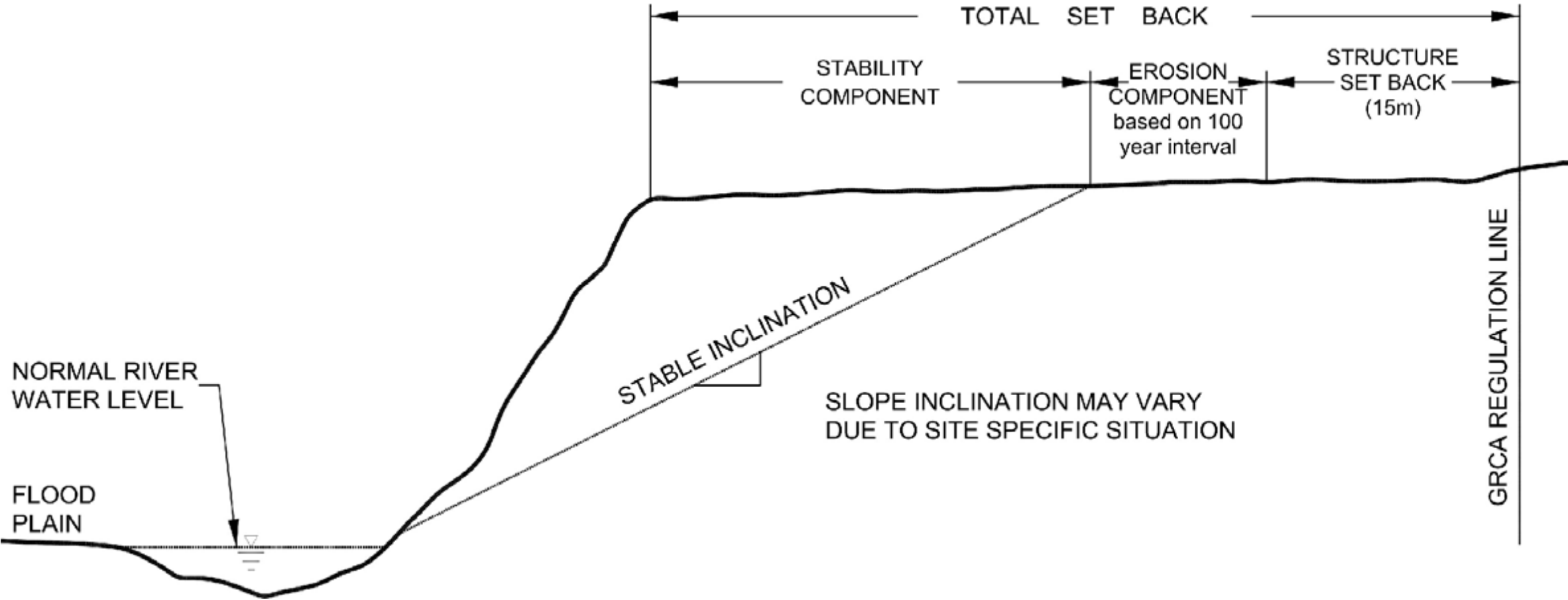
Steep Slopes and Erosions Hazard





Schedule 5-4

Slope Setback





