



Secondary Plan

Update Report

Date:

December 2023

Prepared for:

Municipality of Brighton

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1.0

Introduction

1.0 Introduction

The Municipality of Brighton has retained D.M. Wills Associates Limited (Wills) together with KMD Community Planning and Consulting Services (KMD) and Metroeconomics to assist in the development of a Secondary Plan for the greenfield lands within the urban settlement boundary of the Municipality of Brighton (Project). The Secondary Plan will form a part of the Municipality of Brighton Official Plan and will set forth more detailed policy and land use designations to guide growth and development within the identified Secondary Plan Areas (SPAs).

This Secondary Plan Update Report provides a summary of technical findings including the draft schedules and associated policies and recommendations to prepare the final draft of the Secondary Plan.

The results of the previous Background Report, finalized in September 2022 and the Technical Servicing Report completed in 2023, helped guide the Project Team to generate the recommendations contained in this draft Update Report.

1.1 Secondary Plan Purpose

The purpose of the Project is to implement a Secondary Plan through an Official Plan Amendment (OPA) to the Municipality of Brighton Official Plan that will provide direction for land use and development in the greenfield areas located between the existing built boundary and limits of the Brighton Settlement Area. The Secondary Plan will establish a framework for the future development of the areas working within the context of the physical characteristics, including natural heritage features, floodplains, stormwater management, servicing capabilities and transportation. The Project includes the development of land use, servicing and transportation schedules and policies to specifically guide future growth and development of the SPAs.

The lands designated as 'Greenfield' in the Urban Area are segmented into three distinct areas by location, existing development and infrastructure. These areas are identified as Northeast (Area 1), Northwest (Areas 2a and 2b) and Southwest (Area 3). Refer to **Figure 1 – Study Area**. For the purposes of this Project, all three areas are contemplated together under one Secondary Plan.

1.2 Secondary Plan Process

The Secondary Plan Project commenced in October 2021, and is expected to be completed in 2024. Key project phases and milestones are outlined below. Refer to **Figure 2 – Secondary Plan Project Process**.

The following are the key components discussed in this Update Report:

1. Summary of findings from the Technical Report.
2. High level transportation and road network recommendations.

3. Recommendation to undertake a Municipal Class Environmental Assessment to proceed with recommended upgrades to servicing and infrastructure.
4. Discussion of various growth scenarios for the Municipality including growth allocations to the SPAs.
5. Discussion on amendments to land use designation with associated proposed land use schedules.
6. Proposed recommendations for developing Secondary Plan policies relating to land use, servicing, and transportation to achieve the Municipality's population growth targets.

Figure 1 – Study Area

Figure 2 – Secondary Plan Project Process



*TAC meeting #4 has yet to be completed.

2.0

Summary of Technical Reports

2.0 Summary of Technical Reports

2.1 Secondary Plan Servicing Report

The Secondary Plan Servicing Report, prepared by Wills, was submitted to the Municipality in November 2023. This report evaluates existing servicing and infrastructure capacities and makes recommendations regarding upgrades to municipal servicing and infrastructure to accommodate the projected growth within the SPAs and the Municipality as a whole. Pressures on the Municipality's water, sanitary, and stormwater management systems based on the County's growth scenario are considered. The County's growth scenario is discussed in greater detail in **Section 4.0**.

2.1.1 Sanitary Collection and Treatment

The Municipality's sanitary collection and treatment system includes the Brighton Water Pollution Control Plant (WPCP), the Harbour Street Sewage Pumping Station, and the Wastewater Collection System (WWCS) (i.e., sanitary sewer network). There are three Trunk Sewers within the WWCS: Prince Edward Street, Pinnacle Street South, and Ontario Street. The northern portion of SPA 1 (Northeast) is serviced by the Prince Edward Street Trunk Sewer, and the southern portion of SPA 1 (Northeast) is serviced by the Pinnacle Street South Trunk Sewer. SPAs 2a and 2b (Northwest) are serviced by the Ontario Street Trunk Sewer.

