

3.2.10 Minimum Distance Separations (MDS I and II)

New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the Minimum Distance Separation I (MDS I) or the Minimum Distance Separation II (MDS II) formulae as established by the Province in order to minimize odour conflicts between livestock facilities and development, as amended from time to time.

3.3 PHASING OF DEVELOPMENT

The development of the Brighton Urban Area is directly related to provincial policy directions and to the availability of the necessary urban services and infrastructure. The development of the Brighton Urban Area shall reflect the following phasing principles, objectives and policies:

3.3.1 Principle

- i) The provision of municipal services shall be phased to achieve the municipality's development objectives in an economically and environmentally sustainable manner.
- ii) The rate and sequence of growth shall be phased in a manner as to ensure the logical extension of adequate services, such as schools and parks, to accommodate growth.
- iii) Growth within the Brighton Urban area will be in conformity with the relevant policies of the Growth Plan for the Greater Golden Horseshoe and Section 3.1 of this Plan.
- iv) Growth must also reflect the values and principles of the Brighton Strategic Plan.

3.3.2 Objectives

- i) To provide urban municipal services in conjunction with the Municipality only within the Brighton Urban Area, unless otherwise permitted by specific policies of this Plan.
- ii) To plan for and develop municipal services and infrastructure in the Brighton Urban Area to meet existing and future needs efficiently and economically.
- iii) To phase development within the Brighton Urban Area based on the financial capability of the Municipality to provide municipal services and infrastructure.
- iv) To encourage growth in industrial and commercial assessment so as to maintain a ratio of such assessment to residential assessment, in order to maintain an acceptable tax burden for residents.

3.3.3 Development Staging and Phasing Policies

The limits of the Brighton Urban Area follow the former town boundary and the edge of the urban area designated on the former Town's Official Plan. Development of greenfield areas within the Brighton Urban Area will be phased to reflect the requirements of the Growth Plan. The following policies shall be applied to developments brought forward for consideration, in accordance with the Phasing of Development within the Municipality:

- i) Council shall ensure that the timing, location and type of new development are such that the existing or future municipal services are not excessive in relation to the taxable assessment that would be provided. New residential development that would create an appreciable increase in the demand for existing or future services shall not be permitted unless it can be demonstrated that the overall ratio of municipal debt to taxable assessment would not be adversely affected.
- ii) Council shall encourage and give priority to new development that:
 - a. Provides for the type of development that is in accordance with the Goals and Objectives of this Plan;
 - b. Supports the achievement of the greenfield density target and the intensification target identified in Section 3.1;
 - c. Promotes a compact form and pattern of development;
 - d. Provides for the development of land through infilling, intensification, or the rounding-off of existing built-up areas;
 - e. Provides for the development of land as a contiguous extension of existing built-up areas that avoids the leap-frogging of large undeveloped tracts of land. If it is deemed that lands that are suitable and appropriate for development in accordance with the Official Plan are being withheld from immediate development, the extension of municipal services through or beyond such lands to other lands for development may be permitted. The extension of services to other lands and the by-passing of intervening lands shall only be considered if such lands are satisfactory for development in respect of the other relevant policies of this Plan;

- f. Will not result in a premature demand for urban services; and
 - g. Will contribute to the most efficient and economical use or extension of existing municipal services and other public services.
- iii) At the discretion of the Council a peer review may be required for any technical reports filed with the municipality in support of an application under the Planning Act the expense of the applicant.

The staging of development in the Brighton Urban Area shall be implemented in accordance with Development Areas One, Two and Three.

3.3.3.1 Development Area One

Development Area 1 within the Brighton Urban Area corresponds to the built-up area of the Brighton Urban Area. Municipal water and sewage services are currently available or can be readily provided to properties within the built up areas of Brighton, within the Built Boundary. Future development within Development Area One will typically include infilling on vacant lots of record and on new lots, and intensification and redevelopment of existing sites.

For the purposes of this section, the boundaries of the built up area of the Brighton Urban Area are those identified by the Province of Ontario as the built boundary on Schedule A, Land Use Map 2.

3.3.3.2 Development Area Two

Phase 2 development areas are those lands which are located directly adjacent to the built-up area of the Brighton Urban Area, where municipal water and sewage services have extended to the limits of this area. New development occurring in Phase 2 should be in the form of a direct extension of the adjacent built-up area, with a corresponding direct extension of municipal services. The staging of development will reflect the availability of servicing, accessibility for emergency service vehicles and connectivity linkages for pedestrian and bicycle traffic between new residential development areas and existing mixed use nodes. The preferred area for development will be those lands which can be readily accessed without crossing the CN/CP corridor. Lots in existing draft approved plans of subdivision and existing lots within registered plans of subdivision which are undeveloped at the time of adoption of this Plan which are not located in the Built Boundary are also included within Phase 2.

3.3.3.3 Development Area Three

Development Area Three includes lands where municipal water and sewage services are not available, or lands that may have significant servicing and/or planning constraints. The extension of municipal water and sewage services to these lands would be considered premature until such time as new development can proceed in accordance with the goals, objectives and policies of this Plan and the policies within Section 3.4. Development Area Three lands are designated as Deferred Growth Areas on Schedule “A” to this Plan.

3.4 WATER SUPPLY AND SEWAGE DISPOSAL

It is an objective of this Plan to promote environmental protection and to provide an adequate supply of potable water through ensuring that appropriate servicing is available for new development or redevelopment within the Municipality. Planning for sewage and water systems will recognize that within the Brighton Urban Area, development will take place on municipal sewage services and municipal water services only.

- i) Communal sewage and water services may be considered by the Municipality as a means of servicing multiple lots/units in areas only where full municipal sewage and water services are not or cannot be provided, and where the Municipality is fully satisfied that such a development will provide a long term benefit to the municipality as a whole.
- ii) Individual on-site sewage and water services (e.g., septic systems and wells) shall be used for new development where municipal sewage and water services cannot be provided. Individual on-site sewage services and individual on-site water services may be used to service more than five lots or private residences in rural areas that are permitted by this Plan, provided that these services are solely for the following uses and site conditions are suitable for the long-term provision of such services:
 - a) Uses related to the management or use of resources;
 - b) Resource-based recreational activities;
 - c) Limited residential development as permitted by the policies of this Plan; and
 - d) Other rural land uses that are permitted by this Plan. **Rural areas** means lands which are located outside of designated Hamlets and the Brighton