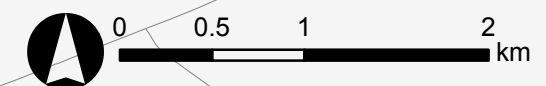
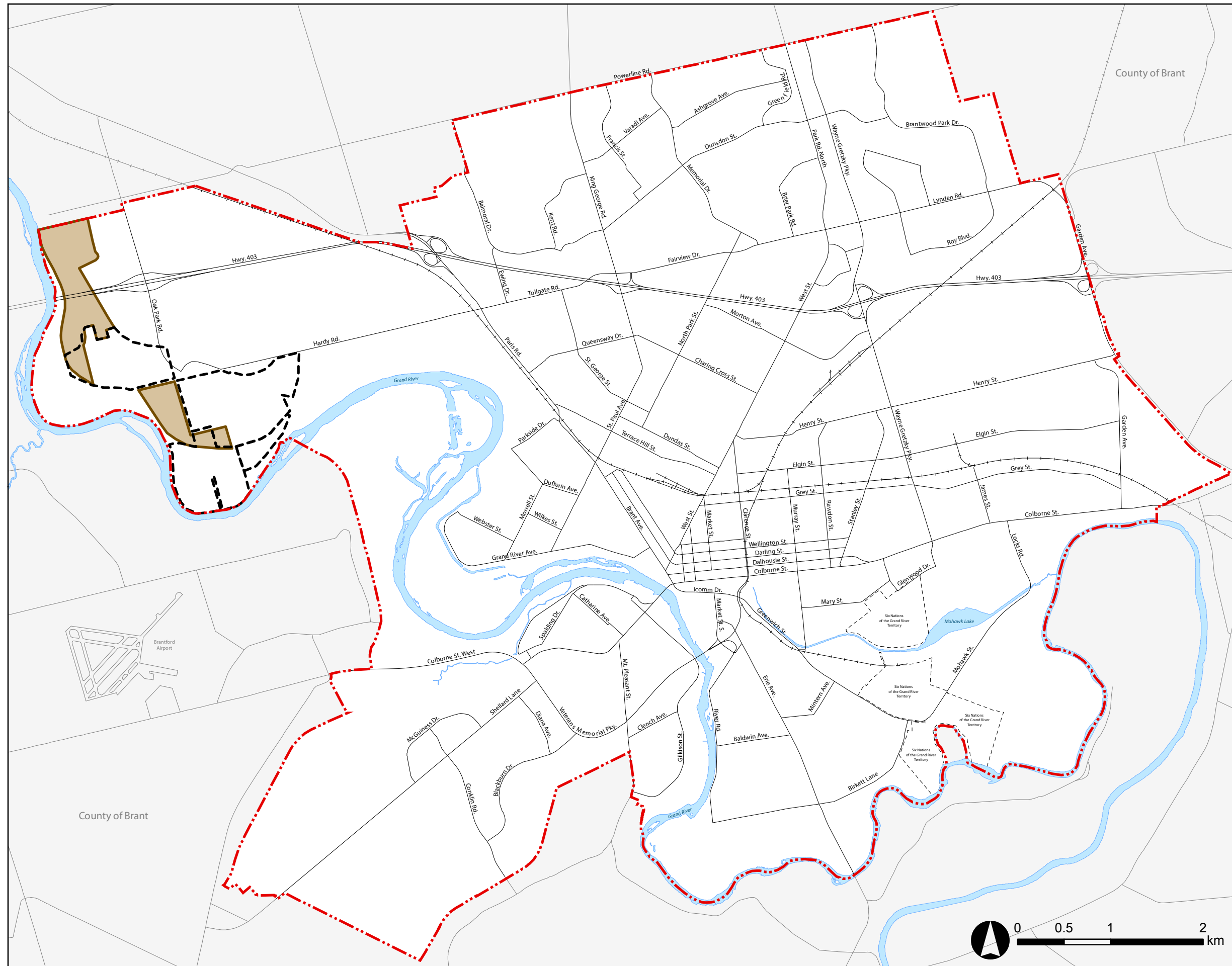
City of Brantford Official Plan