According to the Report, Average Annual Daily Flow to the WPCP is 2,814 cubic metres per day, accounting for 61% of the Rated Capacity for the WPCP. Similarly, the Harbour Street Sanitary Pumping Station (SPS) is estimated to have a surplus capacity of 30.3%. The projected population growth is modeled to result in usages of 82.97% and 87.73% of the Rated Capacities of the WPCP and Harbour Street SPS, respectively. Neither the WPCP, nor the Harbour Street SPS pose any constraints to accommodating the projected population growth.

At present, six pipes within the WWCS network, forming part of the Prince Edward Street Trunk Sewer, are between 80% and 100% capacity. The projected population growth within the SPAs will result in 13 pipes of the Prince Edward Street Trunk Sewer being between 80% and 100% capacity; 10 of which will exceed 100% capacity. Similarly, four pipes of the Ontario Street Trunk Sewer will exceed 100% capacity. To accommodate the projected population growth, approximately 2,228 metres of Trunk Sewer upgrades are required; approximately 1,771 metres of the Prince Edward Street Trunk Sewer, and approximately 457 metres of the Ontario Street Trunk Sewer. The Report provides that rerouting flows from the Pinnacle Street North Trunk Sewer to the Pinnacle Street South Sewer would reduce the required upgrades to the Prince Edward Street Trunk Sewer from approximately 2,228 metres to approximately 1,323 metres.

2.1.2 Water Distribution

The Municipality's drinking water system is comprised of three production wells, the Municipality of Brighton Water Treatment Plant (i.e., supply and treatment systems), and the distribution system. The Municipality is authorized to take water from all three production wells at a rate of 24.9 litres per second, producing a total daily taking of 6,454 cubic metres per day. The Water Treatment Plant treats water by primary and secondary chlorine disinfection and provides 5,600 cubic metres of reservoir storage to manage fluctuations in water demand. The Municipality's current water demands represent 67% of the Rated Capacity of the water supply and treatment systems.

The water supply and treatment systems are anticipated to exceed 80% of the Rated Capacity once the Municipality experiences population growth of 1,313 people. Once demands on the water supply and treatment systems reach 80% of the Rated Capacity, it is recommended that the Municipality conduct the appropriate planning studies to investigate the expansion of these systems. Demands on the water supply and treatment are estimated to exceed 100% of the Rated Capacity of the existing systems once the Municipality experiences population growth of approximately 3,356 people. Therefore, to provide adequate water servicing to accommodate the County's population growth target of 4,800 people, the Municipality must expand the existing water supply and treatment systems.

The water distribution system includes one transmission main from the Water Treatment Plant, pressure monitoring and controlling devices, and the watermain network. Generally, the water distribution system experiences appropriate or high pressures. Where pipes are undersized, localized pressure losses due to high friction are possible. Few pipes within the water distribution system experience substantial pressure losses, and little impact to the water pressures throughout the Municipality are anticipated as a result of the projected population growth. Nonetheless, local improvements at these locations should be considered during future infrastructure rehabilitation projects. Additionally, it is recommended that the transmission main from the Water Treatment Plant be twinned to create redundancy in this part of the network. Twinning the transmission main will allow for ongoing access to water supply in the event of a temporary maintenance shutdown.

2.1.3 Stormwater Management

Stormwater Management (SWM) within the Municipality is informed by a framework of policy documents and guidelines. SWM policies are required to provide consideration for the Municipality's overall stormwater objectives, achieve consistency with the applicable watershed design criteria, and implement a treatment train approach, where possible. The prevailing SWM policies and design criteria will remain applicable within the SPAs.

At present, the Municipality owns and maintains at least 10 SWM facilities and six Oil-Grit Separators, servicing approximately 17% of the built-up portion of the Brighton Urban

Area. Within the Municipality, there are four identified subwatershed areas: Arena Creek, Butler Creek, Unnamed Creek, and the Lakeshore Watershed Area. The Municipality has an extensive network of storm sewers which serve to safely convey runoff away from roads and structures within the subwatersheds to main tributaries of each watercourse or directly to Presqu'ile Bay.

