

# YOUR CITY. YOUR PLAN. YOUR FUTURE.

CITY OF BRANTFORD

## OFFICIAL PLAN

ENVISIONING OUR CITY: 2041



## What is an Official Plan?

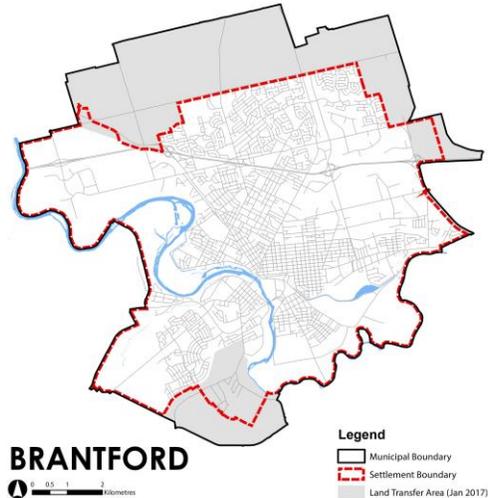
- An Official Plan is a key policy document that sets out the vision, goals and objectives that guide future land use, development, growth and change within the municipality. It includes policies that will shape how and where the City will grow to the year 2041.
- An Official Plan contains policies and maps that are used to identify where land uses can be located, such as residential, commercial, institutional, mixed-use, industrial, parks and natural areas; the physical scale and form of development; and major infrastructure required to service the community.
- An Official Plan is used to ensure future planning and development is managed in a way that balances the social, economic, and environmental interests of the community.
- The policies of the Plan are designed to maintain a good quality of life for the citizens of Brantford, to reduce uncertainty concerning future development, and to provide a basis for land use controls such as the Zoning By-law.
- An Official Plan is a legal document prepared by a municipality in accordance with the Ontario Planning Act, and must conform to Provincial legislation. It must be reviewed by the municipality every 10 years, and may also be amended through the development application process.
- All municipal public works, bylaws, master plans and strategic plans must conform to the Official Plan.

## How Does the Official Plan Affect Me?

- **COUNCIL, City staff and community members** use the Official Plan to help make decisions about a variety of issues including land use, housing, transportation and servicing, economic growth and employment, environmental protection, recreation and quality of life.
- **AS A RESIDENT** it outlines the City's strategy to improve the quality of life for all residents, while protecting its natural and cultural heritage resources.
- **AS A PROPERTY OWNER** it establishes how you can use, modify or redevelop your land, home or building.
- **AS A BUSINESS OWNER** it provides direction as to where and how the City will grow.
- **AS A PLANNER OR DEVELOPER** it provides policy direction and guidance for the evaluation of planning applications.

# Why is a New Official Plan Needed?

- The City's current Official Plan was adopted by City Council in 1987.
- While the Official Plan has been subject to various amendments over the years, there has been considerable change in the City over the past 30 years that requires the City of Brantford to review and update the goals, vision and policies of the Official Plan, in a comprehensive and holistic way.
- The Official Plan must be expanded to include the Boundary Expansion Lands, added to the City as of January 1, 2017, but which remain subject to policies contained in the County of Brant Official Plan.
- The Official Plan needs to be brought into conformity with provincial legislation including the **Provincial Policy Statement 2014** and the **Places to Grow Growth Plan for the Greater Golden Horseshoe, 2017**.
- The Official Plan is one of the City's key policy documents, and needs to align with local strategic directions, such as:
  - Brantford's Community Strategic Plan 2014-2018
  - Transportation Master Plan
  - Master Servicing Plan
  - Parks and Recreation Master Plan
  - Economic Development Strategy
  - Waterfront Master Plan
  - Downtown Master Plan



# What has been the Process to Create a New Official Plan? (2013-2016)

- The Official Plan Review has been underway since 2013.
- The first draft of the new Official Plan was released for public comment in July 2016. The process that led to the draft document included:

## ➤ **Visioning Sessions: 2013**

A new Vision Statement and 10 Guiding Principles were developed at community visioning sessions in 2013. The Vision Statement forms the basis for goals, objectives and policy in the new Official Plan, capturing the key messages expressed by the public and other stakeholders regarding how they see the future of Brantford in 2041.

*"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 our existing communities is strengthened, and the features that make the city unique remain as valued assets for future generations to enjoy."*

## ➤ **Issues Identification - Planning Summit: 2014**

At the Planning Summit in March 2014, the public and key stakeholders discussed planning issues to be addressed through the Official Plan Review process. Background Papers on eight topics were reviewed, including Housing, Commercial Lands, Employment Lands, Downtown, Urban Design, Natural Heritage, Cultural Heritage, and Archaeology.

## ➤ **Technical Background Papers: 2014-2015**

Additional, more detailed Technical Background Papers were prepared to guide policy development in the draft Official Plan, including a Natural Heritage Strategy, a Review of the Archaeology Master Plan, and a Municipal Comprehensive Review of Commercial and Employment Lands.

# Key Highlights in the Draft Official Plan (Version 1, July 2016)

## Key Changes

- Updated **Community Vision and 10 Guiding Principles** that form the basis for policy development to guide growth and land use planning decisions;
- New **Urban Structure** that recognizes historical development patterns to promote a balanced approach to managing growth;
- New **Growth Management** policies that respond to Provincial legislation and direct growth to appropriate locations throughout the City;
- New **Land Use Categories** for housing that focus on built form vs. density and unit counts;
- Stronger **Environmental Protection** policies designed to protect biodiversity, ecological function and sustainability of the environment;
- Increased focus on **Urban Design and Compatibility** to promote spaces that are attractive and inviting;
- New policies to support a clean and healthy Brantford, with an emphasis on **Sustainability** to ensure that development today does not compromise our ability to meet the needs of future generations.