# Schedule 5-5

Mineral Aggregate Areas

**Legend**

-  Mineral Aggregate Area
-  Licensed Pits and Quarries



Draft 1: July 2016

# Schedule 6

## Landfill Sites

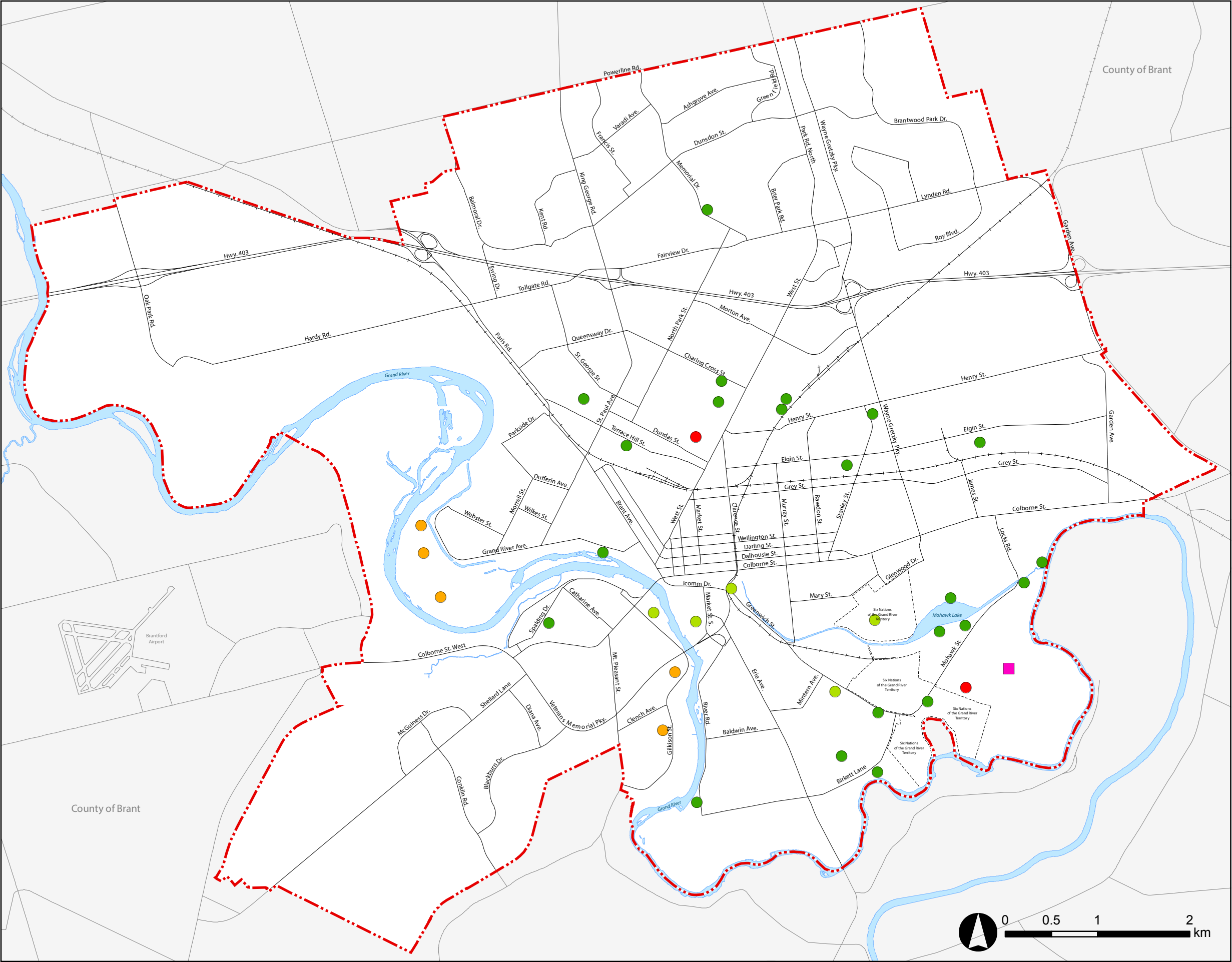
**Legend**

**Abandoned Landfill Sites**

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