Runoff from the SPAs drains to various subwatershed areas. SPA 1 (Northeast) drains primarily to the Arena Creek subwatershed. SPAs 2a and 2b (Northwest) drain to both the Butler Creek and Unnamed Creek subwatershed areas. SPA 3 (Southwest) drains primarily to the Unnamed Creek subwatershed area. Given that the SPAs drain to multiple subwatersheds, it is recommended that multiple outlet locations be provided within each SPA.

The prevailing SWM policies and design criteria are applicable within the SPAs; however, it is recommended that policies specific to the SPAs be developed to ensure existing SWM challenges are not exacerbated and to provide opportunity for improvements to SWM. The development of SPA-specific SWM policies will rely upon the collection of additional information regarding the hydrogeological conditions in the SPAs and individual sites within.

2.2 Transportation Network Schedules

Transportation Network Schedules for each of the SPAs, prepared by Wills, were submitted to the Municipality in November 2023. Existing and proposed transportation infrastructure, including roads, railways, sidewalks, cycling paths, multiuse paths, and trails are illustrated, as are road extensions to be considered in consultation with and to inform the Municipality's Master Transportation Plan.

The Transportation Network Schedule for SPA 1 (Northeast) proposes new road connections from Sarillin Lane west to Georgina Street and from Pinnacle Street North north to Sarillin Lane. New sidewalk connections at these locations are suggested in addition to a new sidewalk connection along the east side of Georgina Street between Smith Street and the northern boundary of SPA 1. The existing sidewalk along the South side of Dundas Street is proposed to be extended west to Georgina Street. A new multi-use path is also proposed within an unopened road allowance along the northern boundary of SPA 1 between Sarillin Lane and George Street. Active transportation connections are proposed at the intersections of Dundas Street and Georgina Street and Dundas Street and Pinnacle Street North, the latter of which is recommended for consideration during the formulation of the Municipality's Transportation Master Plan. It is likewise recommended that the northern extension of Sarillin Lane be explored at that time as well. Refer to **Figure 3**.

There are no proposed improvements contained on the Transportation Network Schedule for SPAs 2a and 2b (Northwest), however, it is recommended that an

extension of Butler Street West be considered during the development of the Municipality's Transportation Master Plan. As proposed, Butler Street West would be extended farther west to meet the next unopened north-south road allowance then proceed south on the road allowance. Refer to **Figure 4**.

The Transportation Network Schedule for SPA 3 (Southwest) proposes a new sidewalk connection along the north side of Raglan Street between Ontario Street and the eastern boundary of the SPA bisecting Raglan Street. New active transportation connections are proposed at the intersections of Ontario Street and Raglan Street, Ontario Street and Presqu'ile Parkway, and Lakeshore Road and Presqu'ile Parkway; the latter of the three being recommended for consideration in the development of the Municipality's Transportation Master Plan. It is also recommended that an extension of Raglan Street be considered through that process. As proposed, Raglan Street would be extended farther west to meet the next unopened north-south road allowance then proceed north on the road allowance. Refer to **Figure 5**.

The proposed extensions of Butler Street West and Raglan Street would eventually form a new north-south road connection within the west-central area of the Municipality to potentially alleviate traffic volumes on other north-south road connections, such as Ontario Street and Cedar Street/Prince Edward Street.

Proposed transportation infrastructure reflects improvements to, and expansions of the transportation system where additional development is anticipated which would increase demands on the transportation network. As directed by planning policy, the development of active transportation infrastructure and connections is proposed to be enhanced within the SPAs to promote compact development and the creation of a complete community.

Figure 3 – Proposed Transportation Network Schedule – SPA #1 Northeast

Figure 4 – Proposed Transportation Network Plan – SPA # 2a & 2b Northwest

Figure 5 – Proposed Transportation Network Plan – SPA # 3 Southwest

3.0

Municipal Class Environmental Assessment

3.0 Municipal Class Environmental Assessment

The planning of major municipal projects or activities is subject to the Municipal Class Environmental Assessment (Class EA) under the Environmental Assessment Act, R.S.O. 1990, and requires the proponent to complete an Environmental Assessment.

A Class EA Master Plan is a long-range plan that ties together the various needs of an overall system and is typically comprised of a set of separate projects that are to be individually implemented over an extended period. A Master Plan considers the individual needs of a system within a broader context and integrates infrastructure needs with environmental assessment planning principals. Master Plans address, at minimum, Phases 1 and 2 of the Municipal Class EA.

