

# DECISION

## With respect to the new Official Plan for the City of Brantford Subsection 17(34) of the *Planning Act*

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I hereby approve, as modified, all of the new Official Plan for the City of Brantford as adopted by By-law No. 1-2021, as follows,

1. **Schedule A to By-law 1-2021**, is modified as follows:

Policy 4.2.a.ix is deleted and replaced with the following:

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

2. **Schedule A to By-law 1-2021**, is modified as follows:

The following is added as a new policy 5.4.e): “Employment areas will be designed to minimize surface parking while facilitating active transportation networks and transit-supportive built form.”

3. **Schedule A to By-law 1-2021**, is modified as follows:

Policy 5.5.a is renumbered to Policy 5.5.b, and a new policy 5.5.a is added:

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

4. **Schedule A to By-law 1-2021**, is modified as follows:

Policy 5.5.1.a is deleted and replaced with the following:

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

5. **Schedule A to By-law 1-2021**, is modified as follows:

Policy 5.5.1.b.vi is modified by inserting the word “other” before “on-farm diversified uses”

6. **Schedule A to By-law 1-2021**, is modified as follows:

Policy 5.5.1.d. is modified by inserting the following sentence to the beginning of the policy: “Limited non-agricultural uses may be permitted in prime agricultural areas where it can be demonstrated that it is consistent with Provincial policy.”

7. **Schedule A to By-law 1-2021**, is modified as follows:

Policy 5.5.1.i is modified by inserting “as an on-farm diversified use” following “are permitted within the Agricultural Designation”.

Policy 5.5.1.j is modified by inserting “as an on-farm diversified use” following “are permitted within the Agricultural Designation”.

Policy 5.5.1.k and the accompanying heading is replaced by adding “other” before “on-farm diversified uses”.

8. **Schedule A to By-law 1-2021**, is modified as follows:

The following is added as a new policy 5.6.b. iii: “A Natural Heritage System for the Growth Plan has been mapped by the Province to support a comprehensive, integrated, and long-term approach to planning for the protection of the region’s natural heritage and biodiversity.”

9. **Schedule A to By-law 1-2021**, is modified as follows:

The following is added as a new policy section:

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

Natural Heritage:

1. Within the Natural Heritage System for the Growth Plan in areas outside of the Settlement Area Boundary:
  - a. New development or site alteration will demonstrate that:
    - i. There are no negative impacts on key natural heritage features or key hydrologic features or their functions;
    - ii. Connectivity along the system and between key natural heritage features and key hydrologic features located within 240 metres of each other will be maintained or, where possible, enhanced for the movement of

- native plants and animals across the landscape;
  - iii. The removal of other natural features not identified as key natural heritage features and key hydrologic features is avoided, where possible. Such features should be incorporated into the planning and design of the proposed use wherever possible;
  - iv. The disturbed area, including any buildings and structures, will not exceed 25 per cent of the total developable area, and the impervious surface will not exceed 10 per cent of the total developable area;
  - v. With respect to golf courses, the disturbed area will not exceed 40 per cent of the total developable area; and
  - vi. At least 30 per cent of the total developable area will remain or be returned to natural self-sustaining vegetation; and
- b. The full range of existing and new agricultural uses, agriculture related uses, on-farm diversified uses, and normal farm practices are permitted. However, new buildings or structures for agricultural uses, agriculture-related uses, or on-farm diversified uses are not subject to policy 5.6.3.1.a) but are subject to the policies in subsections 5.6.3.2 and 5.6.3.3.

#### Key Hydrologic Features and Key Natural Heritage Features

2. Outside of settlement areas, development or site alteration is not permitted in key natural heritage features that are part of the Natural Heritage System for the Growth Plan or in key hydrologic features, except for:
- a. Forest, fish, and wildlife management;
  - b. Conservation and flood or erosion control projects, but only if they have been demonstrated to be necessary in the public interest and after all alternatives have been considered;
  - c. Mineral aggregate operations and wayside pits and quarries;
  - d. Activities that create or maintain infrastructure authorized under an environmental assessment process;
  - e. Expansions to existing buildings and structures, accessory structures and uses, and conversions of legally existing uses which bring the use more into conformity with this Plan, subject to demonstration that the use does not expand into the key hydrologic feature or key natural heritage feature or vegetative protection

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

- f. Expansions or alterations to existing buildings and structures for agricultural uses, agriculture-related uses, or on-farm diversified uses and expansions to existing residential dwellings if it is demonstrated that:
  - i. There is no alternative, and the expansion or alteration in the feature is minimized and, in the vegetation protection zone, is directed away from the feature to the maximum extent possible; and
  - ii. The impact of the expansion or alteration on the feature and its functions is minimized and mitigated to the maximum extent possible; and
- g. Small-scale structures for recreational uses, including boardwalks, footbridges, fences, docks, and picnic facilities, if measures are taken to minimize the number of such structures and their negative impacts.