**Active Landfill Sites**

- Active Landfill Sites




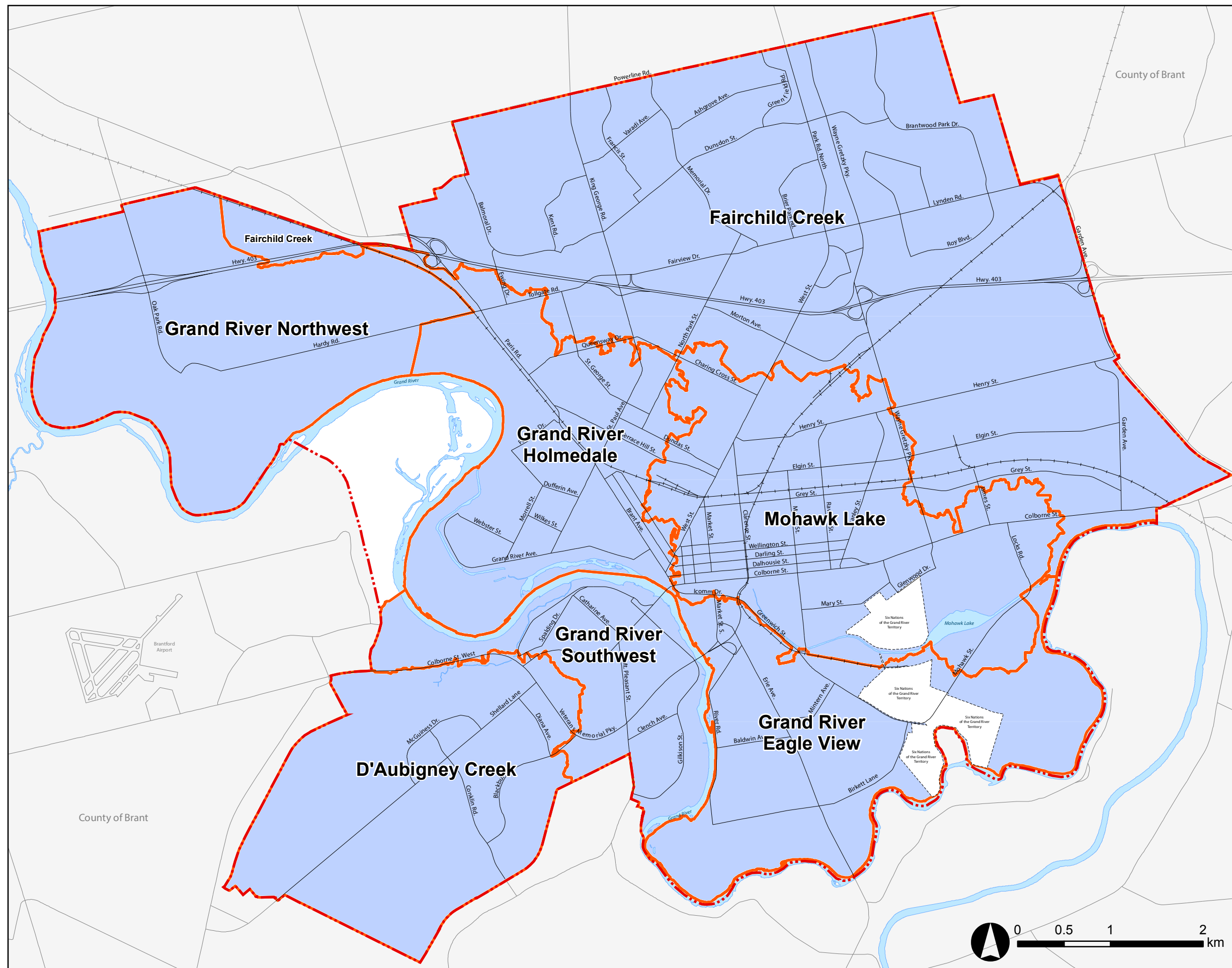
City of Brantford Official Plan

# Schedule 7

## Watershed Management

**Legend**

 Subwatershed Area



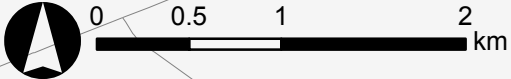
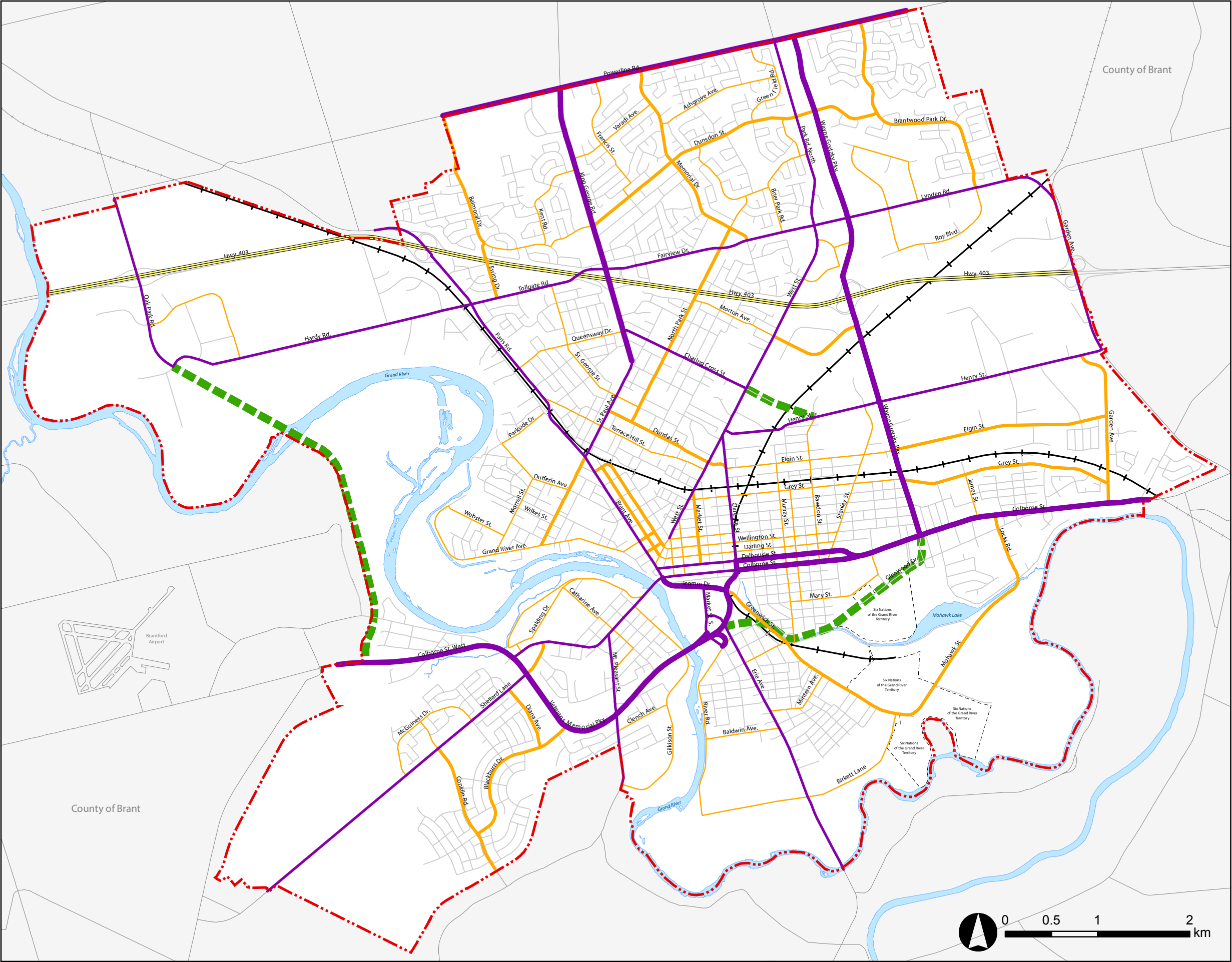