The Class EA Master Plan process includes a critical stakeholder consultation program including public and review agency consultation, an assessment of the problems and opportunities, evaluation of alternative solutions, assessment of potential effects on the environment, and identification of reasonable measures to mitigate any adverse effects. The preferred solutions are determined based on engineering requirements, environmental considerations, public input, and information gathered during the study.

The Class EA process is an alternative to individual Environmental Assessments for recurring municipal projects that are similar in nature, usually limited in scale, and with a predictable range of environmental effects which are responsive to mitigating measures.

The Class EA Master Plan is classified as a Schedule 'B' activity in accordance with the Municipal Class EA schedules. The individual projects recommended under a Master Plan may be categorized as a Schedule 'A', Schedule 'B', or Schedule 'C'. At the time that the individual projects included in the Master Plan are to be implemented, they are subject to the requirements of the Municipal Class EA process. For Schedule 'B' and Schedule 'C' projects identified within a Master Plan, the work undertaken during the development of the Master Plan can be used in support of the requirements of Phases 1 and 2 of the Municipal Class EA.

Servicing infrastructure for water and wastewater should be planned on a comprehensive basis, having regard for the long-term development potential of the Brighton SPAs. Establishing a local framework to specifically address water and wastewater infrastructure for the planned Secondary Plan growth requires commissioning the preparation of a Class EA Master Plan study for water and wastewater to support the development objectives established by the Brighton Secondary Plan. The phasing of development should be coordinated with the phasing of municipal infrastructure in accordance with the Class EA Master Plan.

The Class EA Master Plan would evaluate the water and wastewater distribution networks, water and wastewater treatment plants, and pumping stations. The study would establish infrastructure requirements in support of the planned SPA buildouts,

evaluate the alternatives, and identify the preferred servicing strategy and any associated mitigation measures for the 2031 horizon year, culminating in a series of recommended infrastructure improvements. Urban Fringe Areas would also be evaluated for future provisional servicing, extending to the 2051 horizon year.

4.0

Growth Projections & Land Use Considerations

4.0 Growth Projections & Land Use Considerations

Growth scenarios for the Municipality of Brighton have been produced by Northumberland County and Metroeconomics.

The Northumberland County growth scenario forms part of the County's Official Plan currently in effect and is based on a Growth Management Report prepared by Watson & Associates Economists Limited dated November 24, 2021. The Report predicts that the population of Northumberland County will increase to approximately 122,000 residents by 2051, an increase of approximately 34,400 residents. Of this projected population increase, the Municipality of Brighton is anticipated to accommodate 4,800 new residents.

The growth scenario provided by Metroeconomics and incorporated into the Background Report was completed in support of the Secondary Plan Project. Metroeconomics concluded that the Municipality will experience a population increase of 5,700 residents by the year 2051.

Population growth under both scenarios have been allocated to various regions of the Municipality, including the SPAs, infill and intensification within the built-up portion of the Municipality, and the Municipality's rural areas. Refer to **Table 1**.

Table 1 – Projected Growth

Area	Percent of Projected Population Increase	Projected Population Increase (people)		Projected Population Increase (units)	
		1	2	1	2
Growth Scenario ¹	1 & 2	1	2	1	2
Total	100%	4,800	5,700	1,600	1,900
Rural Areas	10%	480	570	160	190
Infill & Intensification	10%	480	570	160	190
Northeast (SPA 1)	33%	1,584	1,881	528	627
Northwest (SPA 2)	33%	1,584	1,881	528	627
Southwest (SPA 3)	14%	672	798	224	266

¹ Growth scenario 1 represents the growth scenario provided by the Northumberland County Official Plan. Growth scenario 2 represents the growth scenario calculated by Metroeconomics.

There are discrepancies between the two growth scenarios for the Municipality provided by the County and Metroeconomies; notably, the County's growth scenario appears substantially conservative when compared to the Metroeconomies growth scenario. As such, further analysis of both growth scenarios is required to determine whether sufficient lands within the SPAs are appropriately designated to accommodate the Municipality's growth.

