

Amendment No. 11

To The City of Brantford Official Plan

Part 1 – The Preamble to the Amendment

Part 1 constitutes an introduction to the Amendment found in Part 2 of Schedule "A" to By-law 125-2024. It describes in general terms the purpose of the Amendment, the location of the lands affected, and the basis upon which the Amendment is formulated.

Purpose of the Amendment:

The City of Brantford Official Plan that came into effect in August 2021 applies to all lands within the City, including the boundary adjustment lands that were added to the City from the surrounding County of Brant on January 1, 2017. Since the boundary adjustment, two Zoning By-laws have been in effect in Brantford, including Zoning By-law 160-90 within the City's pre-2017 municipal boundary, and County of Brant Zoning By-law 61-16 where it applies as amended by the City within the boundary adjustment lands. The City of Brantford has prepared a new Zoning By-law that will replace By-laws 160-90 and 61-16 and apply to the entire City, and that is required to conform to the City of Brantford Official Plan – Envisioning Our City: 2051. The purpose of Official Plan Amendment No. 11 is to enable the proposed new Zoning By-law to achieve conformity with the Official Plan.

Location:

Changes to Section 5.2.3.b. in the Parks and Open Space Designation policy apply to all lands in the City of Brantford that are subject to the Parks and Open Space Designation. Changes to Section 5.3.3.c in the Intensification Corridor Designation policy apply to all lands in the City of Brantford that are subject to the Intensification Corridor Designation. Changes to Section 5.3.3.j. in the Intensification Corridor Designation policy apply only to lands along Erie Avenue that are subject to the Intensification Corridor Designation. The lands subject to land use designation changes on the Official Plan Schedules are illustrated on Maps 1 to 15 in this Amendment. The lands subject to new Modified Policy Areas in Section 6.9 of the Official Plan are illustrated on Maps 16 and 17 in this Amendment.

Basis of the Amendment:

Policy Change 1

This Amendment revises Section 5.2.3.b. in the Parks and Open Space Designation policy to add "Museums and recreational facilities" to the list of permitted uses. The

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change recognizes properties in the Parks and Open Space Designation where these uses already exist such as 34 Myrtleville Drive (Myrtleville House Museum), 254 North Park Street (Wayne Gretzky Sports Centre) and 347 Greenwich Street (Canadian Military Heritage Museum). The Amendment will enable the proposed new Zoning By-law to permit such uses within the Open Space Zone in conformity with the Official Plan.

Policy Change 2

This Amendment revises Section 5.3.3.c. in the Intensification Corridor Designation policy to clarify where low-rise townhouse dwellings are permitted within the Designation. The current policy allows low-rise townhouse dwellings only upon properties where the lot depth between the street right-of-way and any abutting existing development is 35 metres or less. The revised policy would also allow low-rise townhouse dwellings upon deeper properties but only beyond 50 metres from an arterial road. This change is intended to provide greater flexibility for the compatible transition of building height from the street right-of-way to the rear of deeper properties in the Intensification Corridor Designation and in the corresponding Intensification Corridor Zone in the proposed new Zoning By-law.

Policy Change 3

This Amendment revises Section 5.3.3.j. in the Intensification Corridor Designation policy to reduce permitted building height along Erie Avenue from six storeys to four storeys. This change responds to public consultation undertaken for the New Zoning By-law Project, including an Open House dedicated to the proposed new Intensification Corridor Zone, while continuing to accommodate recent development applications along Erie Avenue. The proposed new Zoning By-law will include a provision within the Intensification Corridor Zone to restrict building height along Erie Avenue to four storeys.

Policy Change 4 and 5 and Schedule Change 16 and 17

This Amendment establishes two new Modified Policy Areas within the Agricultural Designation in the Official Plan to recognize existing uses and site specific uses permitted by the current applicable Zoning By-law at 538 King George Road (Modified Policy Area 29) and 530 and 534 King George Road (Modified Policy Area 30). This change will enable the proposed new Zoning By-law to also permit such uses within a site specific exemption to the Agricultural Zone in conformity with the Official Plan.

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Schedule Change 1

This Amendment revises Official Plan Schedule 3 – Land Use Plan to change the land use designation for 15, 17 and 19 Burnley Avenue and 9 Grandview Street from “Parks and Open Space Designation” to “Residential Designation”. This change recognizes existing uses and enables the proposed new Zoning By-law to also permit such uses within the Existing Neighbourhood Low-Rise Residential Zone in conformity with the Official Plan. Each of these properties contain a dwelling adjacent to Burnley Park and were included within the Parks and Open Space Designation in error.

Schedule Change 2 and 3

This Amendment revises Official Plan schedules applied to 70 and 73 Wadsworth Street and 34, 38, 40, 42 and 46 Alice Street, including: a) from “Neighbourhoods” to “Employment Areas” on Schedule 1 – Growth Management; and b) from “Residential Designation” to “General Employment Designation” on Schedule 3 – Land Use Plan. This change recognizes current zoning and various established industrial type uses in operation on these properties and enables the proposed new Zoning By-law to permit such uses within the General Employment Zone in conformity with the Official Plan.

Schedule Change 4

This Amendment revises Official Plan schedules applied to 173, 179, 181, 183, 185, 191, 195, 197 and 199 St. Paul Avenue, 8, 10, 12, 18, 20, 21, 22, 23, 25, 26, 27, 28, 29, 30, 31 and 33 Ada Avenue, 288 Brant Avenue and 51, 53, 55 and 57 Palmerston Avenue, including: a) from “Strategic Growth Areas” to “Neighbourhoods” on Schedule 1 – Growth Management; and b) from “Intensification Corridor Designation” to “Residential Designation” on Schedule 3 – Land Use Plan. Each of the identified properties are located within an established residential neighbourhood that is not anticipated to intensify with the mix of uses intended for the adjacent Intensification Corridor Designation that aligns with the Brant Avenue Heritage Conservation District, where existing policy continues to permit a broader mix of uses within a three storey building height limit.

Schedule Change 5

This Amendment revises Official Plan schedules applied to 29 Sheridan Street and 31 and 35 Chatham Street, including: a) from “Neighbourhoods” to “Strategic Growth Areas” on Schedule 1 – Growth Management; b) from “Residential Designation” to “Downtown Urban Growth Centre Designation” on Schedule 3 – Land Use Plan; and c) as “Upper Downtown Precinct” on Schedule 5 – Downtown Urban Growth Centre. The

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Amendment will enable the proposed new Zoning By-law to permit commercial uses within the Upper Downtown Zone in conformity with the Official Plan, recognizing uses permitted by the current zoning applied to 29 Sheridan Street and the consolidation of 31 and 35 Chatham Street with adjacent lots on Market Street in the Upper Downtown Precinct.

Schedule Change 6

This Amendment revises Official Plan schedules applied to 9 Tollgate Road, including: a) from "Neighbourhoods" to "Strategic Growth Areas" on Schedule 1 – Growth Management; and b) from "Residential Designation" to "Intensification Corridor Designation" on Schedule 3 – Land Use Plan. The subject property contains a place of assembly use and is adjacent to the Intensification Corridor along King George Road, with sufficient size and potential for mixed use, transit-supportive development as envisioned in the Intensification Corridor Designation.

Schedule Change 7

This Amendment revises Official Plan schedules to remove subject lands on Turnbull Drive from "Core Natural Areas Designation" on Schedules 1, 2, 3 and 6. The lands are identified as a residential reserve block within a registered Plan of Subdivision and zoned for residential uses in the current Zoning By-law. The subject lands were included within the Core Natural Areas Designation in the Official Plan in error and should be changed to the "Residential Designation" to achieve conformity between the Official Plan and proposed new Zoning By-law.

Schedule Change 8

This Amendment revises Official Plan schedules applied to 481-483 St. Paul Avenue, including: a) from "Neighbourhoods" to "Strategic Growth Areas" on Schedule 1 – Growth Management; and b) from "Residential Designation" to "Intensification Corridor Designation" on Schedule 3 – Land Use Plan. The property is currently subject to two zones permitting residential and commercial uses and contains a small residential dwelling and a commercial parking lot used and owned by an adjacent business with frontage along Charing Cross Street. The Amendment will enable the proposed new Zoning By-law to continue to permit mixed uses in the Intensification Corridor Zone in conformity with the Official Plan.

