



OFFICIAL PLAN

**The Corporation of the
Municipality of Brighton**

Adopted by Council July 19, 2010

Approved with modifications by the
Ministry of Municipal Affairs and Housing on
April 23, 2014

1.	<u>INTRODUCTION</u>	1
1.1	CONTENTS OF THE OFFICIAL PLAN	2
1.2	SCOPE OF THE OFFICIAL PLAN	3
1.2.1	Planning Period	3
1.2.2	Effect on Public Sector	3
1.2.3	Effect on Private Sector	3
1.3	PURPOSES OF THE OFFICIAL PLAN	4
1.3.1	General	4
1.3.2	Specific	4
1.4	MATTERS OF PROVINCIAL INTEREST	4
2.	<u>BASIS AND OBJECTIVES OF PLAN</u>	6
2.1	OFFICIAL PLAN REVIEW	6
2.2	BACKGROUND FACTORS	6
2.2.1	Brighton Urban Area	6
2.2.2	Residential Development	6
2.2.3	Commercial Development	7
2.2.4	Industrial Development	7
2.2.5	Rural Development Areas	8
2.2.6	Rural Residential Development	8
2.2.7	Resource-Based Development	8
2.2.8	Cultural Heritage, Recreation and Open Space	9
2.2.9	Natural Heritage, Natural Hazards and Source Water Protection	9
2.3	THE TWENTY-YEAR PLANNING HORIZON	10
2.3.1	Traditional Growth Projections	10
2.3.2	Factors Influencing Growth	11
2.3.3	Growth Projections – Growth Plan	12
2.4	OBJECTIVES OF THE OFFICIAL PLAN	12
2.4.1	Maintenance of the Financial Well-Being of the Municipality	12
2.4.2	Infrastructure and Public Service Facilities	13
2.4.3	Promotion of Recreational Development and Tourism	13
2.4.4	Preservation of Agricultural Land	13
2.4.5	Encouragement of Industrial and Commercial Development	13
2.4.6	Control of Development in the Agricultural and Rural Designations	14
2.4.7	Hamlets	14
2.4.8	Hazardous Areas	14
2.4.9	Mineral Aggregate Resources	14
2.4.10	Range and Mix of Housing	15
2.4.11	Heritage Conservation	15
2.4.12	Enhancement and Preservation of the Environment and Protection of Water	15
2.4.12.1	Objectives	16
2.4.13	Provision of Water Access	17
3.	<u>GENERAL DEVELOPMENT POLICIES</u>	18
3.1	GROWTH MANAGEMENT WITHIN THE MUNICIPALITY OF BRIGHTON	18
3.1.1	Population and Employment	18