For the purposes of this Project, and in the absence of further analysis to determine the projected growth allocation to each SPA, the Municipality provided the following assumed allocation based on both the County and Metroeconomies' growth projections. Note that a percentage of the allocation has been considered and directed to the urban fringe area as delineated in the Background Report as well as opportunities for infill development within the urban settlement boundary.

Table 2 – Proposed Growth Allocations Using County Growth Projections

Area	Units per Area	Allocation as a Percent
County growth scenario of 1600 units to be allocated as follows:		
SPA #1 (Northeast)	528	33
SPA #2 (Northwest)	528	33
SPA #3 (Southwest)	224	14
Rural Area	160	10
Infill/Intensification	160	10

Table 3 – Proposed Growth Allocations Using Metroeconomies Growth Projections

Area	Units per Area	Allocation as a Percent
Metroeconomic growth scenario of 1900 units to be allocated as follows:		
SPA #1 (Northeast)	627	33
SPA #2 (Northwest)	627	33
SPA #3 (Southwest)	266	14
Rural Area	190	10
Infill/Intensification	190	10

In alignment with the Servicing Report, the proposed amendments to land use designations within the SPAs is based on the County's growth scenario and the Municipality's direction on growth allocation to each SPA. Should the Municipality undertake further analysis of the two growth scenarios the quantities of SPA lands designated for certain land uses will require adjustments.

Within all SPAs, lands are added to the Greenfield designation. Within the Northeast and Northwest SPAs, lands are added to the Residential designation. Other lands proposed to be removed from the Environmental Protection designation will be subject to further review and discussion with the County. Currently, these Environmental Protection lands correspond to natural heritage features as identified in the County's Natural Heritage mapping. Any removal of these Environmental Protection lands will require an amendment to the County's Official Plan. Generally, lands designated as Special Policy Areas or Special Development Areas are proposed to remain the same or undergo modest additions. A summary of the proposed amendments to lands designated under the Municipality's Official Plan for each of the SPAs is provided below along with a discussion of the proposed land use changes and associated schedules.

Table 4 – Proposed Change in Areas of Land Use Designations SPA #1 Northeast

Official Plan Designation	SPA #1 Northeast Land Use Designations (acres)		
	Existing	Proposed	Change
Greenfield	9.42	25.93	+ 16.51
Residential	16.71	162.04	+ 145.33
Highway Commercial	9.29	27.11	+ 17.82
Environmental Protection	68.08	16.22	- 51.86
Special Development Area #14	5.77	14.25	+ 8.48
Special Development Area #15	-	-	-
Special Policy Area #1	-	-	-
Community Facilities and Open Space	-	-	-
Special Policy Area #3	1.07	2.65	+ 1.58
Special Policy Area #6B	-	-	-

An additional 145.33 acres of land is proposed to be designated for residential use. As existing, the majority of the land designated for residential use are currently proposed for residential development, known as the Tackaberry Ridge East Subdivision and is awaiting draft plan approval. The balance of the lands designated for residential use are currently developed, including those lands belonging to the Forest Hill Subdivision, which has been assumed by the Municipality. Based on growth allocations provided by the Municipality, an additional 464 units are estimated to be required to accommodate the population growth allocated to the Northeast SPA. It is anticipated that sufficient lands have been designated for residential development within the Northeast SPA to accommodate the allocated population growth within the current planning horizon and therefore, the originally proposed 145.33 acreage will not be required.

The balance of proposed amendments to land use designations are to establish compatibility with existing developed and designated lands as well as ensure that sufficient land for local amenities and commercial use are available. Refer to **Figure 6 – Proposed Land Use Schedule SPA #1 Northeast**.