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Schedule Change 9

This Amendment revises Official Plan Schedule 5 – Downtown Urban Growth Centre to redesignate a portion of Colborne Point from the “Historic Mainstreets Precinct” to the “Lower Downtown Precinct”, consolidating the vacant property located at the southeast corner of Colborne Street and Icomm Drive into one Precinct. Colborne Point is an important gateway to Downtown Brantford situated between older, low and mid-rise commercial development to the north and east and the Lower Downtown to the south, and has potential to accommodate taller, mixed-use development as envisioned in the Lower Downtown Precinct. The Amendment will enable the proposed new Zoning By-law to permit development within the Lower Downtown Zone in conformity with the Official Plan.

Schedule Change 10

This Amendment revises Official Plan schedules applied to 5 Rowanwood Avenue and 6 and 8 Linden Avenue, including: a) from “Neighbourhoods” to “Strategic Growth Areas” on Schedule 1 – Growth Management; and b) from “Residential Designation” to “Intensification Corridor Designation” on Schedule 3 – Land Use Plan. This change recognizes current zoning and various established commercial type uses existing on these properties which are adjacent to the Intensification Corridor along Colborne Street East. The Amendment enables the proposed new Zoning By-law to apply the Intensification Corridor Zone in conformity with the Official Plan.

Schedule Change 11

This Amendment revises Official Plan schedules applied to a portion of 168-180 Colborne Street West, including: a) from “Neighbourhoods” to “Strategic Growth Areas” on Schedule 1 – Growth Management; and b) from “Residential Designation” to “Intensification Corridor Designation” on Schedule 3 – Land Use Plan. A portion of the property is already within the Intensification Corridor Designation along Colborne Street West. This change recognizes the current site specific zoning applied to the property and enables the proposed new Zoning By-law to apply the Intensification Corridor Zone in conformity with the Official Plan.

Schedule Change 12

This Amendment revises Official Plan schedules applied to 68, 70, 72, 74, 76, 80, 82, 84, 86, 88 and 90 Gilkison Street, including: a) from “Strategic Growth Areas” to “Neighbourhoods” on Schedule 1 – Growth Management; and b) from “Intensification Corridor Designation” to “Residential Designation” on Schedule 3 – Land Use Plan. This

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change better reflects the existing land uses and built form along this section of Gilkison Street and enables the proposed new Zoning By-law to apply the Existing Neighbourhood Low-Rise Residential Zone in conformity with the Official Plan.

Schedule Change 13

This Amendment revises Official Plan schedules applied to 58 Morrell Street, including: a) from “Neighbourhoods” to “Employment Areas” on Schedule 1 – Growth Management; and b) from “Residential Designation” to “General Employment Designation” on Schedule 3 – Land Use Plan. This change recognizes the intended future use of this property now owned by SC Johnson manufacturing and enables the proposed new Zoning By-law to permit uses within the General Employment Zone in conformity with the Official Plan.

Schedule Change 14

This Amendment revises Official Plan schedules applied to an unaddressed property at the southwest corner of Summerhayes Crescent and King George Road (to the east of 9 Summerhayes Crescent), including: a) from “Core Natural Areas” to “Neighbourhoods” on Schedule 1 – Growth Management; b) from “Core Natural Areas Designation” to “Residential Designation” on Schedule 3 – Land Use Plan; and c) to remove the property from the “Core Natural Areas Designation” on Schedule 6 – Natural Heritage System.

Schedule Change 15

This Amendment revises Official Plan schedules applied to properties on Canning Street, including: a) from “Employment Areas” to “Strategic Growth Areas” on Schedule 1 – Growth Management; and b) from “General Employment” to “Major Commercial Centre Designation” on Schedule 3 – Land Use Plan.

Part 2 – The Amendment

All of this part of Schedule “A” entitled “Part 2 – The Amendment” consisting of the following text and Maps 1 to 17 constitutes Amendment No. 11 to the City of Brantford Official Plan.

Details Of The Amendment

1. Policy Changes

1. Section 5.2.3.b in the Parks and Open Space Designation policy is hereby amended by adding subsection 5.2.3.b.v. so it reads as follows:

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

- i. Public parks and open space, including Community Parks, Neighbourhood Parks, Urban Parks and Specialized Parks;
- ii. Golf courses;
- iii. Open Space Linkages; and,
- iv. Cemeteries; and,
- v. Museums and recreational facilities."

2. Section 5.3.3.c. in the Intensification Corridor Designation policy is hereby deleted and replaced with the following Section 5.3.3.c.:

~~c. Permitted townhouse dwellings that are identified as a Low-Rise Building may be permitted only where the lot depth between the street right of way and any abutting existing development is 35 metres or less.~~

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

3. Section 5.3.3.j in the Intensification Corridor Designation policy is hereby deleted and replaced with the following Section 5.3.3.j.:

~~j. Within the Intensification Corridor designation along Erie Avenue, the maximum building height shall be 6 storeys.~~

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

4. The following text is hereby added as subsection 6.9.29 to Section 6.9 Modified Policy Areas of the City of Brantford Official Plan:

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“6.9.29 Area 29 – 538 King George Road

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

5. The following text is hereby added as subsection 6.9.30 to Section 6.9 Modified Policy Areas of the City of Brantford Official Plan:

“6.9.30 Area 30 – 530 and 534 King George Road

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

2. Schedule Changes

1. 15,17 and19 Burnley Avenue and 9 Grandview Street as shown on **Map 1** attached to and forming part of this Amendment are hereby redesignated from “Parks and Open Space Designation” to “Residential Designation” on Schedule 3 – Land Use Plan of the City of Brantford Official Plan.

2. 70 and 73 Wadsworth Street as shown on **Map 2** attached to and forming part of this Amendment are hereby redesignated as follows:

- a. from “Neighbourhoods” to “Employment Areas” on Schedule 1 – Growth Management of the City of Brantford Official Plan;
- b. from “Residential Designation” to “General Employment Designation” on Schedule 3 – Land Use Plan of the City of Brantford Official Plan.

3. 34, 38, 40, 42 and 46 Alice Street as shown on **Map 3** attached to and forming part of this Amendment are hereby redesignated as follows:

- a. from “Neighbourhoods” to “Employment Areas” on Schedule 1 – Growth Management of the City of Brantford Official Plan;
- b. from “Residential Designation” to “General Employment Designation” on Schedule 3 – Land Use Plan of the City of Brantford Official Plan.

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4. 173, 179, 181, 183, 185, 191, 195, 197, 199 St. Paul Avenue, 8, 10, 12, 18, 20, 21, 22, 23, 25, 26, 27, 28, 29, 30, 31 and 33 Ada Avenue, 288 Brant Avenue and 51, 53, 55 and 57 Palmerston Avenue as shown on **Map 4** attached to and forming part of this Amendment are hereby redesignated as follows:

a. from "Strategic Growth Areas" to "Neighbourhoods" on Schedule 1 – Growth Management of the City of Brantford Official Plan;

b. from "Intensification Corridor Designation" to "Residential Designation" on Schedule 3 – Land Use Plan of the City of Brantford Official Plan.

5. 29 Sheridan Street and 31 and 35 Chatham Street as shown on **Map 5** attached to and forming part of this Amendment are hereby redesignated as follows:

a. from "Neighbourhoods" to "Strategic Growth Areas" on Schedule 1 – Growth Management of the City of Brantford Official Plan;

b. from "Residential Designation" to "Downtown Urban Growth Centre Designation" on Schedule 3 – Land Use Plan of the City of Brantford Official Plan;

c. as "Upper Downtown Precinct" on Schedule 5 – Downtown Urban Growth Centre of the City of Brantford Official Plan.

6. 9 Tollgate Road as shown on **Map 6** attached to and forming part of this Amendment is hereby redesignated as follows:

a. from "Neighbourhoods" to "Strategic Growth Areas" on Schedule 1 – Growth Management of the City of Brantford Official Plan;

b. from "Residential Designation" to "Intensification Corridor Designation" on Schedule 3 – Land Use Plan of the City of Brantford Official Plan.