3.1.2	Residential Intensification	19
3.1.3	Urban and Rural Settlement Areas	19
3.1.4	Employment Areas	21
3.1.5	Designated Greenfield Areas	22
3.1.6	Growth in Agricultural and Rural Lands	22
3.1.7	Affordable Housing	22
3.1.8	Protection of Neighbourhood Character	23
3.1.9	Brownfield Development	23
3.2	SITE DEVELOPMENT REQUIREMENTS	24
3.2.1	Lot Sizes	24
3.2.2	Soil and Drainage	24
3.2.3	Road Setbacks	24
3.2.4	Development Abutting or in Proximity to Railways	24
3.2.5	Noise and Vibration Impacts	25
3.2.6	Open Storage	26
3.2.7	Parking and Loading Facilities	26
3.2.8	Development of Non-Residential Uses	26
3.2.9	Development Agreements	26
3.2.10	Minimum Distance Separations (MDS I and II)	27
3.3	PHASING OF DEVELOPMENT	27
3.3.1	Principle	27
3.3.2	Objectives	27
3.3.3	Development Staging and Phasing Policies	28
3.3.3.1	<i>Development Area One</i>	29
3.3.3.2	<i>Development Area Two</i>	29
3.3.3.3	<i>Development Area Three</i>	30
3.4	WATER SUPPLY AND SEWAGE DISPOSAL	30
3.4.1	Municipal Sewage and Water Services	31
3.4.2	Municipal Servicing Capacity Allocation	32
3.4.2.1	<i>Servicing Options Investigation</i>	34
3.4.2.2	<i>Hydrogeologic Assessment</i>	34
3.4.3	Private Communal Sewage and Water Systems	34
3.4.4	Individual (Private) On-Site Water and Sewage Disposal Services	35
3.4.5	Determination of Treatment Capacity for Hauled Sewage	36
3.4.6	Substandard System Improvements	37
3.5	STORMWATER MANAGEMENT	37
3.5.1	General	37
3.5.2	Large Scale Development	38
3.5.3	Stormwater Management Criteria	39
3.5.4	Brighton Urban Area Master Drainage Plan	40
3.6	UTILITIES AND PUBLIC SAFETY	41
3.6.1	Requirements for Development	41
3.6.2	Lands for Easements and Emergency Access	41
3.6.3	Lands for Public Buildings	41
3.6.4	TransCanada Pipelines	41
3.6.5	Electric Power Facilities	42
3.6.5.1	<i>Development of Renewable Energy Systems</i>	42
3.7	CULTURAL HERITAGE CONSERVATION	42
3.7.1	Objectives	43

Table of Contents

3.7.1.1	<i>Identify and Conserve Resources</i>	43
3.7.1.2	<i>Promote Awareness</i>	43
3.7.1.3	<i>Develop Partnerships</i>	43
3.7.1.4	<i>Provincial Legislation</i>	43
3.7.2	Policies	43
3.7.2.1	<i>Public Awareness</i>	43
3.7.2.2	<i>Cultural Heritage Master Plan</i>	44
3.7.2.3	<i>Cultural Heritage Planning Statements</i>	44
3.7.2.4	<i>Cultural Heritage Surveys</i>	45
3.7.2.5	<i>Cultural Heritage Impact Statements</i>	45
3.7.2.6	<i>Appropriate Mitigation</i>	46
3.7.2.7	<i>Additional Studies</i>	47
3.7.2.8	<i>Conditions</i>	47
3.7.2.9	<i>Designation</i>	47
3.7.2.10	<i>Security</i>	47
3.7.2.11	<i>Secondary Plans</i>	47
3.7.2.12	<i>Public Undertakings</i>	48
3.7.2.13	<i>Heritage Easements and Acquisitions</i>	48
3.7.2.14	<i>Cultural and Natural Landscapes</i>	48
3.7.2.15	<i>Vegetation</i>	48
3.7.3	Archaeology	48
3.7.3.1	<i>Archaeological Master Plan</i>	48
3.7.3.2	<i>Archaeological Assessment Requirements and Proposed Development</i>	49
3.7.3.3	<i>Mitigation</i>	49
3.7.3.4	<i>Protection of Sites</i>	49
3.7.3.5	<i>First Nations and Euro-Canadian Unmarked Burials</i>	50
3.7.3.6	<i>Artefact Storage</i>	50
3.7.3.7	<i>Archaeological Contingency Planning</i>	50
3.7.3.8	<i>Release of Information</i>	50
3.7.3.9	<i>Cemeteries and Burial Sites</i>	50
3.7.3.10	<i>Marine Archaeological Resources</i>	51
3.7.3.11	<i>Waterfront Development</i>	51
3.7.4	Built Heritage Resources	51
3.7.4.1	<i>Built Heritage Resources Inventory</i>	51
3.7.4.2	<i>Retention / Relocation of Heritage Buildings</i>	52
3.7.4.3	<i>Heritage Conservation Districts</i>	52
3.7.4.4	<i>Process</i>	53
3.7.5	Areas with Cultural Heritage Character	55
3.7.5.1	<i>Existing Settlement Areas</i>	55
3.7.5.2	<i>Conversion or Redevelopment</i>	55
3.7.5.3	<i>New Construction</i>	56
3.7.6	Other Heritage Matters	56
3.7.6.1	<i>Adaptive Re-Use in Agricultural Areas and Rural Areas</i>	56
3.7.6.2	<i>Heritage Trust Fund</i>	56
3.8	PARKS AND RECREATION	56
3.8.1	Functional Classifications	57
3.8.1.1	<i>Alternative Requirement</i>	58
3.8.2	Alternative Conveyances	58
3.8.3	Parkland Dedication in Shoreline Areas	59
3.8.4	Public Waterfront Access	59
3.9	PROTECTION OF THE NATURAL ENVIRONMENT	59