## Key Policy Areas

- **Growth Management** – Growth Management in Brantford is focused on accommodating growth within a logical and efficient urban structure that promotes intensification in the Built-Up Area, and ensuring an adequate land supply to accommodate residential, employment, major retail and institutional uses.
- **Sense of Place** – Creating a sense of place is the process of designing places for people or enhancing those that currently exist, which is a key element of celebrating our community while planning to meet the needs of a growing population.
- **Healthy Neighbourhoods and Communities** – Healthy neighbourhoods and communities are the building blocks for a livable City, that provides access to clean air, water, nutritious food, and safe and socially vibrant neighbourhoods.
- **Housing, Economy and Creative Culture** – The provision of housing, a strong and diverse economy and fostering the creative culture in the City all contribute to developing and sustaining healthy neighbourhoods and communities.
- **Public Health and Safety** – Brantford’s long term success, environmental health and social well-being are directly linked to promoting public health and safety.
- **Land Use Designations** – New land use policies provide direction for how land in the City shall be used, outline the desired land use pattern, and set the standards for development and a range of uses permitted in each land use designation.
- **Integrated Transportation System** – The policies in this section promote an integrated transportation network that is an essential part of Brantford’s urban structure and a key element in shaping the form and character of the City.
- **Servicing** – The policies in this section focus on servicing requirements to support the day-to-day needs of residents, businesses and visitors, including water, sewage treatment, waste collection and disposal, and utilities for energy and communications.
- **Implementation** – The policies in this section describe the tools that the City of Brantford may use to implement the policies of the Official Plan.

## Why Was the Process Put on Hold in 2016?

- The Draft Official Plan (Version 1, July 2016) has not been finalized or approved, and is not in effect.
- Following the release of the Draft Official Plan (Version 1, July 2016), the process was put on hold while the municipal boundary between the City and Brant County was adjusted to add lands to the City of Brantford for future growth. The Draft Official Plan acknowledged that the population and employment projections for Brantford established by the Province in the Growth Plan for the Greater Golden Horseshoe could not realistically be accommodated within the City’s former municipal boundary. A Restructuring Order approved by the Province of Ontario in December 2016, transferred 2,719 gross hectares of land from the County to the City, effective January 1, 2017. These lands are referred to as the Boundary Expansion Lands.
- The process was also put on hold in 2016 due to pending changes to the Growth Plan for the Greater Golden Horseshoe, to which the Official Plan must conform. The Province issued the new, updated Growth Plan, taking effect on July 1, 2017. Its changes include increased density and intensification targets that need to be accommodated within the Official Plan.

# What are the Next Steps in the Official Plan Review Process?

- The City of Brantford has resumed the Official Plan Review. The process will update and expand upon the Draft Official Plan (Version 1, July 2016), to incorporate the Boundary Expansion Lands and conform to recent Provincial requirements. The new Official Plan will guide the growth of the City to the year 2041.
- The project includes the following components:

## **Municipal Comprehensive Review** for growth management will:



- determine residential, commercial and employment land needs to meet forecasted population and employment growth, and intensification and density targets;
- examine existing employment sites to determine if any warrant conversion to non-employment uses;
- determine where to locate future growth by assessing options for where the City's Settlement Area boundary will be extended, considering natural heritage, agricultural and archaeological impacts.

## **Master Plan & Environmental Assessment for Boundary Expansion Lands** will:



- determine what future development of the Boundary Expansion Lands will look like in terms of land use and design, and how it will be serviced;
- assess options for assigning land uses within the Boundary Expansion Lands;
- determine the transportation infrastructure, servicing infrastructure, environmental management and urban design guidelines necessary to implement the land uses.

## **Master Servicing Plan and Transportation Master Plan** will:



- support the Master Plan for the Boundary Expansion Lands by determining what upgrades to service facilities and networks are required;
- co-ordinate with updates to the City-wide Transportation Master Plan and Master Servicing Plans for water, sanitary and stormwater services, including infrastructure staging and phasing strategy.

## **New Official Plan**



- The Draft Official Plan (Version 1, July 2016) will be revised to incorporate the work completed in the previous components of the study. It will apply land use designations and policy to the Boundary Expansion Lands and revise other policies where necessary to implement the Municipal Comprehensive Review, Master Plan and servicing recommendations.
- A revised Draft Official Plan will be presented for public review in early 2019, prior to finalization.

# What is the Timeline for Completion?

- It is anticipated that the Final Draft of the new, updated Official Plan will be adopted (approved) by Council in Spring of 2019. The document will then be submitted to Province's Ministry of Municipal Affairs and Housing for final approval.

# Where Can I Access More Information?

- Visit the project website at [www.brantford.ca/officialplan](http://www.brantford.ca/officialplan) for updates and notice of upcoming consultation events, and to view related documents including City staff reports, Background reports, the 2016 Draft Official Plan, and Consultant reports as they become available while the process continues.
- There will be a series of public information centres and public meetings scheduled throughout the process leading up to the adoption of the City's new Official Plan.
- You can also request to be added to the project email list to receive future project updates by contacting: [OurCity2041@brantford.ca](mailto:OurCity2041@brantford.ca)

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