7. Lands on Turnbull Drive as shown on **Map 7** attached to and forming part of this Amendment are hereby redesignated as follows:

a. from "Core Natural Areas" and "Designated Greenfield Area" to "Neighbourhoods" and "Designated Greenfield Area" on Schedule 1 – Growth Management of the City of Brantford Official Plan;

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- b. from "Core Natural Areas" to "Density Target of 55 residents and jobs combined per hectare" on Schedule 2 – Designated Greenfield Area Density and Block Plan Boundaries of the City of Brantford Official Plan;
 - c. from "Core Natural Areas Designation" to "Residential Designation" on Schedule 3 – Land Use Plan of the City of Brantford Official Plan;
 - d. removed from "Core Natural Areas Designation" on Schedule 6 – Natural Heritage System of the City of Brantford Official Plan, with an adjustment to the "Adjacent Lands Overlay (90 m)" to be 90 m from the limits of the revised "Core Natural Areas Designation".
8. 481-483 St. Paul Avenue as shown on **Map 8** attached to and forming part of this Amendment is hereby redesignated as follows:
- a. from "Neighbourhoods" to "Strategic Growth Areas" on Schedule 1 – Growth Management of the City of Brantford Official Plan;
 - b. from "Residential Designation" to "Intensification Corridor Designation" on Schedule 3 – Land Use Plan of the City of Brantford Official Plan.
9. Colborne Point as shown on **Map 9** attached to and forming part of this Amendment is hereby redesignated from "Historic Mainstreets Precinct" to "Lower Downtown Precinct" on Schedule 5 – Downtown Urban Growth Centre of City of Brantford Official Plan.
10. 5 Rowanwood Avenue and 6 and 8 Linden Avenue as shown on **Map 10** attached to and forming part of this Amendment are hereby redesignated as follows:
- a. from "Neighbourhoods" to "Strategic Growth Areas" on Schedule 1 – Growth Management of the City of Brantford Official Plan;
 - b. from "Residential Designation" to "Intensification Corridor Designation" on Schedule 3 – Land Use Plan of the City of Brantford Official Plan.
11. A portion of 168-180 Colborne Street West as shown on **Map 11** attached to and forming part of this Amendment is hereby redesignated as follows:
- a. from "Neighbourhoods" to "Strategic Growth Areas" on Schedule 1 – Growth Management of the City of Brantford Official Plan;

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b. from "Residential Designation" to "Intensification Corridor Designation" on Schedule 3 – Land Use Plan of the City of Brantford Official Plan.

12. 68, 70, 72, 74, 76, 80, 82, 84, 86, 88 and 90 Gilkison Street as shown on **Map 12** attached to and forming part of this Amendment are hereby redesignated as follows:

a. from "Strategic Growth Areas" to "Neighbourhoods" on Schedule 1 – Growth Management of the City of Brantford Official Plan;

b. from "Intensification Corridor Designation" to "Residential Designation" on Schedule 3 – Land Use Plan of the City of Brantford Official Plan.

13. 58 Morrell Street as shown on **Map 13** attached to and forming part of this Amendment is hereby redesignated as follows:

a. from "Neighbourhoods" to "Employment Areas" on Schedule 1 – Growth Management of the City of Brantford Official Plan;

b. from "Residential Designation" to "General Employment Designation" on Schedule 3 – Land Use Plan of the City of Brantford Official Plan.

14. The unaddressed property at the southwest corner of Summerhayes Crescent and King George Road (to the east of 9 Summerhayes Crescent) as shown on **Map 14** attached to and forming part of this Amendment is hereby redesignated as follows:

a. from "Core Natural Areas" to "Neighbourhoods" on Schedule 1 – Growth Management of the City of Brantford Official Plan;

b. from "Core Natural Areas Designation" to "Residential Designation" on Schedule 3 – Land Use Plan of the City of Brantford Official Plan;

c. removed from "Core Natural Areas Designation" on Schedule 6 – Natural Heritage System of the City of Brantford Official Plan, with an adjustment to the "Adjacent Lands Overlay (90 m)" to be 90 m from the limits of the revised "Core Natural Areas Designation".

15. Properties on Canning Street as shown on **Map 15** attached to and forming part of this Amendment are hereby redesignated as follows:

a. from "Employment Areas" to "Strategic Growth Areas" on Schedule 1 – Growth Management of the City of Brantford Official Plan;

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b. from "General Employment Designation" to "Major Commercial Centre Designation" on Schedule 3 – Land Use Plan of the City of Brantford Official Plan.

16. Schedule 10 – Modified Policy Areas of the City of Brantford Official Plan is hereby amended by identifying the area shown on **Map 16** attached to and forming part of this Amendment as "Modified Policy Area No. 29, 538 King George Road".

17. Schedule 10 – Modified Policy Areas of the City of Brantford Official Plan is hereby amended by identifying the area shown on **Map 17** attached to and forming part of this Amendment as "Modified Policy Area No. 30, 530 and 534 King George Road".



Map 1

Legend



Area to be changed:
from "Parks and Open Space Designation" to
"Residential Designation" on Schedule 3 -
Land Use Plan

This is Map 1 of Schedule 'A' to Bylaw No. 125-2024
to amend the Official Plan, and must be read in
conjunction with the written text of the amendment.

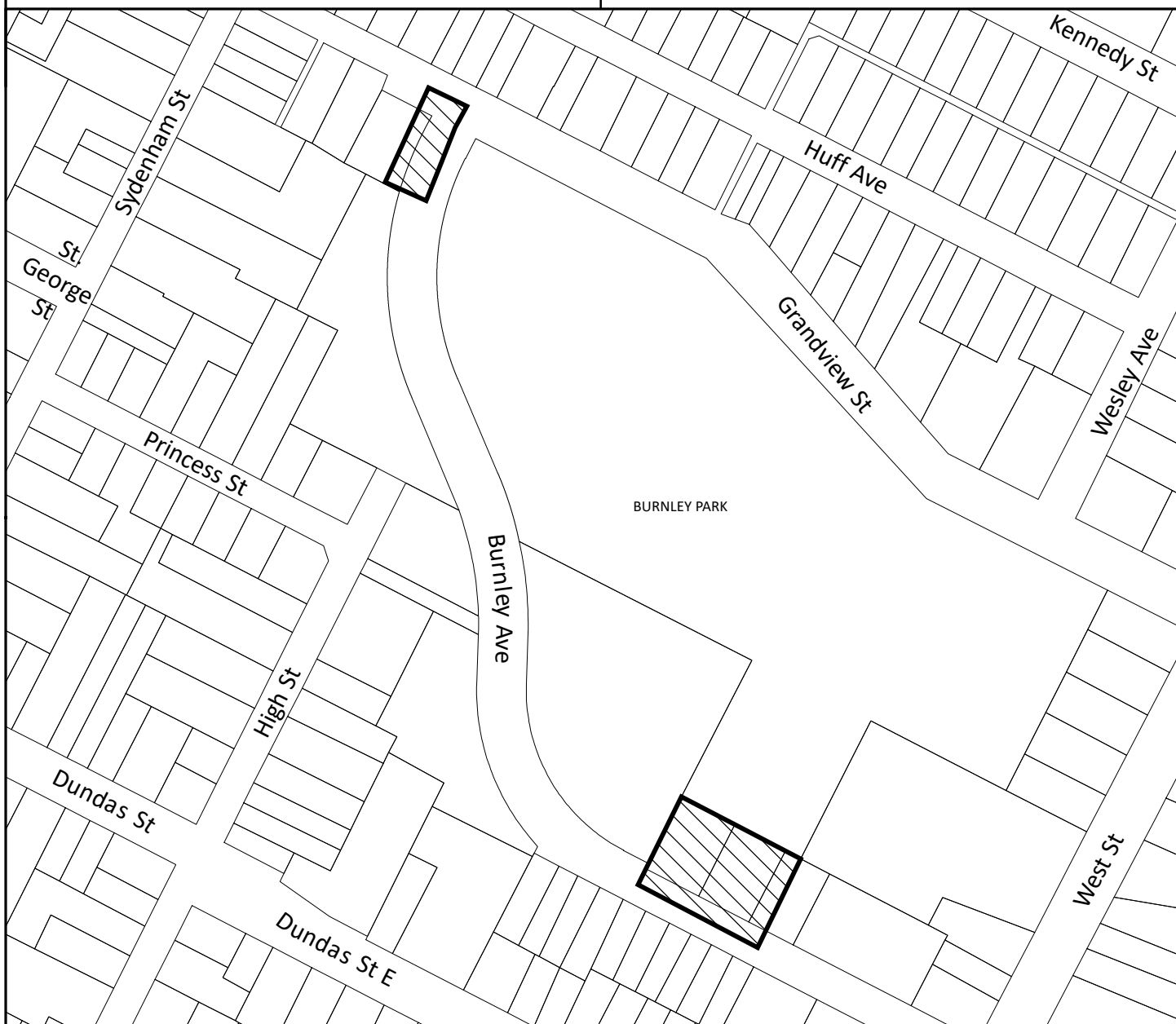
Passed the ____ day of _____, 2024.