Table of Contents

3.9.1	Objectives.....	60
3.9.2	Natural Hazards	61
3.9.3	Natural Environmental Features	62
3.9.4	General Policies	63
3.9.5	Requirement for Environmental Impact Study	63
3.9.6	Wetlands	64
3.9.6.1	<i>Provincially Significant Wetlands</i>	65
3.9.6.2	<i>Other Wetlands</i>	65
3.9.7	Areas of Natural and Scientific Interest.....	66
3.9.8	Fish and Wildlife Habitat	66
3.9.9	Significant Habitat of Endangered & Threatened Species.....	68
3.9.10	Significant Woodlands.....	68
3.9.11	Significant Wildlife Habitat.....	69
3.9.12	Significant Valleylands	69
3.9.13	Definitions of Development and Site Alteration.....	70
3.10	Energy Conservation.....	70
3.10.1	Policies	71
3.11	WATER.....	71
3.11.1	Surface Water Protection	72
3.11.2	Groundwater Protection	73
3.11.2.1	<i>Municipal Wellhead Protection</i>	73
3.11.3	Identification of New Groundwater Information.....	74
3.12	SCHOOLS	74
3.12.1	Accommodation Planning	74
3.12.2	Requirements for Development	74
3.13	RENEWABLE ENERGY GENERATION FACILITIES	74
3.14	PROTECTION OF MINERAL AGGREGATE RESOURCES	75
3.15	WAYSIDE PITS AND WAYSIDE QUARRIES	75
3.16	PORTABLE ASPHALT PLANTS AND PORTABLE CONCRETE PLANTS.....	76
3.16.1	No Requirement for Amendment	77
3.16.2	Separation Distances	77
3.16.3	Agricultural Lands.....	77
3.17	LAND USE COMPATABILITY.....	77
3.17.1	Definition of Terms	78
3.17.2	Minimum Separation Distances	78
3.17.3	Separation or Buffer Areas and Vegetation Planting Strips.....	79
3.18	HOUSING POLICIES	79
3.18.1	Accessory Apartments	81
3.19	Bed And Breakfast Establishments.....	81
3.19.1	Garden Suites	82
3.19.2	Group Homes.....	82
3.20	HOME OCCUPATIONS & HOME INDUSTRIES.....	83
3.20.1	Home Occupations.....	83
3.20.2	Home Industries	84
3.21	EXISTING LAND USES	84
3.21.1	Non-Conforming Uses - Extension Or Enlargement.....	85