#### Lands Adjacent to Key Hydrologic Features and Key Natural Heritage Features

3. Outside settlement areas, a proposal for new development or site alteration within 120 metres of a key natural heritage feature within the Natural Heritage System for the Growth Plan or a key hydrologic feature will require a natural heritage evaluation or hydrologic evaluation that identifies a vegetation protection zone, which:
  - a. Is of sufficient width to protect the key natural heritage feature or key hydrologic feature and its functions from the impacts of the proposed change;
  - b. Is established to achieve and be maintained as natural self-sustaining vegetation; and
  - c. For key hydrologic features, fish habitat, and significant woodlands, is no less than 30 metres measured from the outside boundary of the key natural heritage feature or key hydrologic feature.
4. Evaluations undertaken in accordance with policy 5.6.3.3 will identify any additional restrictions to be applied before, during, and after development to protect the hydrologic functions and ecological functions of the feature.
5. Development or site alteration is not permitted in the vegetation protection zone, with the exception of that described in policy 5.6.3.2.
6. Notwithstanding policies 5.6.3.3-5:

- a. A natural heritage or hydrologic evaluation will not be required for a proposal for development or site alteration on a site where the only key natural heritage feature is the habitat of endangered species and threatened species;
- b. New buildings and structures for agricultural uses, agriculture-related uses, or on-farm diversified uses will not be required to undertake a natural heritage or hydrologic evaluation if a minimum 30 metre vegetation protection zone is provided from a key natural heritage feature or key hydrologic feature; and
- c. Uses permitted in accordance with policy 5.6.3.6.b:
  - i. Are exempt from the requirement of establishing a condition of natural self-sustaining vegetation if the land is, and will continue to be, used for agricultural purposes;
  - ii. Will pursue best management practices to protect and restore key natural heritage features, key hydrologic features, and their functions.

10. **Schedule A to By-law 1-2021**, is modified as follows:

The following is added as a new policy 6.5.f: “In prime agricultural areas, applications for new mineral aggregate operations will be supported by an agricultural impact assessment and, where possible, will seek to maintain or improve connectivity of the Agricultural System.”

11. **Schedule A to By-law 1-2021**, is modified as follows:

Policy 6.5.f is deleted in its entirety.

12. **Schedule A to By-law 1-2021**, is modified as follows:

In Policy 8.2.f the following sentence is inserted after the first sentence: “Ground-mounted solar facilities are permitted in prime agricultural areas only as an on-farm diversified use.”

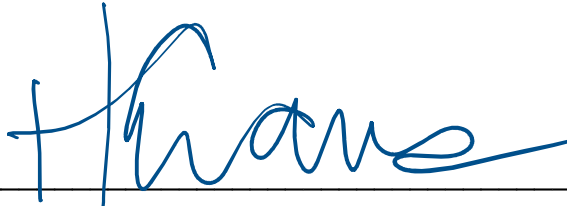
13. **Schedule A to By-law 1-2021**, is modified as follows:

Schedules 1, 2, 3, 4 and 6 are replaced with the revised schedules 1, 2, 3, 4 and 6 attached in Appendix 1.

14. **Schedule A to By-law 1-2021**, is modified as follows:

Schedule A-2 is removed and replaced with the revised Schedule A-2 attached in Appendix 2.

Dated at Toronto this \_\_\_4th\_\_\_ day of \_\_\_August\_\_\_, 2021.

