

WEST BRANT heights

POSTAL DELIVERY
DOOR TO DOOR MAIL DELIVERY WILL NOT BE PROVIDED AND COMMUNITY MAILBOX PADS WILL BE INSTALLED GENERALLY IN LOCATIONS SHOWN ON THIS PLAN AND ARE SUBJECT TO CHANGE. THE FINAL LOCATION OF MAILBOX PADS WILL BE DETERMINED THROUGH THE DETAILED PLAN OF SUBDIVISION PROCESS.

PARK
WEST BRANT HEIGHTS HAS ONE CENTRALIZED PARK LOCATED AT STRICKLAND AVENUE AND TEASDALE DRIVE. PARK FEATURES AND FACILITIES ARE AT THE DISCRETION OF THE CITY OF BRANTFORD. NOISE AND LIGHTING SHOULD BE EXPECTED FROM THE USE OF THESE PARKS. NO ENCROACHMENTS OR DUMPING ARE PERMITTED. IN ADDITION, NO OPENINGS (I.E. ACCESS GATES) ARE PERMITTED ALONG THE CHAIN LINK FENCING ABUTTING ANY PARK.

STORM WATER MANAGEMENT PONDS
STORM WATER MANAGEMENT PONDS ARE DESIGNED FOR RE-NATURALIZATION. NO ENCROACHMENTS, NO DUMPING, AND NO ACCESS GATES ARE PERMITTED ALONG THE FENCES ABUTTING THESE AREAS. IN ADDITION, STORM PONDS ARE DESIGNATED FOR PASSIVE ACTIVITIES SUCH AS WALKING AND HIKING ON THE PATHWAYS ONLY. NO SWIMMING OR ANY OTHER ACTIVITIES ARE PERMITTED IN THE STORM WATER MANAGEMENT PONDS.

OPEN SPACE LANDS
OPEN SPACE LANDS AND ASSOCIATED BUFFERS ARE NATURALIZED CONSERVATION AREAS AND DESIGNED FOR RE-NATURALIZATION AND, THEREFORE, SHALL RECEIVE MINIMAL MAINTENANCE AND NO GRASS CUTTING. ONLY PERIODIC REMOVAL OF LITTER AND DEBRIS MAY OCCUR. LANDS MAY BE USED FOR FUTURE TRAILS AND NOISE AND LIGHTING SHOULD BE EXPECTED FROM THE USE OF THE TRAILS. THESE OPEN SPACE LANDS ARE SENSITIVE NATURAL FEATURES EASILY DAMAGED BY HUMAN DISTURBANCE AND REQUIRE PROTECTION AND CAN INCLUDE BUT NOT LIMITED TO NATURAL FEATURES SUCH AS, MEADOWS, WET LANDS, CREEKS, AND GRASSLANDS. STAY ON THE TRAIL SIGNS WILL BE PROVIDED TO PROTECT THESE NATURAL FEATURES FROM HUMAN INTERACTION. NO ENCROACHMENTS, NO PLANTING, NO DUMPING, AND NO ACCESS GATES ALONG THE FENCES ABUTTING THESE AREAS ARE ALLOWED.

TRAILS, WALKWAYS & PEDESTRIAN ROUTES
PEDESTRIAN ROUTES HAVE BEEN PROVIDED THROUGHOUT THE DEVELOPMENT ALONG THE STREETSCAPE TO PROMOTE HEALTHY LIVING AND ALTERNATE MODES OF TRANSPORTATION AND TRAILS HAVE BEEN PROVIDED AROUND THE STORM WATER MANAGEMENT PONDS FOR RECREATIONAL USE. TRAIL AND WALKWAY CONNECTIONS WILL BE PROVIDED TO THE HAMILTON-BRANTFORD RAIL TRAIL AND FUTURE SOUTHWEST COMMUNITY CENTER AND PARK ENHANCING PEDESTRIAN CONNECTIVITY TO THE SURROUNDING COMMUNITY. LOCATION OF TRAILS, WALKWAYS, & PEDESTRIAN ROUTES ARE CONCEPTUAL AND SUBJECT TO CHANGE. THE FINAL LOCATION OF ALL PEDESTRIAN ROUTES WILL BE DETERMINED THROUGH THE DETAILED PLAN OF SUBDIVISION PROCESS AND ARE SUBJECT TO CITY APPROVAL.