Table of Contents

3.21.1.1	<i>Existing Single Detached Dwellings</i>	85
3.21.1.2	<i>Feasibility of Acquisition</i>	85
3.21.1.3	<i>No Amendment to Official Plan</i>	85
3.21.1.4	<i>Municipal Council Consideration</i>	86
3.21.1.5	<i>Council Decision</i>	87
3.22	COMMITTEE OF ADJUSTMENT	87
3.23	PUBLIC USES.....	87
3.24	ACCESSORY USES	88
3.25	FEES AND COST RECOVERY	88
3.25.1	Other Financing Sources	89
3.25.2	Economic Impact Study	89
3.25.3	Definitions.....	89
4.	<u>LAND USE POLICIES</u>.....	92
4.1	AGRICULTURE.....	93
4.1.1	Definition of Prime Agricultural Areas	94
4.1.2	Permitted Uses.....	94
4.1.2.1	<i>Agricultural Uses</i>	95
4.1.2.2	<i>Agriculture-Related Uses</i>	95
4.1.2.3	<i>Agri-Businesses</i>	95
4.1.2.4	<i>Farm Related Residential Uses</i>	95
4.1.2.5	<i>Non-Farm Related Residential Uses on Existing Lots of Record</i>	96
4.1.2.6	<i>Secondary Farm Uses</i>	96
4.1.3	Minimum Distance Separation Formulae.....	98
4.1.4	Applications for Severances Permitted by Consent.....	98
4.1.5	Re-designation of Agricultural Lands	98
4.2	RURAL	98
4.2.1	Agricultural Uses	99
4.2.2	Limited Non-farm Residential Development	99
4.2.3	Rural Commercial and Industrial Uses	99
4.2.3.1	<i>Small Scale Rural Commercial Uses</i>	100
4.2.3.2	<i>Conservation, Forestry, and Recreational Uses</i>	100
4.2.3.3	<i>Minimum Distance Separation (MDS) Formulae</i>	101
4.2.3.4	<i>Zoning</i>	101
4.2.4	Special Rural Areas	101
4.2.4.1	<i>Special Rural Area One (Golden Pond Retirement Home)</i>	101
4.2.4.2	<i>Special Rural Area Two (McQuoids Chiropractic)</i>	101
4.2.4.3	<i>Special Rural Area Three (Elemental Embrace)</i>	101
4.2.4.4	<i>Special Rural Area Four (Smithfield Indoor Storage)</i>	102
4.2.4.5	<i>Special Rural Area Five - Seasonal Tourist Establishment (KOA) in Part Lot 10 Concession 2, Brighton</i>	102
4.2.4.6	<i>Special Rural Area Six– Seasonal Tourist Establishment (Cedardale) in Part Lot 23 Concession C, Brighton</i>	103
4.2.4.7	<i>Special Rural Area Seven – Seasonal Tourist Establishment (Brighton Shores) in Part Lot 24 Concession C in Part Lot 23 Concession C, Brighton</i>	103
4.2.4.8	<i>Special Rural Area Eight – Rural Commercial (Brighton Speedway) in Part Lot 24 Concession C, Brighton</i>	103
4.2.4.9	<i>Special Rural Area Nine– Retail Accessory for Trailer Park in Part of Lot 10, Concession 2, Brighton</i>	104

Table of Contents

4.2.4.10	<i>Special Rural Area Ten – Plan of Subdivision at 401 and east of Highway 30 (Grund Subdivision), Part of Lot 41 & Part of Block H, Registered Plan 42 and Part of Lot 3, Concession 3, former Township of Brighton)</i>	104
4.3	RESIDENTIAL - LOW DENSITY URBAN	104
4.3.1	Policies	104
4.3.2	Redevelopment, Infilling and Intensification Plans	105
4.3.3	Lands within 300 metres of Lake Ontario	106
4.3.4	Zoning By-law Provisions	106
4.4	RESIDENTIAL - MEDIUM DENSITY URBAN	106
4.4.1	Location Factors	107
4.4.2	Infilling, Intensification and Redevelopment	108
4.4.3	Heritage Buildings and Resources	109
4.4.4	Lands within 300 metres of Lake Ontario	109
4.4.5	Zoning By-law Provisions	109
4.4.6	<i>Special Medium Density Urban Area No. 1 – Mobile Home Park</i>	109
4.4.7	Zoning	110
4.5	SHORELINE RESIDENTIAL AREA	110
4.5.1	Purpose	110
4.5.2	Main Permitted Uses	111
4.5.3	Limited Service Shoreline	111
4.5.4	Secondary Permitted Uses	111
4.5.5	Residential Plans of Subdivision	112
4.5.6	Additional Shoreline Development Design Requirements	113
4.5.6.1	<i>Conversions of Seasonal Dwellings to Permanent Dwellings</i>	114
4.5.6.2	<i>Zoning By-law Provisions</i>	115
4.5.7	Development on Private Roads Not Permitted	115
4.5.8	Zoning By-law Provisions	115
4.6	HAMLET	115
4.6.1	Permitted Uses	116
4.6.2	Criteria for New Development	116
4.6.3	Plans of Subdivision and Plans of Condominium	117
4.6.4	Rural Commercial and Industrial Uses	118
4.6.4.1	<i>Location of Commercial and Industrial Uses within Hamlets</i>	118
4.6.5	Changes to Hamlet Boundaries	119
4.6.5.1	<i>Zoning</i>	119
4.7	CORE	119
4.7.1	Representative Uses	119
4.7.2	Policies for Development, Redevelopment and Intensification	120
4.7.3	Zoning	120
4.8	DISTRICT COMMERCIAL	121
4.8.1	Permitted Uses	121
4.8.2	Policies	121
4.8.3	Policies for Development, Redevelopment and Intensification	122
4.8.3.1	<i>Transportation Impact Study</i>	122
4.8.3.2	<i>Retail Market Analysis</i>	123
4.8.4	Location	124
4.8.5	Establishment of New District Commercial Areas	124
4.8.6	Marine Commercial Areas	124
4.8.7	Parking	125