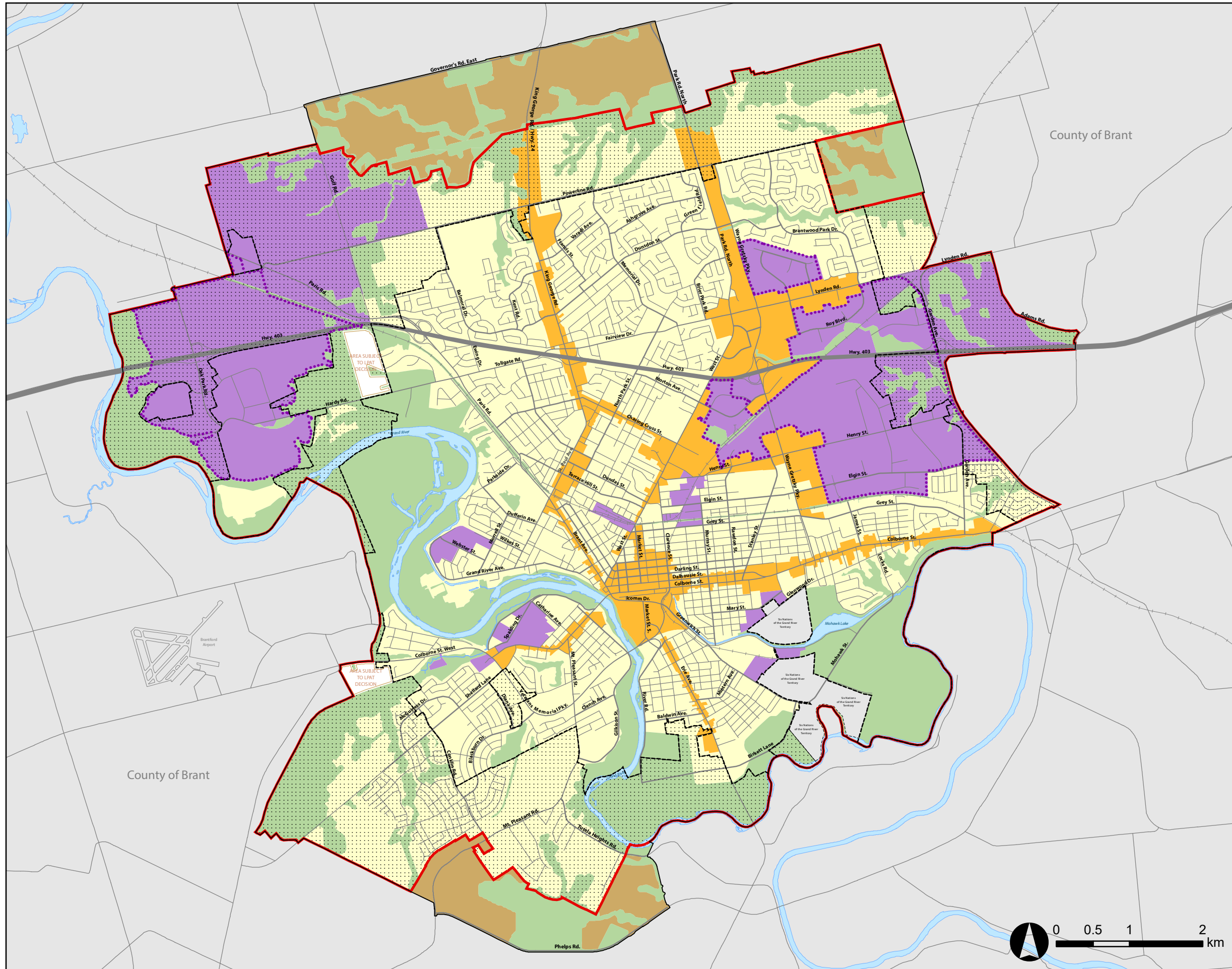
A handwritten signature in blue ink, appearing to read 'H Evans', written over a horizontal line.

Hannah Evans  
Assistant Deputy Minister  
Municipal Services Division  
Ministry of Municipal Affairs and Housing