MAYOR

CLERK



Scale: N.T.S.





Map 2

Legend



Area to be changed:
a) from "Neighbourhoods" to
"Employment Areas" on Schedule 1 -
Growth Management

b) from "Residential Designation" to "General
Employment Designation" on Schedule 3 -
Land Use Plan

This is Map 2 of Schedule 'A' to Bylaw No. 125-2024
to amend the Official Plan, and must be read in
conjunction with the written text of the amendment.

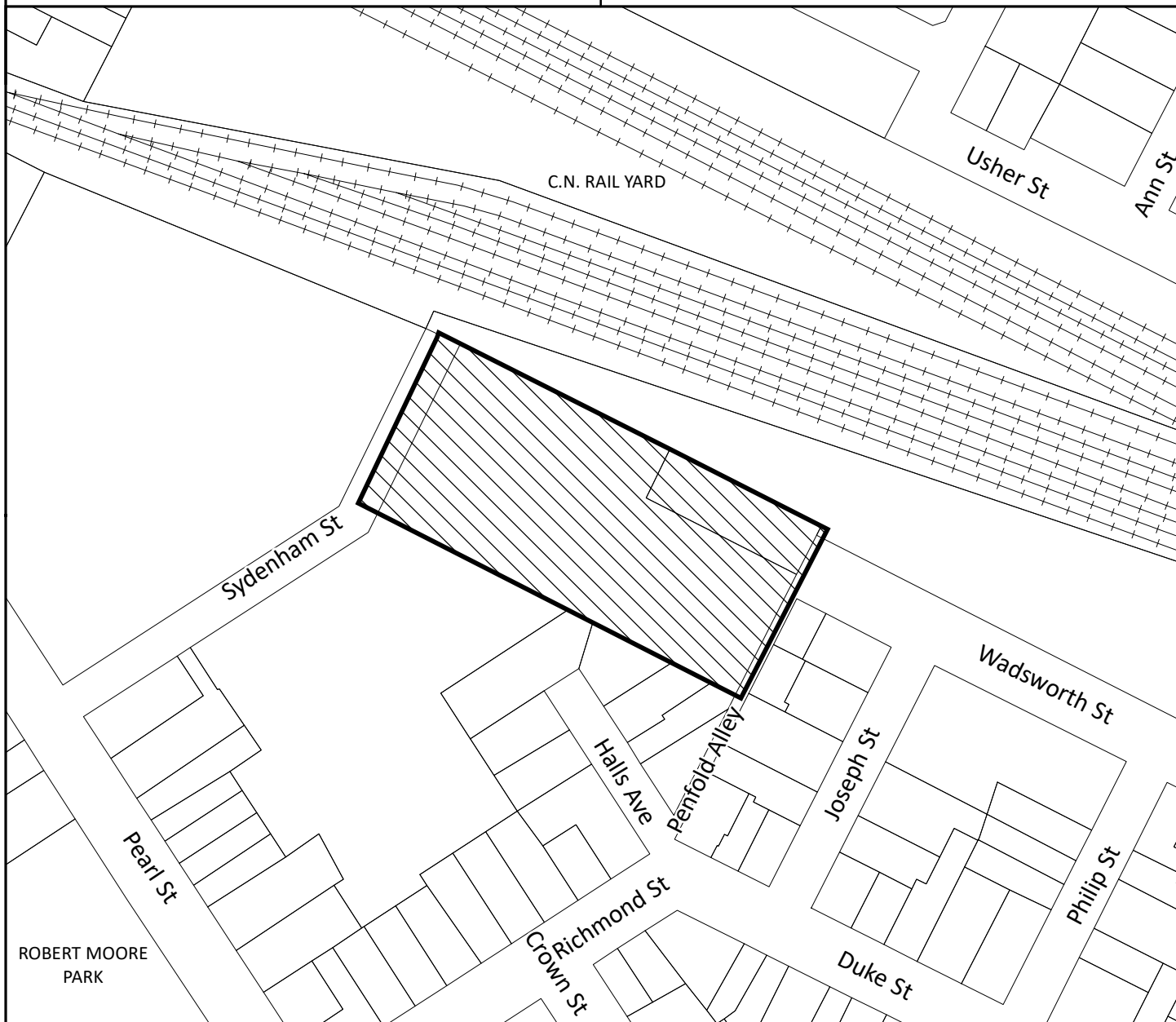
Passed the ____ day of _____, 2024.

MAYOR

CLERK



Scale: N.T.S.



ROBERT MOORE
PARK



Map 3

Legend



Area to be changed:
a) from "Neighbourhoods" to
"Employment Areas" on Schedule 1 -
Growth Management

b) from "Residential Designation" to "General
Employment Designation" on Schedule 3 -
Land Use Plan



Scale: N.T.S.

This is Map 3 of Schedule 'A' to Bylaw No. 125-2024
to amend the Official Plan, and must be read in
conjunction with the written text of the amendment.

Passed the ____ day of _____, 2024.

MAYOR

CLERK





Map 4

Legend



- Area to be changed:
- a) from "Strategic Growth Areas" to "Neighbourhoods" on Schedule 1 - Growth Management

 - b) from "Intensification Corridor Designation" to "Residential Designation" on Schedule 3 - Land Use Plan

This is Map 4 of Schedule 'A' to Bylaw No. 125-2024 to amend the Official Plan, and must be read in conjunction with the written text of the amendment.

Passed the ____ day of _____, 2024.

MAYOR

CLERK



Scale: N.T.S.





Map 5

Legend



Area to be changed:

a) from "Neighbourhoods" to "Strategic Growth Areas" on Schedule 1 - Growth Management

b) from "Residential Designation" to "Downtown Urban Growth Centre Designation" on Schedule 3 - Land Use Plan