Table of Contents

4.8.8	Buffer Planting.....	125
4.8.9	Zoning By-law Provisions.....	125
4.8.10	Special District Commercial Areas.....	125
4.8.10.1	Special District Commercial Area (Craft Developments)	125
4.9	RESOURCE-BASED RECREATION DEVELOPMENT	126
4.9.1	Permitted Uses.....	126
4.9.1.1	Criteria for New Resource-based Recreational Residential Development	127
4.9.2	Parking.....	127
4.10	INDUSTRIAL	128
4.10.1	General Industrial Uses.....	129
4.10.2	Prestige Industrial Uses.....	129
4.10.3	Employment-related Uses.....	130
4.10.3.1	Development Policies - New Industrial Development or Re-development	130
4.10.4	Site Plan Control	131
4.10.4.1	Design Considerations	131
4.10.5	Conversion of Industrial Lands.....	132
4.10.5.1	Separation of Industrial and Sensitive Land Uses	132
4.10.5.2	Parking and Loading Facilities	132
4.10.5.3	Zoning Provisions	133
4.10.6	Special Industrial Area #1	133
4.10.7	Special Industrial Area #2	133
4.11	AGGREGATE RESOURCES.....	133
4.11.1	Permitted Uses.....	134
4.11.2	Official Plan Amendments for Mineral Aggregate Operations	134
4.11.3	Policies for New or Expanding Mineral Aggregate Operations.....	135
4.11.4	Development Agreements.....	136
4.11.5	Changes to Areas Designated Aggregate Resource	137
4.11.6	Protection of Mineral Aggregate Resources and Operations	138
4.11.7	Rehabilitation of Mineral Aggregate Operations	138
4.11.8	Rehabilitation of Agricultural Lands.....	138
4.11.9	Zoning By-law Provisions.....	139
4.11.10	Bedrock Resources.....	139
4.12	COMMUNITY FACILITIES AND OPEN SPACE	140
4.12.1	Permitted Uses.....	140
4.12.2	Policies	140
4.12.3	Outdoor Recreational Facilities, Playing Fields and Trail Corridors	140
4.12.4	Parking Facilities	141
4.12.5	Zoning By-law Provisions.....	141
4.13	WASTE DISPOSAL AREA	141
4.13.1	Permitted Uses.....	141
4.13.2	Waste Disposal Area Designation.....	141
4.13.3	Development Policies.....	142
4.13.4	Development Plan.....	142
4.13.5	Access Points.....	143
4.13.6	Ministry of the Environment.....	143
4.13.7	Buffering.....	143
4.13.8	Lots of Record.....	143
4.13.9	Zoning By-law Provisions.....	144
4.13.10	Development Near Open or Closed Waste Disposal Sites.....	144