# **APPENDIX 1**

**With respect to the new City of Brantford Official Plan**

# Schedule 1 Growth Management

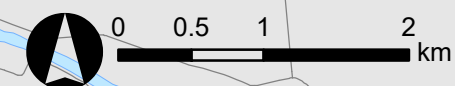


County of Brant

County of Brant

### Legend

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









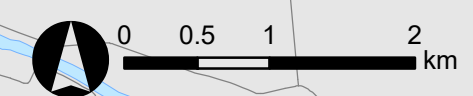
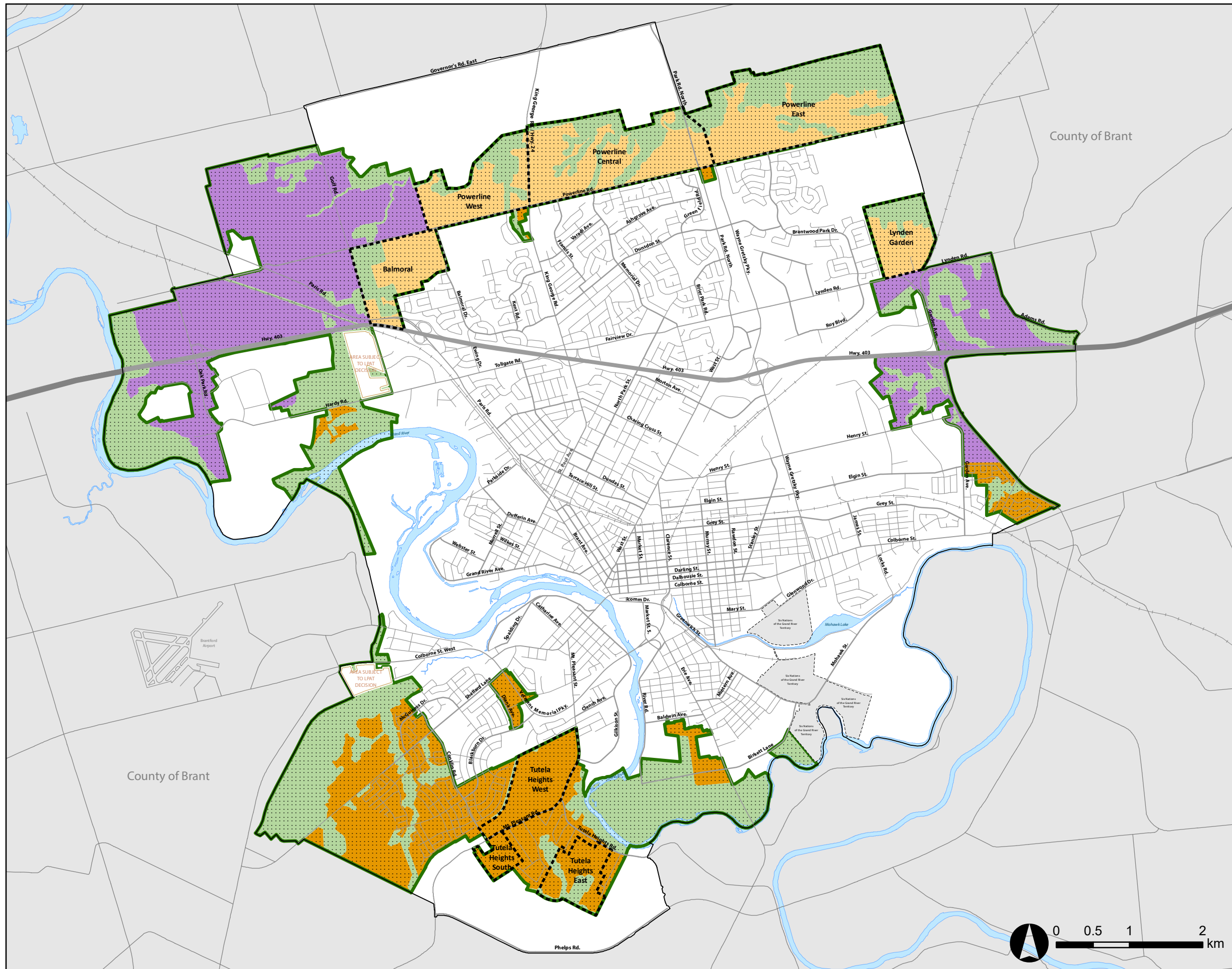