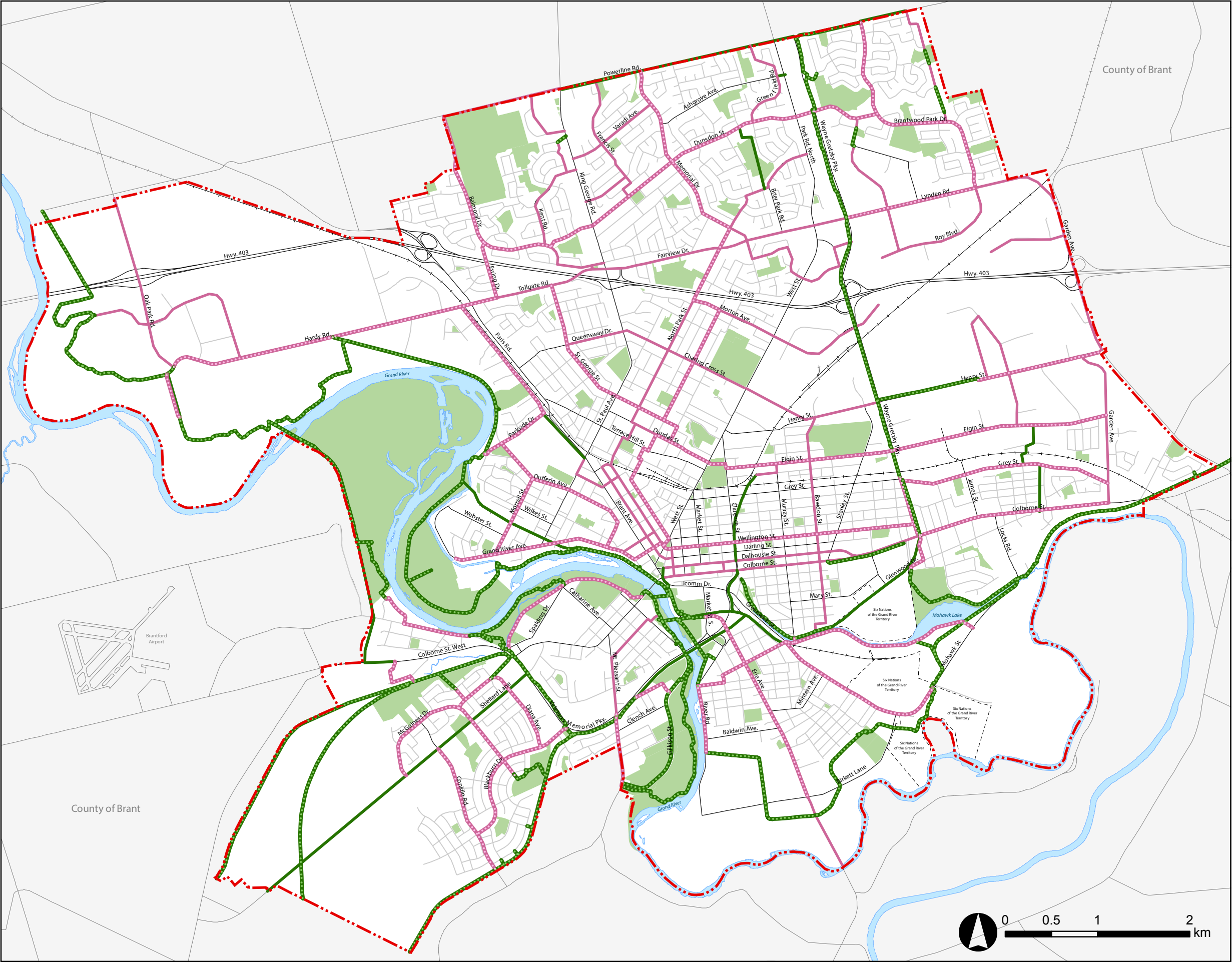
# Schedule 8

## Road Network

**Legend**

- Provincial Highway
- Major Arterial Road
- Minor Arterial Road
- Major Collector Road
- Minor Collector Road
- Local Road
- Long-Term Corridor Protection
- Active Railway





# Schedule 9

## Bikeway and Trails Network Plan

### Legend

#### Existing Network

- Multi-Use Trail
- On-Street Route

#### Proposed Network

- Multi-Use Trail
- On-Street Route

#### Parkland

- Parks and Cemeteries

# Schedule 10

## Road Widenings

Road	Limits	Proposed Right-of-Way Width (metres)
BALDWIN AVENUE	River Road to Erie Avenue	20
BALMORAL DRIVE	Myrtleville Drive to Power Line Road	26
BIRKETT LANE		20
WAYNE GRETZKY PARKWAY	North of Highway 403	60
CATHARINE AVENUE	Spalding Drive to Sherwood Drive	20
CHARING CROSS STREET	CNR to Henry Street	40
CLARENCE STREET	West Street to Colborne Street	26
COLBORNE STREET WEST	Oakhill Drive to Brant Avenue	26
CONKLIN ROAD		26
DUNSDON STREET	King George Road to Memorial Drive	26
EAGLE AVENUE	Foster Street to River Road	20
ERIE AVENUE	Market Street to Eagle Avenue Cayuga Street to City Limits	26
FAIRVIEW DRIVE	Highway 403 Ramps to Hayhurst Road/Memorial Drive to Park Road North	26
GARDEN AVENUE	Henry Street to Colborne Street East	26
GILKISON STREET	Brunswick Street to BSAR Overpass	20
GREY STREET	James Avenue to Rowanwood Avenue	26
GREY STREET	WGP to James; Rowanwood Avenue to Garden Avenue	26
HARDY ROAD		26
HENRY STREET	West Street to Wayne Gretzky Parkway/Middleton Street to Plant Farm Road	26
KING GEORGE ROAD	Kent Road to Fairview Drive	35
LOCKS ROAD	Lloyd Street to Colborne Street East	26
MARKET STREET SOUTH		26


Road	Limits	Proposed Right-of-Way Width (metres)
MEMORIAL DRIVE	Harvest Lane to Evelyn Street/ Buckingham Street to Fairview Drive	26
MOHAWK STREET	Greenwich Street to Birkett Lane	20
MORTON AVENUE	Hill Avenue to Furzey Avenue	20
MT. PLEASANT STREET		26
MURRAY STREET	Grey Street to Elgin Street	20
NORTH PARK STREET	St. George Street to Dundas Street	20
OAK PARK ROAD	Highway 403 to City Limits	45
OAK PARK ROAD	Highway 403 Southerly	60
RAWDON STREET	Dalhousie Street to Colborne Street	20
RIVER ROAD	Marlene Avenue to Birkett Lane/ Aberdeen Avenue to Strathcona Avenue	20
SHELLARD LANE		26
ST. PAUL AVENUE	Grand River Avenue to Dufferin Avenue	20
STANLEY STREET	CNR to Dalhousie Street	20
TOLLGATE ROAD	Highway 403 Overpass/King George Road	26
WEST STREET	Market Street to Clarence Street/Harris Avenue to Charing Cross Street/ Farrington Drive to Fairview Drive	26
WILKES STREET	Morrell Street to St. Paul Avenue	20