4.14	ENVIRONMENTAL PROTECTION	145
4.14.1	Other Sensitive Lands That Are Not Designated As “Environmental Protection”	145
4.14.2	Natural Hazards Areas	146
4.14.3	Hazardous Lands Along Rivers, Streams and Valleys	146
4.14.3.1	<i>Prohibited Uses</i>	147
4.14.3.2	<i>Two-Zone Floodplain Area</i>	148
4.14.4	Hazardous Lands along the Lake Ontario Shoreline	149
4.14.4.1	<i>Uses Prohibited</i>	150
4.14.5	Additional Hazard Lands	151
4.14.5.1	<i>Prohibited Uses</i>	151
4.14.6	Water Setbacks	151
4.14.7	Existing Lots of Record	152
4.14.8	Lot Creation	152
4.14.9	Review of Provincially Significant Wetlands	152
4.14.10	Open Space Corridors Policies	153
4.14.11	Source Water Areas	153
4.14.11.1	<i>Permitted Uses</i>	154
4.14.11.2	<i>Prohibited Uses and Activities</i>	154
4.14.12	Detailed Delineation of Environmental Protection Lands	154
4.14.13	Privately Owned Lands	155
4.14.14	Application to Re-Designate	155
4.14.15	Park Dedication	156
4.14.16	Placing and Removal of Fill	156
4.14.17	Zoning By-law Provisions	156
4.15	DEFERRED GROWTH AREAS	156
4.15.1	Applications for Consent	157
4.15.2	Zoning	157
4.16	SPECIAL DEVELOPMENT AREA NO.1 – BUTLER CREEK TWO-ZONE FLOODPLAIN AREA	157
4.16.1.1	<i>Other Matters to be Considered</i>	159
4.16.1.2	<i>Zoning By-law Provisions</i>	159
4.17	SPECIAL DEVELOPMENT AREA NO. 2 - MAIN STREET REVITALIZATION AREA	160
4.17.1	Site Plan Control Area	160
4.18	SPECIAL DEVELOPMENT AREA NO. 3 – PART LOT 34 CONCESSION A	162
4.19	SPECIAL DEVELOPMENT AREA NO. 4 – RECHARGE/DISCHARGE AREA	163
4.20	SPECIAL DEVELOPMENT AREA NO. 5 – INDUSTRIAL/COMMERCIAL AREA	163
4.20.1	Purpose	163
4.20.2	Main Permitted Uses	163
4.20.3	Secondary Permitted Uses	164
4.20.4	New Development	164
4.20.5	Existing Uses	165
4.21	SPECIAL DEVELOPMENT AREA NO. 6 – WATERFRONT AREA	166
4.21.1	Trail Linkages and Connections to Brighton Urban Area	168
5.	<u>DIVISION OF LAND</u>	169
5.1	DETERMINATION OF LAND DIVISION METHOD	169
5.1.1	Requirements for Plans of Subdivision	169
5.1.2	Consent to a Land Severance	169