# Schedule 2

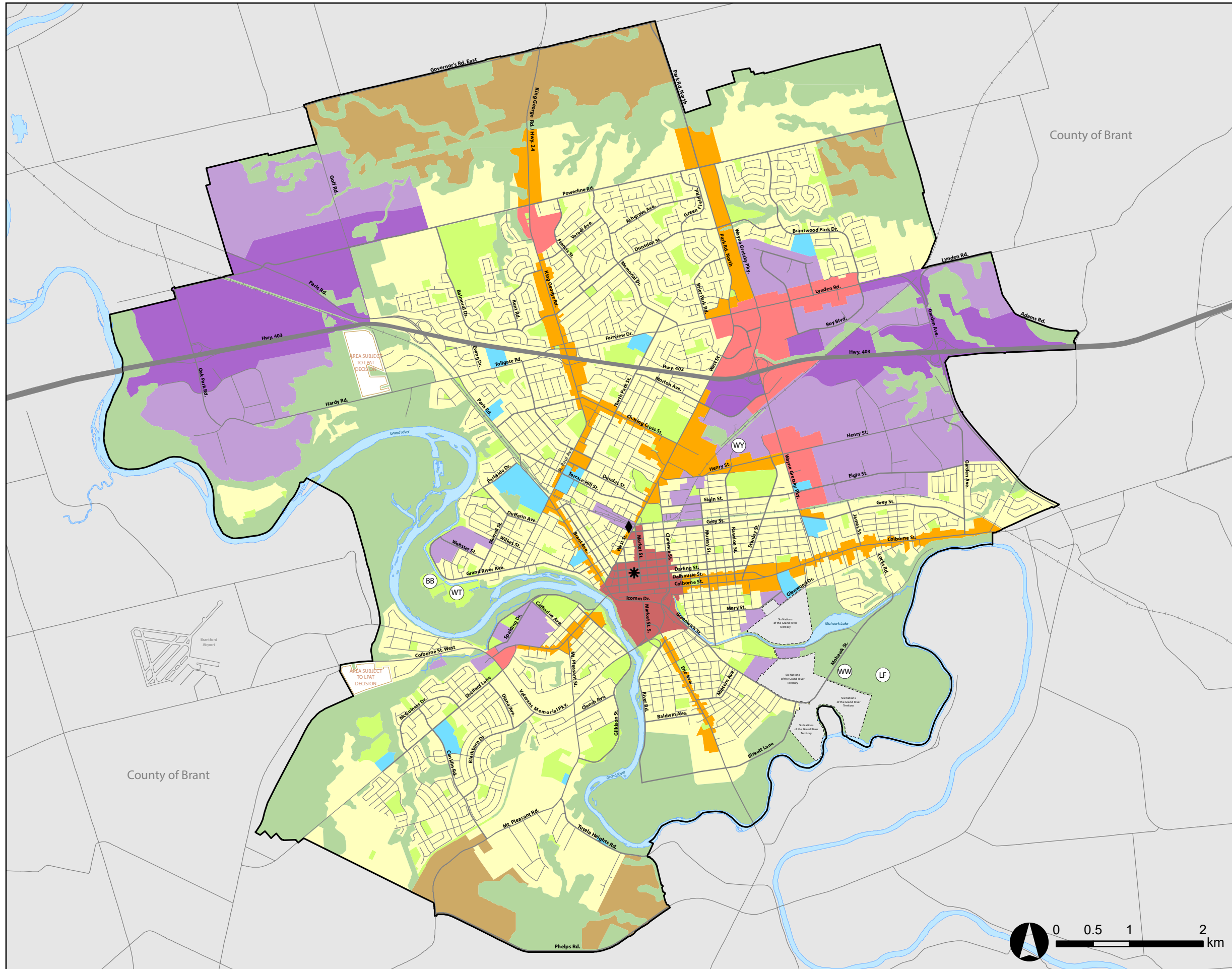
## Designated Greenfield Area Density and Block Plan Boundaries

### Legend

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



# Schedule 3 Land Use Plan

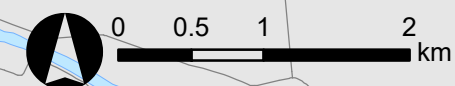


**Legend**

- Agricultural Designation
- Core Natural Areas Designation
- Neighbourhoods**
- Residential Designation
- Major Institutional Designation
- Parks and Open Space Designation
- Strategic Growth Areas**
- Downtown Urban Growth Centre Designation
- Major Commercial Centre Designation
- Intensification Corridor Designation
- Employment Areas**
- Prestige Employment Designation
- General Employment Designation