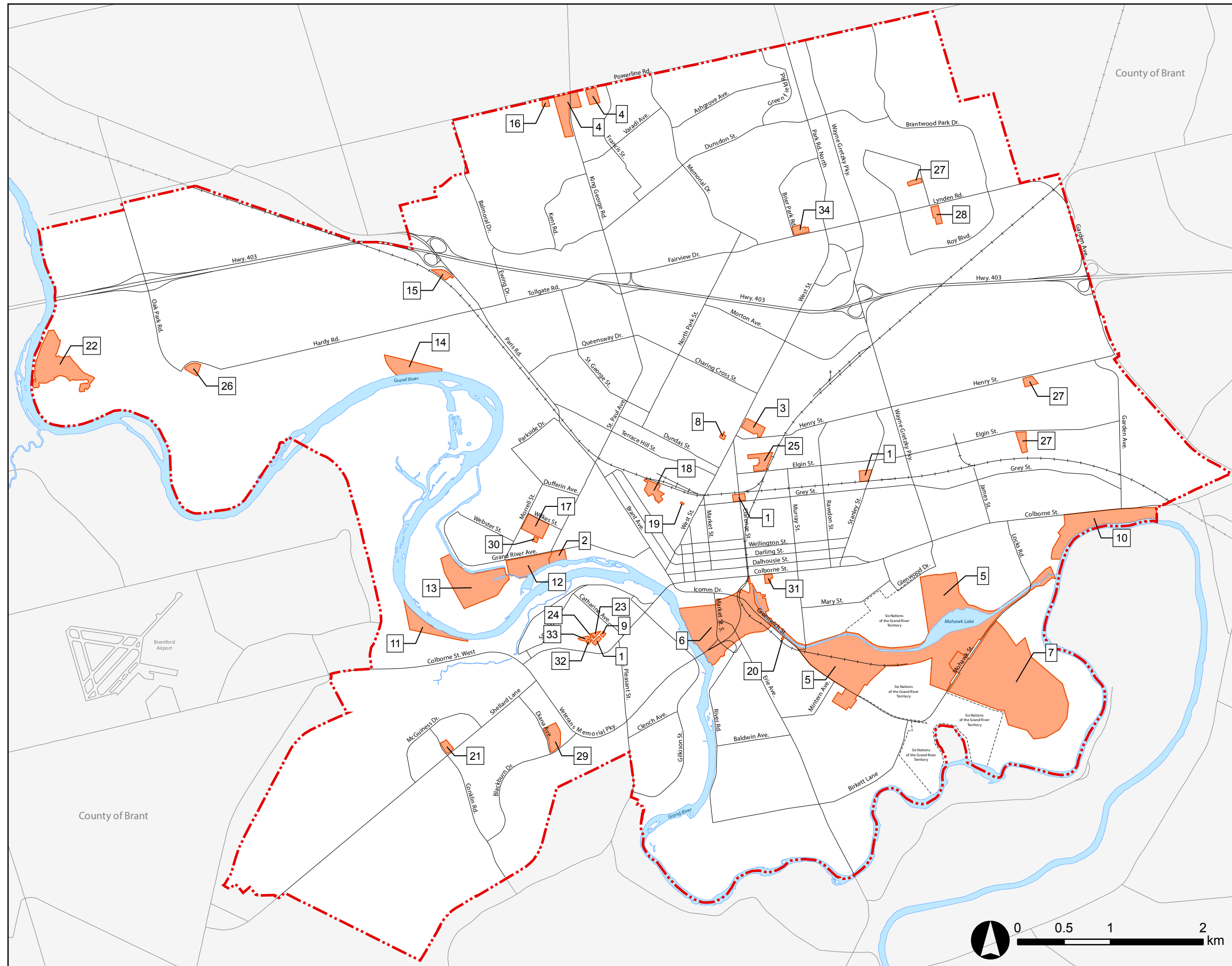


# Schedule 11

## Modified Policy Areas

### Legend

 Site Specific Policy



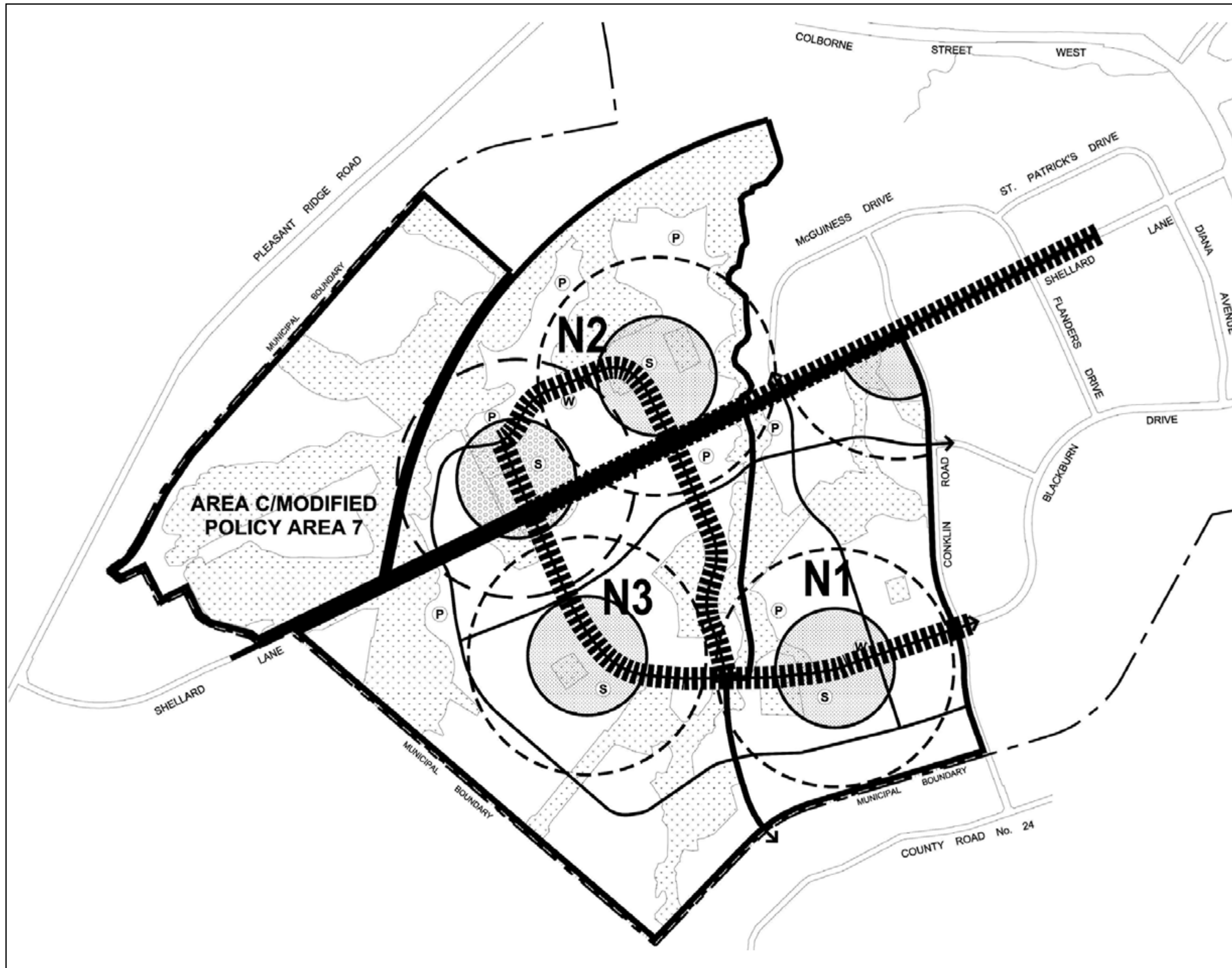
- 1 Clarence Street, Stanley Street, and Winniett Street
- 2 Grand River Avenue
- 3 West Street
- 4 King George Road/Powerline Road
- 5 Mohawk Lake/ Greenwich-Mohawk District Area
- 6 Market Street South and Newport Street
- 7 Mohawk Street
- 8 Grandview Street
- 9 Sherwood Drive
- 10 Colborne Street Slope Failure Area
- 11 Oak Hill Drive Slope Area
- 12 Grand River Avenue
- 13 Waterworks Park
- 14 Northwest Area, South of Brantford Golf and Country Club
- 15 Highway 403 and Paris Road
- 16 Summerhayes Crescent and Powerline Road
- 17 Morrell Street
- 18 17 and 22 Sydenham Street
- 19 13 Phillip Street
- 20 Greenwich Street
- 21 Shellard Lane and Conklin Road, Northeast Corner
- 22 Northwest Business Park
- 23 111 Sherwood Drive
- 24 111 Sherwood Drive
- 25 44 Elgin Street
- 26 469 Hardy Road
- 27 45 Dalkeith Drive, 340 Henry Street, and 435 Henry Street
- 28 166 Lynden Road
- 29 Blackburn Drive and Diana Avenue, Northeast
- 30 44 Holme Street
- 31 365 Colborne Street
- 32 111 Sherwood Drive
- 33 111 Sherwood Drive
- 34 403-415 Fairview Drive

# Schedule A

## West of Conklin Secondary Plan Community Structure

### Legend

-  NEIGHBOURHOOD CENTRE  
5 MINUTE WALK
-  VILLAGE CENTRE  
5 MINUTE WALK
-  GREENLANDS SYSTEM
-  SHELLARD LANE
-  COLLECTOR ROAD
-  CORRIDOR
-  STORM WATER MANAGEMENT  
POND LOCATION
-  SCHOOL SITE
-  PLACE OF WORSHIP SITE
-  N1 NEIGHBOURHOOD
-  NEIGHBOURHOOD BOUNDARIES
-  SECONDARY PLAN AREA BOUNDARY