5.2	GUIDELINES FOR LAND SEVERANCE APPROVALS	169
5.2.1	General Criteria	169
5.2.2	Severance Policies Applicable for Residential, Commercial, Industrial and Institutional Uses	173
5.2.3	Special Severance Policies for the Brighton Urban Area	174
5.2.4	Special Severance Policies for the Agricultural Designation	174
5.2.5	Special Severance Policies for the Rural Designation.....	176
5.3	POLICIES FOR SUBDIVISION AND CONDOMINIUM APPROVALS.....	177
5.3.1	Development Patterns.....	177
5.3.2	Compatibility of Land Uses	177
5.3.3	Provision of Public Services.....	178
5.3.3.1	<i>Water Supply and Sewage Disposal</i>	178
5.3.3.2	<i>Protection of Environment</i>	178
5.3.3.3	<i>Stormwater Management</i>	178
5.3.4	Zoning of Proposals	178
5.3.5	Minimum Distance Separation Requirements.....	178
5.3.6	Special Policies for Condominium Developments	178
5.3.7	Requirements for Plans of Subdivision	179
6.	<u>COMMUNITY IMPROVEMENT</u>.....	180
6.1	DEFINITIONS	180
6.2	PLANNING PRINCIPLES	181
6.3	COMMUNITY IMPROVEMENT AREA SELECTION CRITERIA.....	182
6.4	COMMUNITY IMPROVEMENT AREAS	183
6.5	PHASING OF COMMUNITY IMPROVEMENT	183
6.6	IMPLEMENTATION	184
7.	<u>TRANSPORTATION POLICIES</u>	185
7.1	TRANSPORTATION PLAN	185
7.1.1	General Principles	185
7.1.2	Policies	186
7.1.3	Pattern.....	187
7.1.4	Public and Private Parking	187
7.1.4.1	<i>General Principle</i>	187
7.1.4.2	<i>Policies</i>	187
7.1.5	Alternative Modes of Transportation	188
7.1.5.1	<i>General Policies</i>	188
7.1.5.2	<i>Policies</i>	189
8.	<u>IMPLEMENTATION</u>	190
8.1	PRESCRIBED INFORMATION.....	190
8.2	Public open house.....	191
8.3	NOTICE OF PUBLIC MEETING AND NOTICE OF PUBLIC OPEN HOUSE	191
8.4	ZONING BY-LAWS.....	191
8.4.1	Zoning By-law Review.....	191

Table of Contents

8.4.2	Zoning of Conforming Land Uses	192
8.4.3	Zoning of Non-Conforming Land Uses	192
8.4.4	Zoning of Undeveloped Lands	192
8.4.5	Development Staging.....	193
8.5	HOLDING PROVISIONS.....	193
8.5.1	General.....	193
8.5.2	Specific.....	193
8.6	OTHER BY-LAWS	194
8.6.1	Existing By-laws	194
8.7	Site Plan Control.....	194
8.7.1	Designating By-law.....	195
8.7.2	Exempted Uses	195
8.8	Consent Granting Authority & Committee of Adjustment.....	195
8.9	PUBLIC WORKS CONSTRUCTION AND LAND ACQUISITIONS	195
8.9.1	Municipal Road Widening	196
8.9.2	Conservation Authority Approvals for Development and Site Alteration.....	196
8.10	MAINTENANCE AND OCCUPANCY STANDARDS	196
8.10.1	Property Standards By-law	196
8.10.2	Clean and Clear Yards By-Law.....	197
8.11	HERITAGE, ARCHAEOLOGICAL AND EARTH LIFE SCIENCES.....	197
8.12	REVIEW OF THE PLAN.....	197
8.12.1	Open Houses	198
8.12.2	Notification to Agencies And Ratepayers.....	198
8.13	TECHNICAL AMENDMENTS	198
8.14	AMENDMENTS TO THE OFFICIAL PLAN	198
8.14.1	Consideration of Amendment.....	199
8.14.2	Site Specific Amendments	199
8.14.3	Need.....	200
8.14.4	Existing Development	200
8.14.5	Physical Suitability.....	200
8.14.6	Long Term Impact	200
8.14.7	Location.....	201
8.14.8	Compatibility.....	201
8.14.9	Financial Implications.....	201
8.14.10	Natural Heritage Features and Areas	201
8.14.11	Background Studies	201
8.14.12	Natural Hazards	202
8.15	Changes To Agency Names, Responsibilities And Legislation	202
8.15.1	Agency Names and Responsibility.....	202
8.15.2	Legislation	202
8.15.3	Amendment to the Plan.....	202
8.16	BOUNDARIES.....	202
8.17	QUANTITIES	203
8.18	TERMINOLOGY AND DEFINITIONS	203