c) to "Upper Downtown Precinct" on Schedule 5 - Downtown Urban Growth Centre



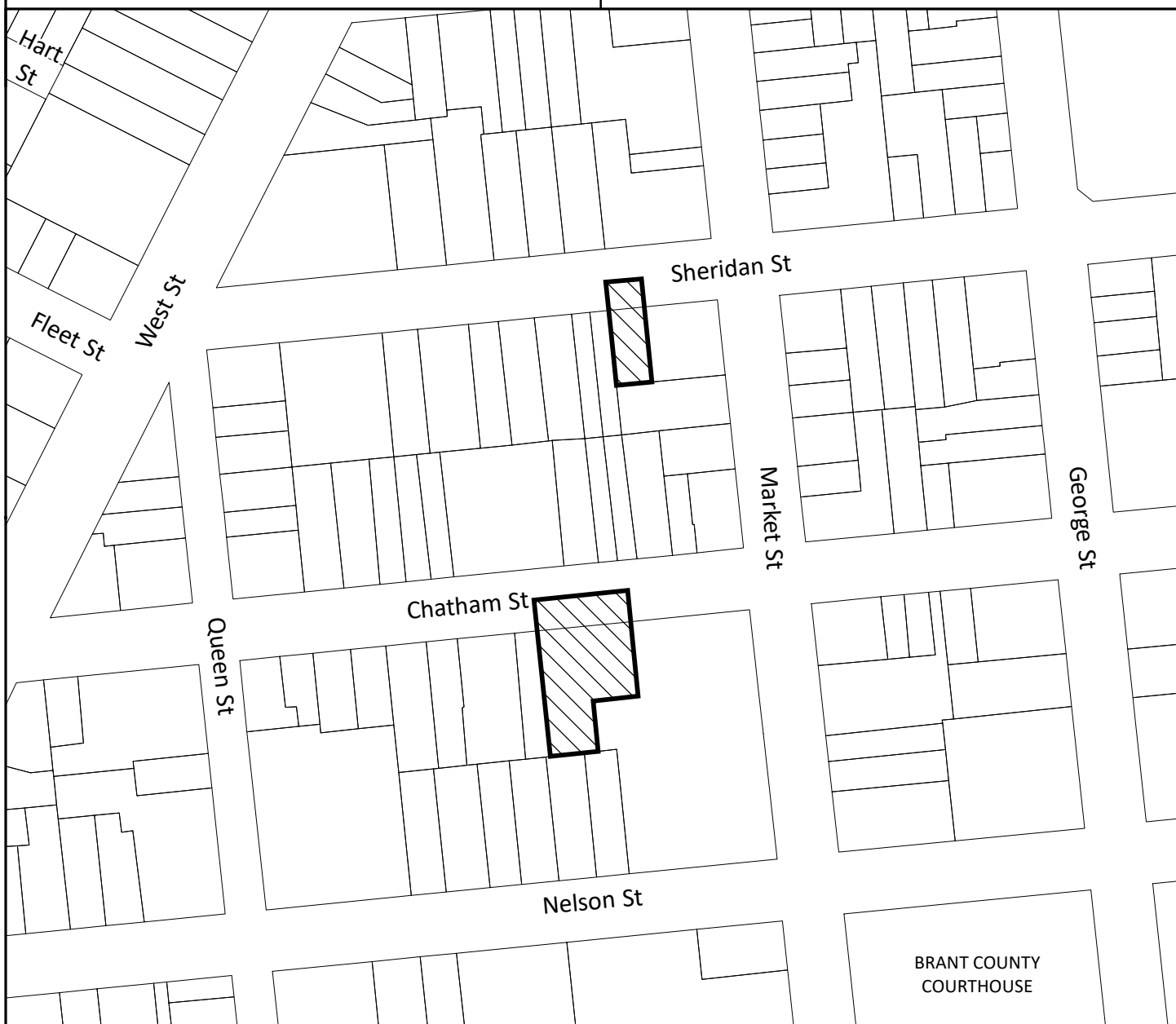
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This is Map 5 of Schedule 'A' to Bylaw No. 125-2024 to amend the Official Plan, and must be read in conjunction with the written text of the amendment.

Passed the ____ day of _____, 2024.

MAYOR

CLERK





Map 6

Legend



Area to be changed:
a) from "Neighbourhoods" to "Strategic Growth Areas" on Schedule 1 - Growth Management

b) from "Residential Designation" to "Intensification Corridor Designation" on Schedule 3 - Land Use Plan

This is Map 6 of Schedule 'A' to Bylaw No. 125-2024 to amend the Official Plan, and must be read in conjunction with the written text of the amendment.

Passed the ____ day of _____, 2024.

MAYOR

CLERK



Scale: N.T.S.





Map 7

Legend



Area to be changed:
a) from "Core Natural Areas" to "Neighbourhoods"
on Schedule 1 - Growth Management

b) from "Core Natural Areas" to "Density Target
of 55 residents and jobs combined per hectare"
on Schedule 2 - Designated Greenfield Area Density
and Block Plan Boundaries

c) from "Core Natural Areas Designation" to
"Residential Designation" on Schedule 3 - Land
Use Plan



d) by removing from "Core Natural Area Designation"
on Schedule 6 - Natural Heritage System, and
adjusting the "Adjacent Lands Overlay (90 m)"

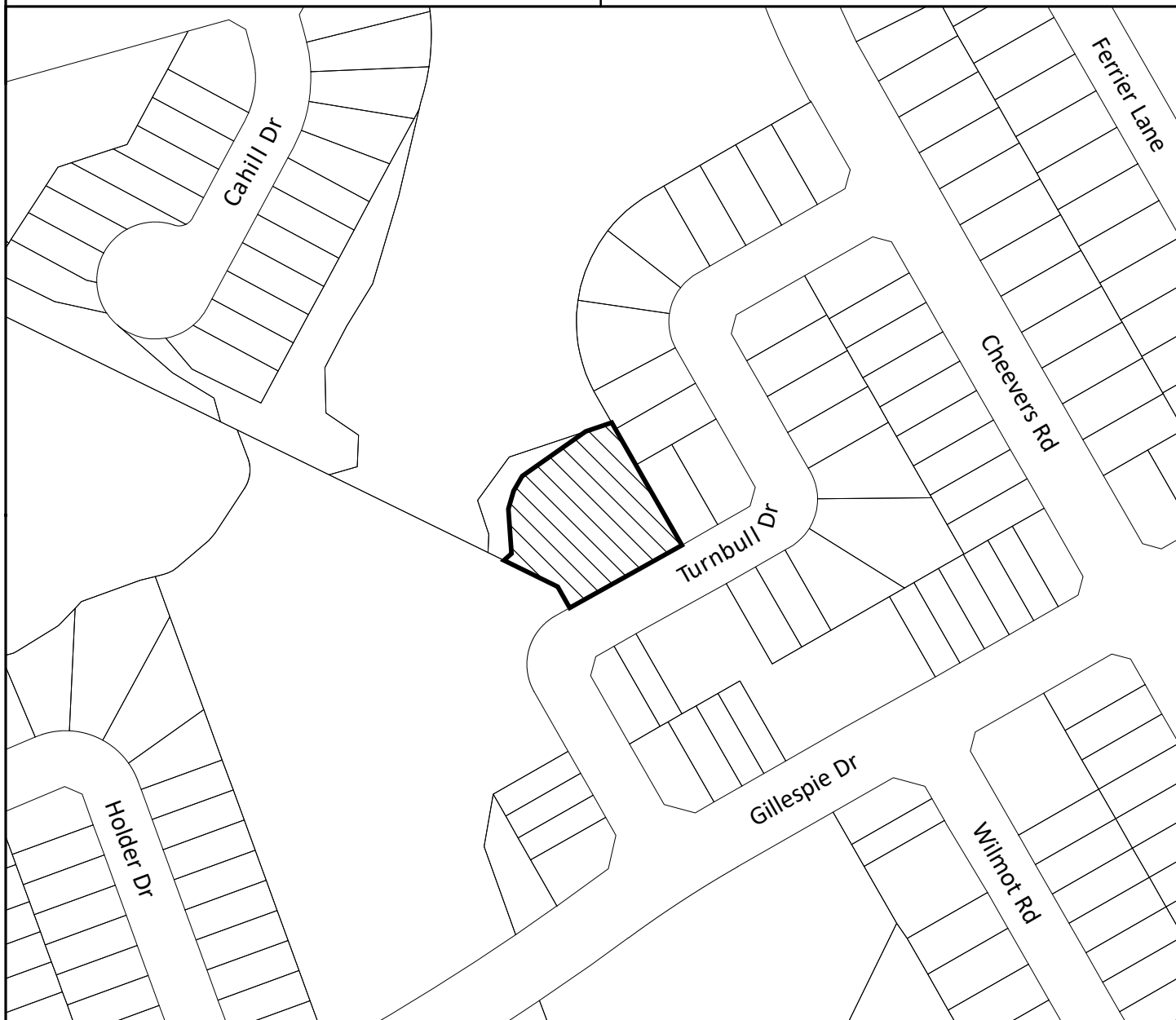
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This is Map 7 of Schedule 'A' to Bylaw No. 125-2024
to amend the Official Plan, and must be read in
conjunction with the written text of the amendment.

Passed the ____ day of _____, 2024.