FENCING
THE DESIGN AND LAYOUT OF FENCING TREATMENTS ARE CONCEPTUAL AND SUBJECT TO CHANGE. THE FINAL DESIGN AND LAYOUT OF THE FENCING TREATMENTS WILL BE DETERMINED THROUGH THE DETAILED PLAN OF SUBDIVISION PROCESS. THE DEVELOPER WILL ENSURE THAT THE FENCING & FOOTINGS ABUTTING THE STORM WATER MANAGEMENT PONDS, BUFFERS, OPEN SPACE LANDS, AND PARK SPACES ARE LOCATED 0.3m WITHIN CITY OWNED LANDS. ANY ENCROACHMENTS BY THE HOME OWNERS WITHIN PUBLIC LANDS WILL BE REMOVED. FENCE EXTENSIONS BY HOME OWNERS ARE NOT PERMITTED.

ACCESS GATES
ACCESS GATES ARE NOT PERMITTED ALONG FENCES THAT ABUT VALLEY OPEN SPACE LANDS AND STORM WATER MANAGEMENT PONDS. GATES OR INFORMAL ACCESS TO THE ELEVATED WATER TANK BLOCK ARE NOT PERMITTED. ENCROACHMENTS ARE NOT PERMITTED ALONG THE FENCES ABUTTING THESE AREAS.

TRANSIT
PURCHASERS ARE ADVISED THAT INTERNAL STREETS MAY BE SUBJECT TO TRANSIT BUS TRAFFIC. PURCHASERS ARE ADVISED THAT THE COLLECTOR AND PRIMARY ROADS WITHIN THE DEVELOPMENT ARE TO SUPPORT MORE TRAFFIC THAN LOCAL ROADS AND IF DEMAND WARRANTS, TRANSIT ROUTES IN THE FUTURE.

STREET TREES & BOULEVARDS
THE DESIGN AND LAYOUT OF STREET TREES AND LANDSCAPING WITHIN THE PUBLIC LANDS WITHIN THIS COMMUNITY ARE SUBJECT TO CHANGE. THE FINAL LOCATION OF THE STREET TREES WILL BE DETERMINED THROUGH THE DETAILED PLAN OF SUBDIVISION PROCESS AND SUBJECT TO CITY APPROVAL. ALTHOUGH THE DEVELOPER WILL MAKE EVERY EFFORT TO PLAN A MINIMUM OF ONE STREET TREE IN FRONT OF EACH HOME. LIMITED SPACING AND RESTRICTIONS CAUSED BY UTILITY SETBACK REQUIREMENTS MAY NOT ALLOW FOR A STREET TREE TO BE PLANTED IN FRONT OF SOME HOMES.

ON-STREET PARKING
ON-STREET PARKING IS PROVIDED FOR HOMEOWNERS AND VISITORS ON THE MAJORITY OF INTERIOR ROADS.

CITY OF BRANTFORD GARBAGE COLLECTION
FOR GARBAGE AND RECYCLING INFORMATION VISIT:

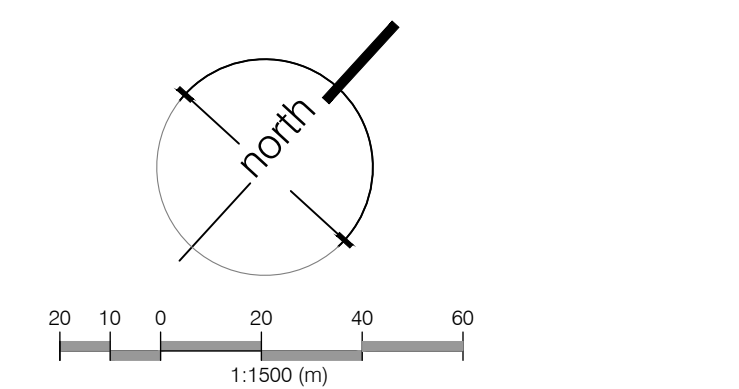
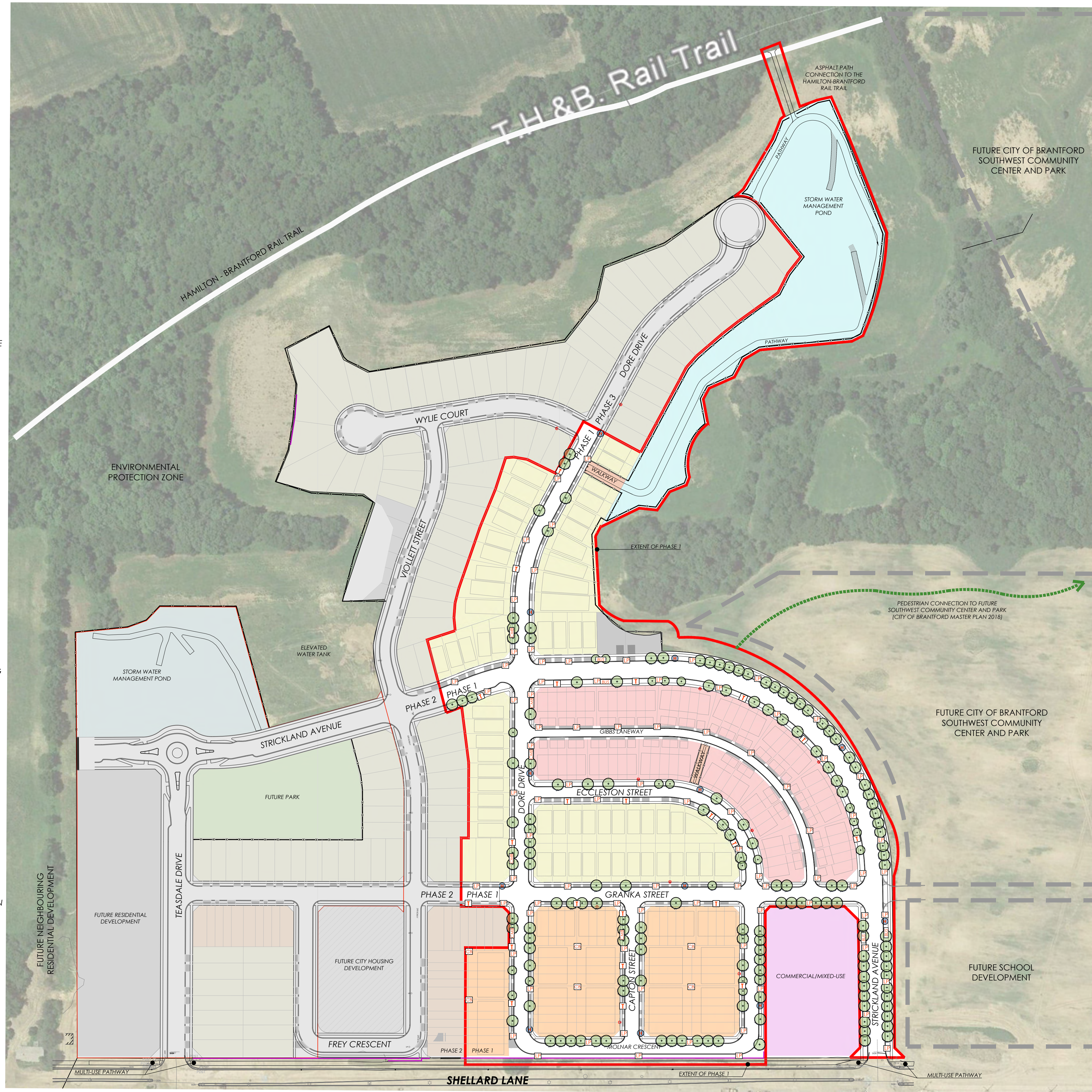
www.brantford.ca/en/living-here/garbage-and-recycling.aspx

CITY OF BRANTFORD TRANSIT INFORMATION
FOR PUBLIC TRANSPORTATION INFORMATION VISIT:

www.brantford.ca/en/transportation/bus-routes.aspx
<https://www.brantford.ca/en/transportation/brantford-transit.aspx>

FOR FURTHER INFORMATION, ON PROPOSED AND EXISTING LAND USES, PLEASE CALL THE CITY OF BRANTFORD PLANNING AND DEVELOPMENT DEPARTMENT, AT (519) 759-4150.

THIS MAP IS BASED ON INFORMATION AVAILABLE AS OF APRIL 27, 2022, AND MAY BE REVISED OR UPDATED WITHOUT NOTIFICATION



LEGEND

- single family dwellings
- townhouse unit dwellings
- rear lane townhouse unit dwellings
- commercial/mixed-use
- storm water management pond
- park/open space
- walkway block
- future development
- future city housing development
- potential trail alignments by others
- CB proposed rear yard catch basin
- H proposed fire hydrant
- LP proposed light standard
- T proposed transformer
- CMB proposed community mailbox
- BUS potential future transit stop (to be confirmed by the City of Brantford)
- retaining wall & fence
- proposed 1.5m HT. chain link fence
- extent of phase 1

Preliminary Community Information Plan

JUNE 2022

LINVEST
DO IT DIFFERENTLY

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