# Schedule B

## West of Conklin Secondary Plan Land Use Plan

### Legend

-  GREENLANDS SYSTEM
-  MODIFIED POLICY AREA 7
-  NEIGHBOURHOOD RESIDENTIAL
-  NEIGHBOURHOOD CENTRE
-  VILLAGE CENTRE
-  SHELLARD LANE
-  COLLECTOR ROAD
-  STORM WATER MANAGEMENT POND LOCATION
-  SCHOOL SITE
-  PLACE OF WORSHIP SITE
-  SECONDARY PLAN AREA BOUNDARY

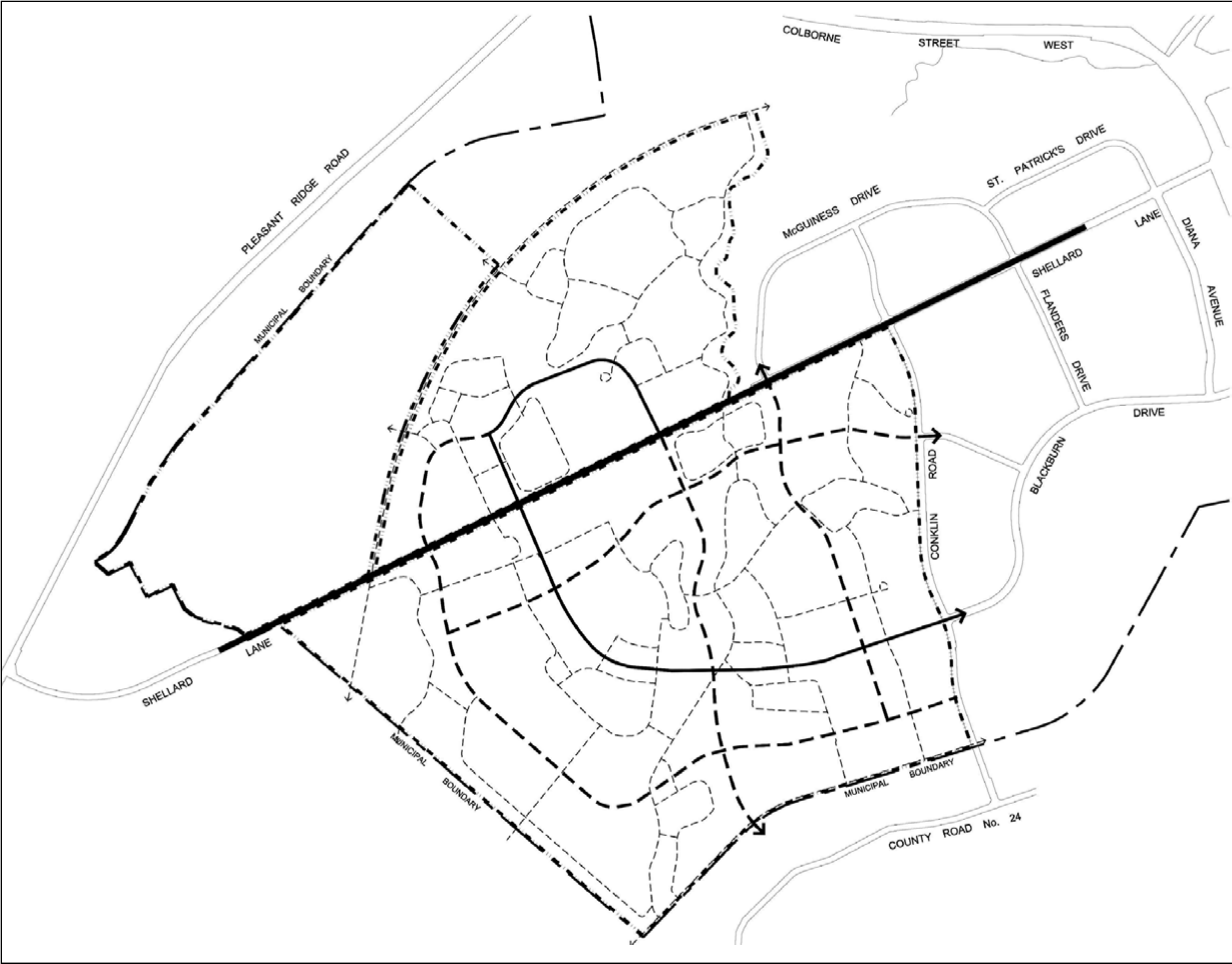


# Schedule C

## West of Conklin Secondary Plan Transportation Plan

**Legend**

- SHELLARD LANE
- MAJOR COLLECTOR ROAD
- MINOR COLLECTOR ROAD
- SECONDARY PLAN AREA BOUNDARY
- CONCEPTUAL TRAIL NETWORK





# Schedule D

## West of Conklin Secondary Plan Greenlands Plan

### Legend

-  ENVIRONMENTAL PROTECTION
-  ENVIRONMENTAL PROTECTION OVERLAY
-  PARKS/OPEN SPACE
- NP - NEIGHBOURHOOD PARK
- GW - GREENWAY
-  SHELLARD LANE
-  COLLECTOR ROAD