MAYOR

CLERK





Map 8

Legend



- Area to be changed:
- a) from "Neighbourhoods" to "Strategic Growth Areas" on Schedule 1 - Growth Management

 - b) from "Residential Designation" to "Intensification Corridor Designation" on Schedule 3 - Land Use Plan

This is Map 8 of Schedule 'A' to Bylaw No. 125-2024 to amend the Official Plan, and must be read in conjunction with the written text of the amendment.

Passed the ____ day of _____, 2024.

MAYOR

CLERK



Scale: N.T.S.





Map 9

Legend



Area to be changed:
from "Historic Mainstreets Precinct" to "Lower
Downtown Precinct" on Schedule 5 - Downtown
Urban Growth Centre

This is Map 9 of Schedule 'A' to Bylaw No. 125-2024
to amend the Official Plan, and must be read in
conjunction with the written text of the amendment.

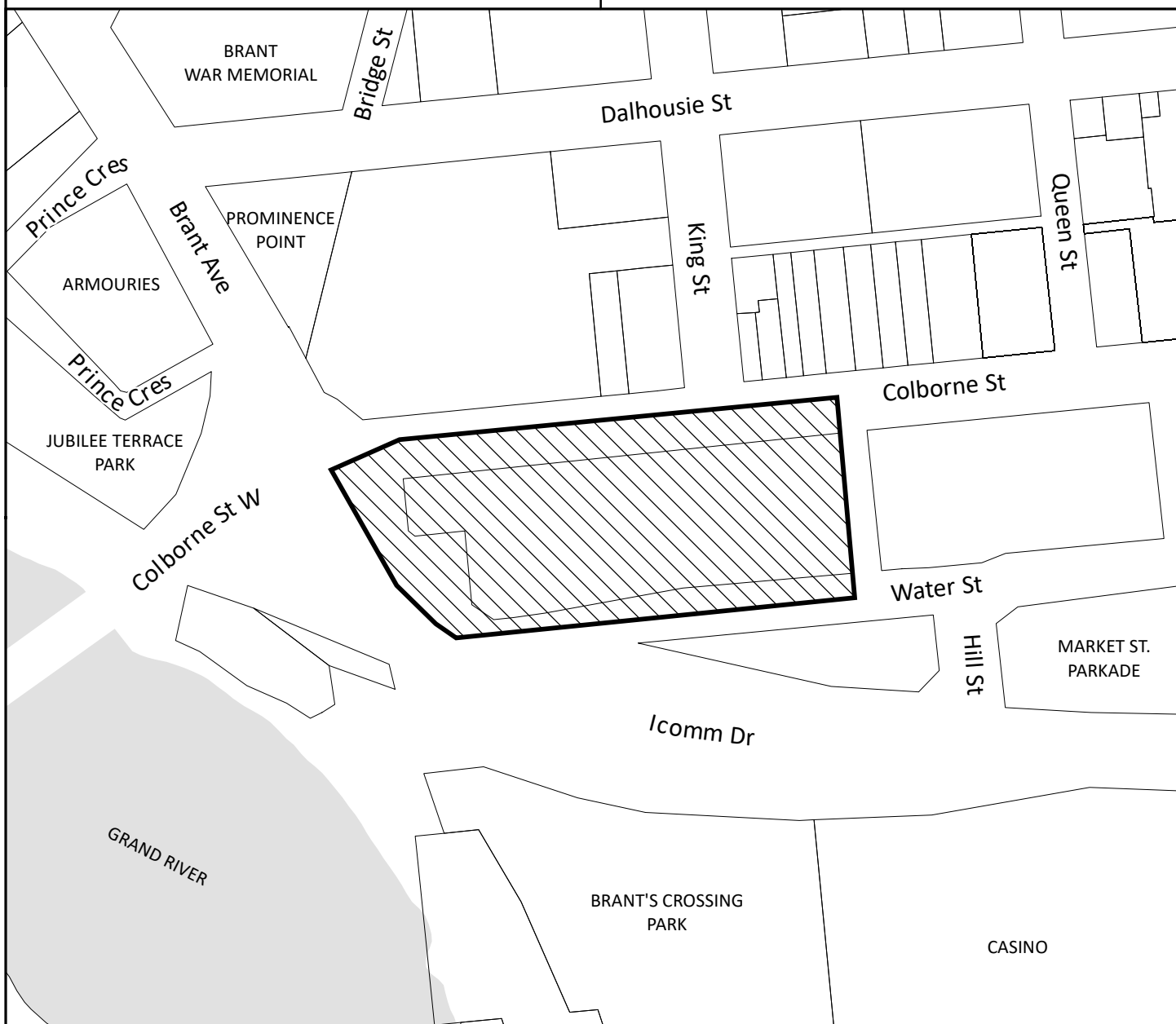
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MAYOR

CLERK



Scale: N.T.S.





Map 10

Legend



- Area to be changed:
- a) from "Neighbourhoods" to "Strategic Growth Areas" on Schedule 1 - Growth Management

 - b) from "Residential Designation" to "Intensification Corridor Designation" on Schedule 3 - Land Use Plan

This is Map 10 of Schedule 'A' to Bylaw No. 125-2024 to amend the Official Plan, and must be read in conjunction with the written text of the amendment.

Passed the ____ day of _____, 2024.

MAYOR

CLERK



Scale: N.T.S.



Map 11



Legend



- Area to be changed:
- a) from "Neighbourhoods" to "Strategic Growth Areas" on Schedule 1 - Growth Management

 - b) from "Residential Designation" to "Intensification Corridor Designation" on Schedule 3 - Land Use Plan

This is Map 11 of Schedule 'A' to Bylaw No. 125-2024 to amend the Official Plan, and must be read in conjunction with the written text of the amendment.

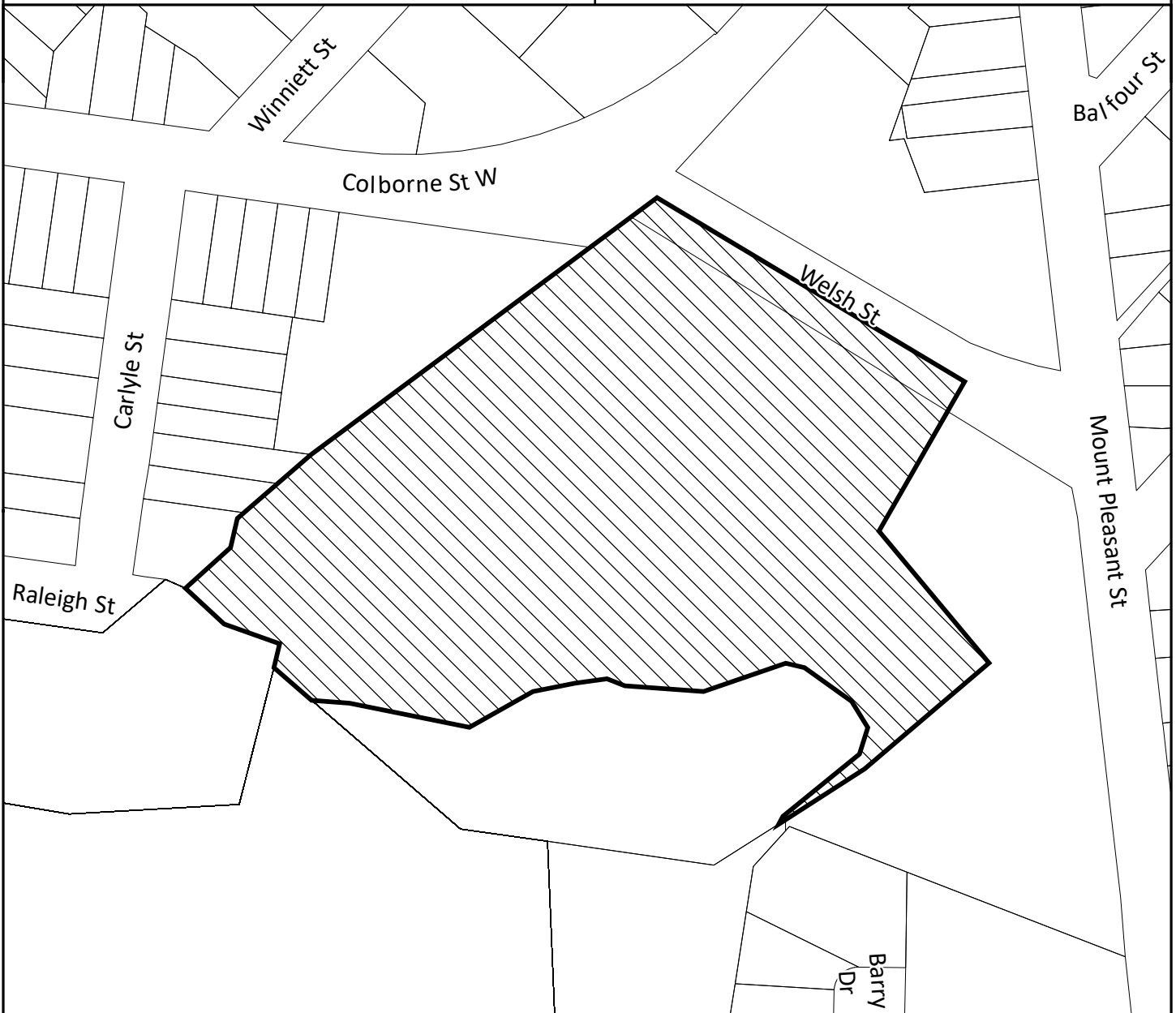
Passed the ____ day of _____, 2024.