**Symbols**

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

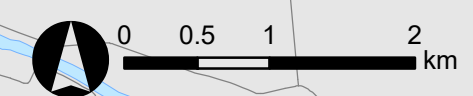
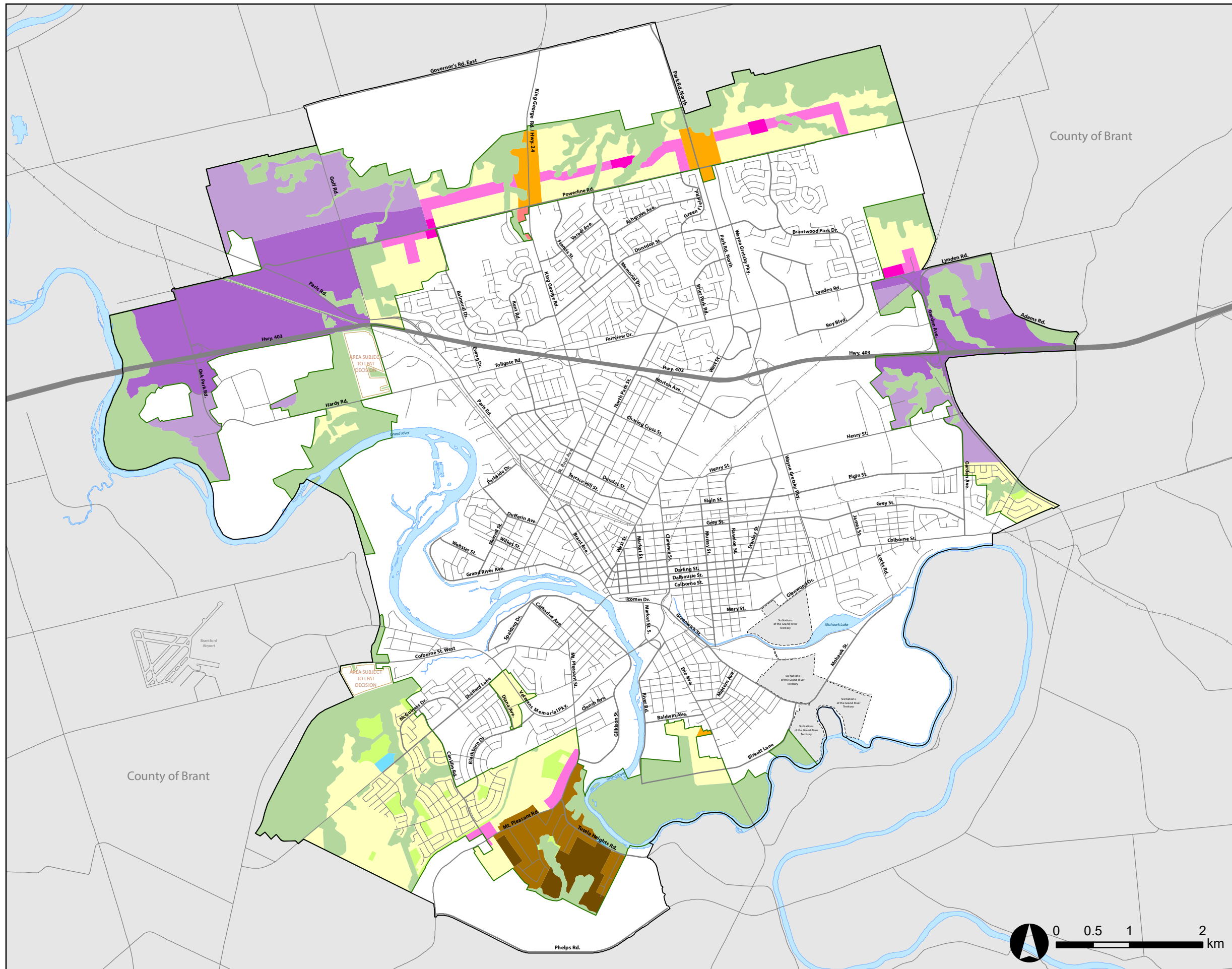