Figure 6 - Proposed Land Use Schedule SPA #1 Northeast

Table 5 – Proposed Change in Areas of Land Use Designations SPA#2 Northwest

Official Plan Designation	SPA #2 Northwest Land Use Designations (acres)		
	Existing	Proposed	Change
Greenfield	6.42	333.17	+ 326.75
Residential	12.34	40.13	+ 27.79
Highway Commercial	2.63	9.29	+ 6.66
Environmental Protection	115.08	76.4	- 38.68
Special Development Area #14	-	-	-
Special Development Area #15	1.8	4.06	+ 2.26
Special Policy Area #1	9.09	22.45	+ 13.36
Community Facilities and Open Space	3.46	5.34	+ 1.88
Special Policy Area #3	-	-	-
Special Policy Area #6B	-	-	-

An additional 27.79 acres of land in the Northwest SPA are proposed to be designated for residential use. Similar to the Northeast SPA, the majority of lands designated for residential use form part of the Applewood Meadows Subdivision; portions of which are draft approved and other portions of which have received final approval. As per the Background Report, the Applewood Meadows Subdivision is anticipated to produce 624 new units, which exceeds the estimated 528 units required to accommodate the projected population growth of 1,584 residents allocated to the Northwest SPA.

An additional 326.75 acres of land in the Northwest SPA are proposed to be designated Greenfield. Lands within the Greenfield designation are intended to be reserved for long term growth and development and are not anticipated to be developed prior to the end of the current planning horizon. It is recognized that the Northwest SPA enjoys close proximity to Main Street and Ontario Street, being well-traveled east-west and north-south corridors within the Municipality. Given the availability of vacant land and good connectivity of the Northwest SPA, it is identified as the next logical area for new development. Refer to **Figure 7 – Draft Land Use Schedule SPA #2 Northwest**.

Figure 7 - Draft Land Use Scheule SPA #2 Northwest

Table 6 – Proposed Change in Areas of Land Use Designations SPA #3 Southwest

Official Plan Designation	SPA # 3 Southwest Land Use Designations (acres)		
	Existing	Proposed	Change
Greenfield	-	83.6	+ 83.6
Residential	155.01	40.13	- 114.88
Highway Commercial	27.11	2.63	- 24.48
Environmental Protection	16.51	107.52	+ 91.01
Special Development Area #14	-	-	-
Special Development Area #15	-	-	-
Special Policy Area #1	-	4.08	+ 4.08
Community Facilities and Open Space	-	-	-
Special Policy Area #3	-	-	-
Special Policy Area #6B	1.45	3.59	+ 2.14
Crown Land	-	0.3	+ 0.3

Based on background review, it appears that an additional 91.01 acres of land within the Southwest SPA is considered to contain natural heritage features. A natural heritage evaluation and constraints analysis completed by a qualified person is required to confirm this information. If the lands are considered to contain natural heritage features that require protection, it is recommended this acreage be designated Environmental Protection. Natural heritage features can heavily constrain development and may limit the population growth the Southwest SPA can accommodate. For this reason, it is proposed that 114.88 acres of land within the Southwest SPA are removed from the Residential designation. As per the Background Report, the Ontario Street Subdivision containing 60-66 units is currently pending draft plan approval. Therefore, the Ontario Street Subdivision represents about one third of the growth allocated to the Southwest SPA. Nonetheless, considering the proximity of this SPA to Presqu'ile Park and Lake Ontario and the heavy seasonal recreational activity that occurs throughout the summer months, the Southwest SPA exhibits potential for the development of policies that focus on tourism and economic development, recreation and active transportation linkages, as well as improved connections to Presqu'ile Park and the waterfront area of the Municipality. Refer to **Figure 8 – Draft Land Use Schedule SPA #3 Southwest**.

Figure 8 - Draft Land Use Schedule SPA #3 Southwest

5.0

Recommendations

5.0 Recommendations

Based on the foregoing and the work completed on the Project to date, the Project Team offers the following list of recommendations for the Secondary Plan as it relates to land use and servicing within the SPAs. These recommendations should be completed prior to preparing the Secondary Plan or included as additional policy direction within the Secondary Plan.