MAYOR

CLERK



Scale: N.T.S.



Map 12



Legend



Area to be changed:
a) from "Strategic Growth Areas" to
"Neighbourhoods" on Schedule 1 -
Growth Management

b) from "Intensification Corridor Designation" to
"Residential Designation" on
Schedule 3 - Land Use Plan



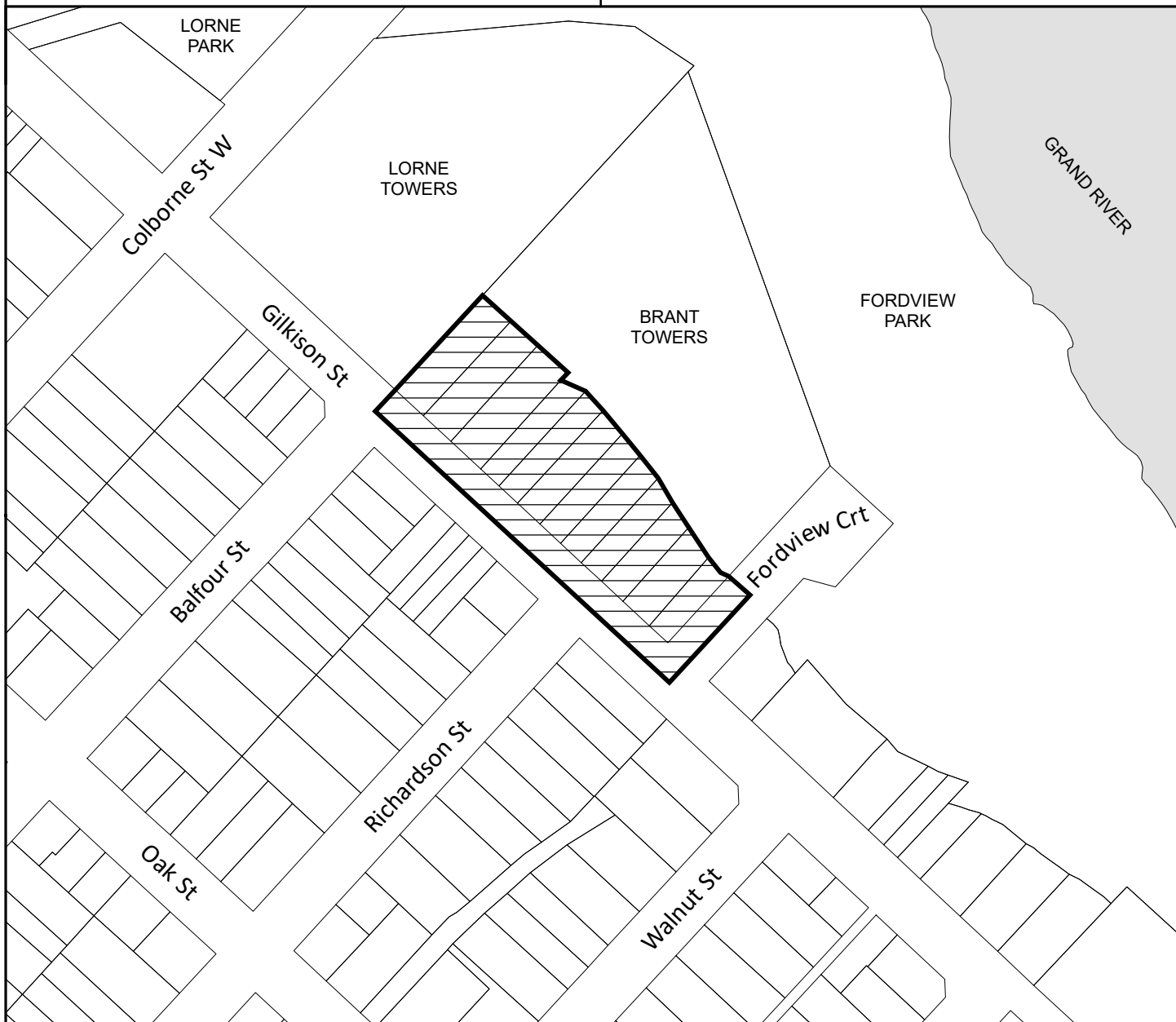
Scale: N.T.S.

This is Map 12 of Schedule 'A' to Bylaw No. 125-2024
to amend the Official Plan, and must be read in
conjunction with the written text of the amendment.

Passed the ____ day of _____, 2024.

MAYOR

CLERK





Map 13

Legend



Area to be changed:
a) from "Neighbourhoods" to
"Employment Areas" on Schedule 1 -
Growth Management

b) from "Residential Designation" to
"General Employment Designation" on
Schedule 3 - Land Use Plan

This is Map 13 of Schedule 'A' to Bylaw No. 125-2024
to amend the Official Plan, and must be read in
conjunction with the written text of the amendment.

Passed the ____ day of _____, 2024.

MAYOR

CLERK



Scale: N.T.S.



Map 14



Legend



Area to be changed:
a) from "Core Natural Areas" to "Neighbourhoods"
on Schedule 1 - Growth Management

b) from "Core Natural Areas Designation" to
"Residential Designation" on
Schedule 3 - Land Use Plan

c) by removing from "Core Natural Areas
Designation" on Schedule 6 - Natural Heritage
System and adjusting the "Adjacent Lands Overlay
(90 m)"



Scale: N.T.S.

This is Map 14 of Schedule 'A' to Bylaw No. 125-2024
to amend the Official Plan, and must be read in
conjunction with the written text of the amendment.

Passed the ____ day of _____, 2024.

MAYOR


CLERK



Map 15



Legend

-  Area to be changed:
 - a) from "Employment Areas" to "Strategic Growth Areas" on Schedule 1 - Growth Management
 - b) from "General Employment Designation" to "Major Commercial Centre Designation" on Schedule 3 - Land Use Plan

This is Map 15 of Schedule 'A' to Bylaw No. 125-2024 to amend the Official Plan, and must be read in conjunction with the written text of the amendment.