# Schedule 4 Designated Greenfield Area Structure

## Legend

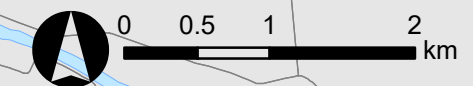
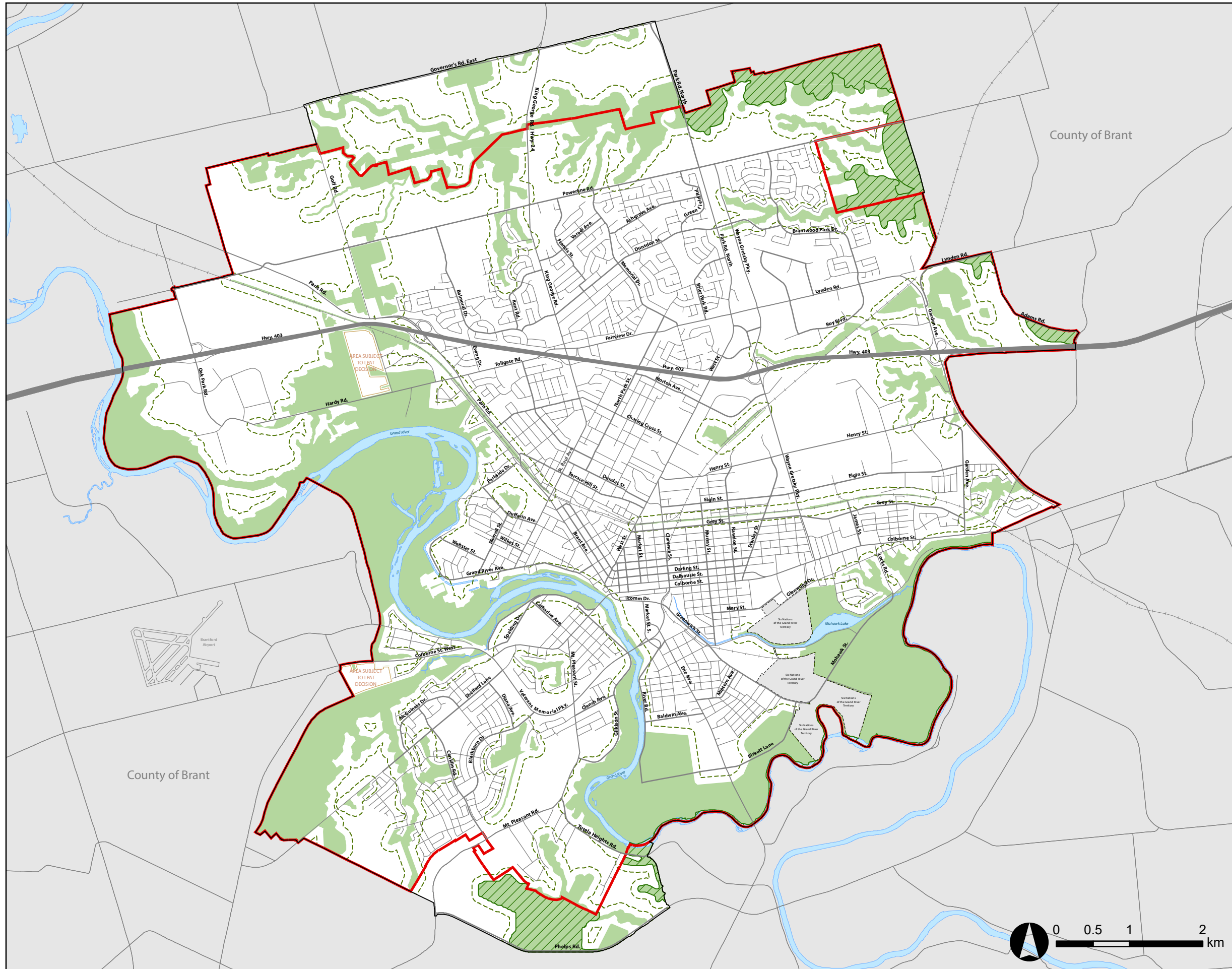
- Designated Greenfield Area
- Core Natural Areas Designation
- Residential Designation
- Neighbourhood Centre
- Neighbourhood Corridor
- Suburban Residential
- Transitional Residential
- Major Institutional Designation
- Parks and Open Space Designation
- Major Commercial Centre Designation
- Intensification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



# Schedule 6 Natural Heritage System

### Legend

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



## **APPENDIX 2**

**With respect to the new City of Brantford Official Plan**



# Appendix A-2 Aquifers and Groundwater Recharge Areas

Refer to the Grand River Source Protection Plan  
[www.sourcewater.ca](http://www.sourcewater.ca)

- Legend**
- Significant Groundwater Recharge Area**
- Higher vulnerability to water quantity stresses
  - Vulnerability to water quantity stresses
  - Lower vulnerability to water quantity stresses
- Highly Vulnerable Aquifer**
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