1. Prior to the development of Greenfield lands within any of the SPAs, it is recommended that a land economist be retained to determine more accurate growth allocations and the appropriate type and quantity of land use designations to support ongoing population and employment growth within the Municipality. This recommendation will ensure sufficient lands are designated and municipal services are available to accommodate the projected development.
2. Completion of a Municipal Class Environmental Assessment is required to determine the municipal servicing needs to meet the demand for growth based on calculated projections and allocations. It is understood from the Servicing Report that current servicing capacity and future reserve is limited in the existing municipal system and servicing upgrades will be required to support projected growth. Recommendation number 1 above will inform the Class EA to better identify the level and type of infrastructure required and to determine the most appropriate option(s) for servicing into the future.
3. As described in the Technical Servicing Report, the proposed growth allocations were adjusted from a servicing perspective that used the County's projected growth, directed the majority of projected allocation for development to the SPA #1 and SPA #2, and accounted for an infill allocation of 160 units from the County's projected growth calculations. Future development is recommended to be first considered within SPA #1 and SPA #2 considering most of the residential and greenfield designated lands are located within these SPA's.
4. Similar to the policy direction established in the Municipality's Official Plan as it relates to the Residential Designation, local commercial and limited retail uses along with community facilities and parks should be identified as permitted uses under this designation. This approach will reduce the number of required amendments for supporting commercial and public uses and will help to achieve more complete communities. However, density considerations should be aligned with and informed by Schedule H District Sub-Area Boundaries in the Municipal Official Plan.
5. As previously mentioned, SPA #3 is proximate to Presqu'ile Park and Lake Ontario, which experiences high seasonal recreational activity with both tourists and local residents. As demonstrated through the Transportation Schedule for SPA #3, there are few existing pedestrian walkways that allow for safe access to the park and waterfront. The lack of safe pedestrian walkways creates conflicts

between pedestrian and vehicular traffic. It is recommended that future road improvements and upgrades to active transportation routes as well as the establishment of new active transportation routes are considered for this area. This will create safer access for all modes of transportation.

The majority of the waterfront located along Harbour Street is developed with low density residential uses with no public waterfront access. The waterfront located along Presqu'ile Parkway is highly constrained by a provincially significant wetland and therefore, minimal opportunities for development are available in SPA #3. However, the areas which are available for development could be better utilized. A review of the existing development within the SPA #3 reveals a lack of tourist commercial uses such as shops and restaurants, minimal walking trails and no tourist accommodations. As a result, it is recommended that the Municipality consider amending the current land use designations to a designation that supports tourism and tourist related retail and commercial uses to better serve the area.

It is also recommended that general development policies encouraging opportunities for recreational and tourist commercial uses be considered. In addition, allowing for seasonal residential uses such as short-term rentals must also be considered to encourage longer travel stays to the area. This would in turn support local businesses and create a more vibrant and well utilized waterfront.

Furthermore, to help incentivize local development opportunities and bring in local businesses, it is also recommended that a Community Improvement Plan be considered to guide the future development of SPA #3.

6. It is recommended that the Municipality establish Urban Design Standards and Guidelines to support future growth and development. It is important to prepare these guidelines based on principles as set forth by the Municipality and with public input. Based on the history of the Municipality, its natural environment and existing and future development opportunities, the following urban design principles area recommended:
 - a. **Creating a Sense of Place** – Each SPA is unique and it is important that future development embraces and honors the historical context of the area where development is proposed. Creating policy that provides direction on how to incorporate new development into the existing environment will help achieve this guideline.
 - b. **Complete Communities** – This can be achieved by establishing more mixed-use opportunities that support the needs of residents and business owners in each SPA.
 - c. **Defining Gateways** – This guideline is used to better define locally important areas and can be used to demonstrate transition from one area to the next. For example, delineating the entrance to Presqu'ile Park through wayfinding signage or street art.

- d. **Environmental Stewardship** - Continuing to create, implement and enforce protection policies that support the diverse natural heritage features in the Municipality when faced with development pressures.
- e. **Strong Economy** - Building on the existing successes of the Municipality while inviting new opportunities. Brighton needs to transition away from being a bedroom community and encourage tourism and local entrepreneurial endeavours. Policies that encourage economic development and land uses that support more commercial uses of varying sizes will support this guideline.
- f. **Encourage Connectivity** – Connections between the SPAs and the respective surrounding areas is important to help move people around the Municipality. Adopting a comprehensive transportation plan that considers both vehicular and pedestrian movement is a key to supporting this guideline. Utilizing a grid pattern that aligns with the existing downtown core to the SPAs will help to establish connections and build continuity.