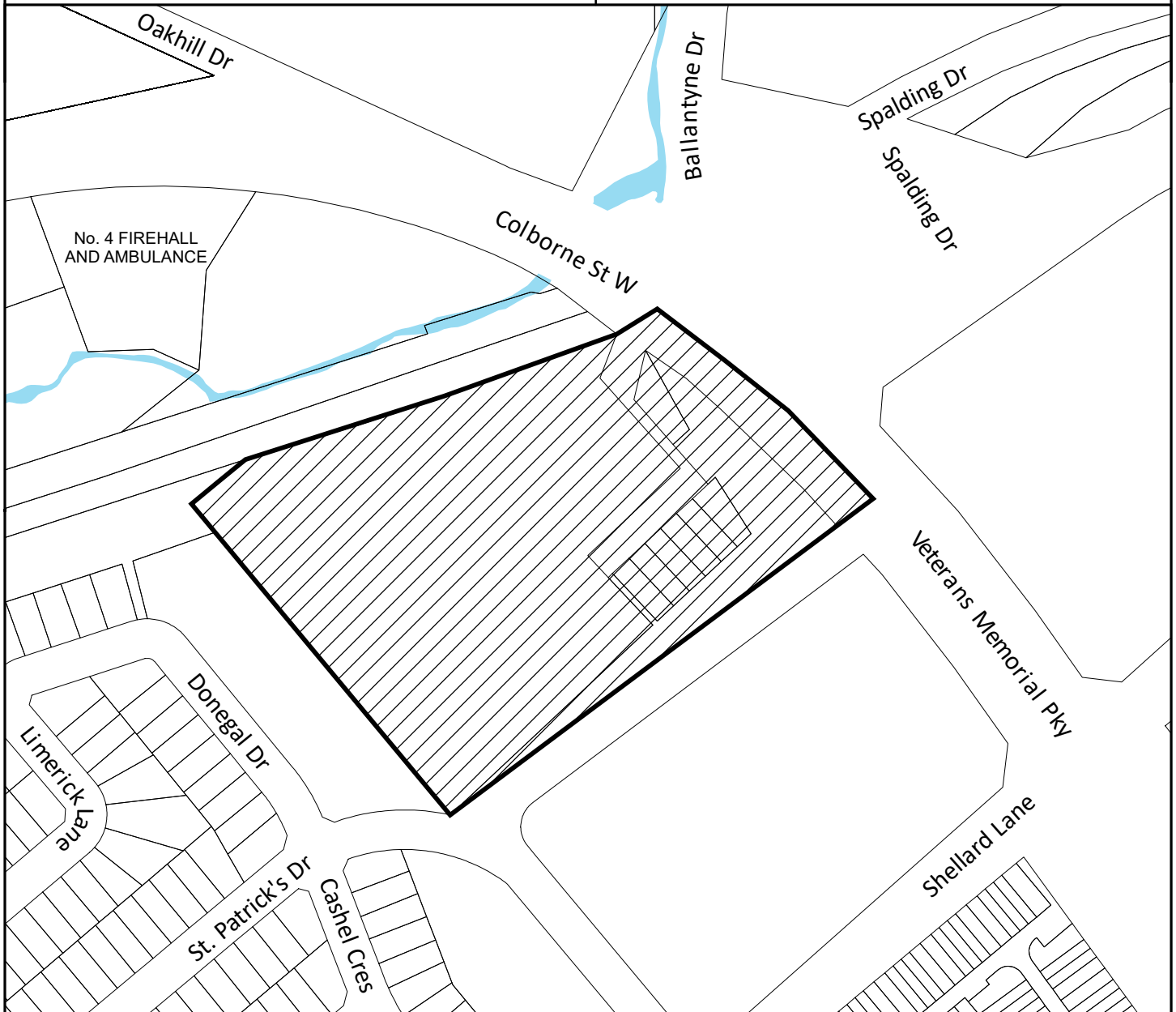
Passed the ____ day of _____, 2024.

_____ MAYOR

_____ CLERK



Scale: N.T.S.



Map 16



Legend



Area to be changed:
By adding "Modified Policy Area No. 29,
538 King George Road" to Schedule 10 -
Modified Policy Areas

This is Map 16 of Schedule 'A' to Bylaw No. 125-2024
to amend the Official Plan, and must be read in
conjunction with the written text of the amendment.

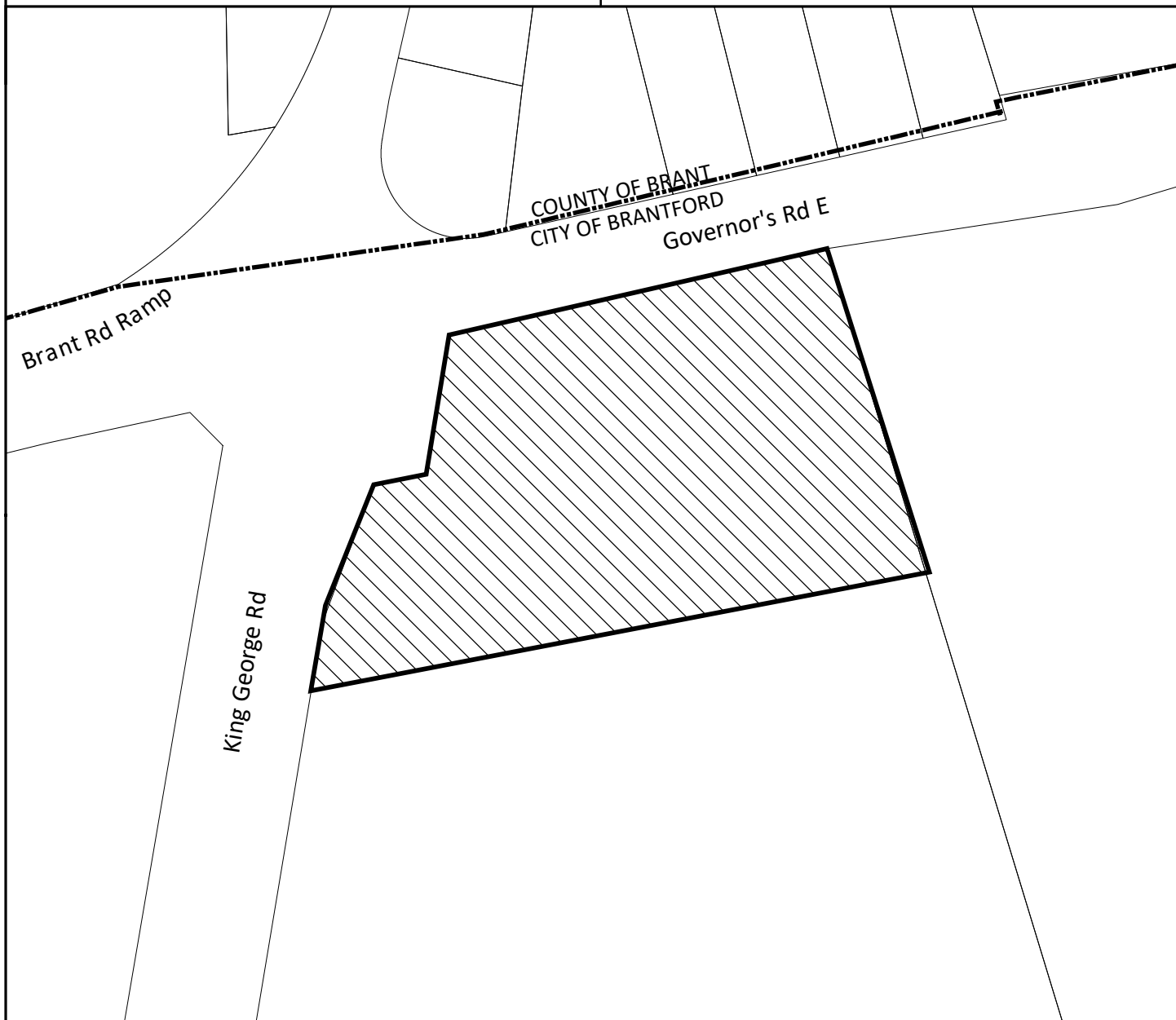
Passed the ____ day of _____, 2024.

MAYOR

CLERK



Scale: N.T.S.



Map 17



Legend



Area to be changed:
By adding "Modified Policy Area No. 30,
530 and 534 King George Road" to Schedule 10 -
Modified Policy Areas

This is Map 17 of Schedule 'A' to Bylaw No. 125-2024
to amend the Official Plan, and must be read in
conjunction with the written text of the amendment.

Passed the ____ day of _____, 2024.

MAYOR

CLERK



Scale: N.T.S.

King George Rd

