

1. **INTRODUCTION**

Brighton is the eastern-most municipality within the County of Northumberland. The Municipality of Brighton is bounded by the City of Quinte West to the east with the Township of Cramahe to the west. The shoreline of Lake Ontario represents the southern boundary of the Municipality. The Municipality of Trent Hills is located to the north. The municipality includes the former Town and Township of Brighton. Highway 401 and County Road 2 provide the main east-west corridor through the municipality. County Road 30 extends north from the urban centre of the former Town of Brighton, through Spring Valley, Hilton, Orland and Codrington, to the boundary with Trent Hills and onto Campbellford. The community provides a regional focus for hamlets in the surrounding area, although the proximity to larger urban centres (Trenton, Belleville, and Cobourg) limits the economic importance of the urban area of the former Town of Brighton as a major retail service centre.

The Brighton area is known for its recreational resources, quaint Bed and Breakfast locations, antique shops, and small town atmosphere. Presqu'île Bay was an important focus of the community's development in the past, providing opportunities for both commercial and recreational fisheries. Historically, the community was recognised as a summer resort town and more recently as the gateway to Presqu'île Provincial Park, which continues to provide a recreational focus for the area.

The Municipality also has a strong agricultural focus. There are numerous fruit orchards which are dominant in the southern part of the Municipality, where Lake Ontario provides a moderating influence on the local climate. The built heritage of the area, including mansions and canning factories once owned by fruit and vegetable packers, reflects the importance of this agricultural sector to the community. Further to the north beyond the glacial shoreline ridge, field crops and livestock predominate. Glacial deposits (eskers, kames, et cetera) are also an important resource reserve for minerals and aggregates in the Municipality.

Recently, Brighton has become a destination for ex-urbanites who are looking for a smaller community in which to retire. The influx of this population has a clear economic benefit to the community as evidenced by revitalization within the downtown area.

On January 1, 2001 the Municipality of Brighton was established through the amalgamation of the former Town of Brighton and the former Township of Brighton. Since that time, the new municipality has been working actively to complete the transition from the two smaller municipalities, one essentially rural and the other primarily urban, to one larger and more diverse municipality.

Land use and development within each of the former municipalities was guided by its own Official Plan and implementing Zoning By-law. The former Town of Brighton's Official Plan was approved in 1985 and was amended on sixteen separate occasions, including two significant updates to policy. The former Township of Brighton's Official Plan was also approved in 1985 and was the subject of twenty-three amendments, many of which were site specific. The former Township adopted a significant update to the Plan in 2000. Approval of the amended Official Plan was granted by the Province in 2003.

The Municipality of Brighton has developed a new Official Plan to replace the two former Official Plans in order to meet the needs of the amalgamated Municipality. This Official Plan provides the vision, principles and policies necessary to guide the land use development for the next twenty years. The new Official Plan combines existing policy, where appropriate, with new policy directions in order to effectively support the logical and orderly development of the municipality while allowing municipal officials the flexibility to preserve and expand upon unique characteristics of the amalgamated municipality.

The purpose of the new Official Plan is to guide land use and development within the rural and urban areas of the Municipality, so as to protect and enhance the area's established settlement areas, natural heritage, agricultural, mineral and aggregate resources, cultural and archaeological resources, and recreational value.

## **1.1 CONTENTS OF THE OFFICIAL PLAN**

Sections 1 through 12 of the text, together with the following Schedules, constitute the Official Plan of the Municipality of Brighton:

SCHEDULE "A - MAP 1" - LAND USE PLAN – BRIGHTON RURAL AREA

SCHEDULE "A - MAP 2" - LAND USE PLAN – BRIGHTON URBAN AREA

SCHEDULE "A - MAP 3" - LAND USE PLAN – PRESQU'ILE BAY

SCHEDULE “B - MAP 1” – TRANSPORTATION – BRIGHTON RURAL AREA

SCHEDULE “B - MAP 2” – TRANSPORTATION – BRIGHTON URBAN AREA

SCHEDULE “B - MAP 3” – TRANSPORTATION – PRESQU’ILE BAY

SCHEDULE “C - MAP 1” – NATURAL FEATURES AND RESOURCES – BRIGHTON RURAL AREA

SCHEDULE “C - MAP 2” – NATURAL FEATURES AND RESOURCES – BRIGHTON URBAN AREA

SCHEDULE “C - MAP 3” – NATURAL FEATURES AND RESOURCES – PRESQU’ILE BAY

SCHEDULE “D” – BUTLER CREEK TWO-ZONE FLOODPLAIN AREA

SCHEDULE “E” – COMMUNITY IMPROVMENT PLAN AREAS WITHIN RURAL AREAS

## **1.2 SCOPE OF THE OFFICIAL PLAN**

This Official Plan applies to all lands within the Municipality of Brighton.

### **1.2.1 Planning Period**

The policies and schedule contained in this Official Plan cover a twenty-year planning period.

### **1.2.2 Effect on Public Sector**

Upon approval of this Official Plan by the Ministry of Municipal Affairs, Section 24 of the *Planning Act* will require any public work undertaken in the Municipality of Brighton and any by-law passed by the Council of the Corporation of the Municipality of Brighton for any purpose, with certain exceptions, to conform to this Plan.

### **1.2.3 Effect on Private Sector**

Although this Official Plan is a legal document, it cannot control or regulate the use of land by the private sector until such time as it is implemented by Zoning By-laws passed pursuant to Section 34 of the *Planning Act* and by other by-laws passed pursuant to the *Planning Act* or other Provincial statutes.

### **1.3 PURPOSES OF THE OFFICIAL PLAN**

#### **1.3.1 General**

The general purpose of this Official Plan is to provide a comprehensive document to guide and direct the use of land in the Municipality throughout the planning period. This Plan was prepared to assist decision-making by both the public and private sectors. Public administrators may use the Plan to identify public undertakings that shall be required and to assign appropriate budget, timing and location priorities. Private interests, by being informed of the long-term objectives for the Municipality may make decisions on their operations in the context of consistent and predictable public policies.

#### **1.3.2 Specific**

The specific purposes of this Plan are to provide:

- i) Policy statements which express the long-term planning objectives for the Municipality of Brighton;
- ii) Policies with respect to the division of land;
- iii) Public servicing policies that set out the overall conditions for development in the Municipality pertaining to servicing costs, water supply, sewage disposal, roads, utilities, public safety, schools, parks and recreation;
- iv) General development policies which set out guidelines for site conditions, site amenities, land use compatibility, land use conversions and historic preservation;
- v) Policies to explain and interpret the Schedules
- vi) Policies to serve as the basis for the review of development applications, the preparation of an implementing Zoning By-law, the use of holding provisions, and the use of site plan control with respect to the land use designations set out in this Plan as well as policies for implementing and administering the Plan.

### **1.4 MATTERS OF PROVINCIAL INTEREST**

This Plan has been prepared to conform to and implement the relevant policies of the 2005 Provincial Policy Statement, issued under the authority of Section 3 of the *Planning Act* within the Municipality of Brighton.

The Municipal Council, in carrying out its responsibilities under the *Planning Act*, shall have regard to matters of Provincial Interest as set out in Section 2 of the *Planning Act*, and a decision of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement.

The Municipal Council, in carrying out its responsibilities under the Growth Plan for the Greater Golden Horseshow, 2006, shall conform to the requirements of the Growth Plan for the Greater Golden Horseshoe.