

Municipality encourages this practice for privately-owned heritage buildings that are open to and used by the public.

3.7.5.3 New Construction

New construction should fit the immediate physical locale and streetscape by being generally of:

- i) The same height and of similar width as adjacent side buildings;
- ii) Similar orientation of roof gables as adjacent buildings;
- iii) Similar setback;
- iv) Like materials and colours;
- v) Similar proportions for windows, doors and roof shape; and,
- vi) In compliance with any other policies, streetscape or community design guidelines approved by the Municipality.

3.7.6 Other Heritage Matters

3.7.6.1 Adaptive Re-Use in Agricultural Areas and Rural Areas

Where appropriate in rural areas, and in accordance with the provisions of this Plan and any other relevant policy or by-law, the retention and conservation of non-residential built heritage features, such as barns, will be encouraged through their conversion or redevelopment. Such conversion should be sympathetic to the original form and material of the rural structure and in compliance with the applicable regulations of the Comprehensive Zoning By-law.

3.7.6.2 Heritage Trust Fund

The Municipality of Brighton may establish a Heritage Trust Fund for the purposes of assisting heritage conservation activities. Owners of designated heritage properties within the Municipality will be encouraged to investigate this source of financial assistance.

3.8 PARKS AND RECREATION

The Municipality will promote a healthy, active community by:

- i) Planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, and facilitate pedestrian and non-motorized movement, including but not limited to walking and cycling.
- ii) Providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation including facilities, parklands, open space areas, trails, and where practical, water-based resources.
- iii) Providing opportunities for public access to shorelines.
- iv) Considering the impacts of planning decisions on Presqu'ile Provincial Park and local conservation areas.
- v) Establishing and supporting the establishment of walking trails and linkages both within the BUA and in cooperation with other community based organizations, including the Waterfront Regeneration Trust's Lake Ontario Greenway Waterfront Trail.

3.8.1 Functional Classifications

All municipal parks and recreation facilities in the Municipality shall be developed in accordance with a parks plan and the policies contained in this Plan. An Official Plan amendment shall not be required to recognise changes to municipal parks and recreation facilities which are introduced as a result of the Vision for Recreation, Trails and Green Space. The plan will serve to guide future planning for indoor and outdoor recreation facilities and programs, and the development and management of parks, trails, and other green space that is owned or managed by the Municipality. Park Land Conveyances

Council may by By-law, require as a condition of development or redevelopment the conveyance of land from the developer to the Municipality, in accordance with the provisions of Section 42 of the *Planning Act*. The amount of land to be conveyed is not to exceed 2 percent (2%) of the lands proposed for commercial and industrial development, or 5 percent (5%) of the lands for any other proposed uses. The conveyed lands are intended to be used for park or other public recreational purposes. Lands that are environmentally sensitive areas are acceptable as parkland dedication.

Where the division of land is proposed, the Municipality shall request the approval authority establish a condition on the granting of a provisional consent or the approval of a draft plan of subdivision that the owner conveys land for park purposes to the Municipality. The amount of land to be conveyed is not to exceed 2 percent of the lands proposed for commercial and industrial development or 5 percent (5%) of the lands for any other proposed uses. The conveyed lands are intended to be used for park or other public recreational purposes. Lands that are environmentally sensitive areas are acceptable as parkland dedication.

All lands conveyed for parks purposes shall be approved by the Municipality. Where a water body adjoins such lands, adequate space shall be provided for maintenance of the park and its operation.

3.8.1.1 Alternative Requirement

As an alternative to requiring the conveyance provided for in subsection 3.8.2, in the case of land proposed for development or redevelopment for residential purposes, the by-law may require that land be conveyed to the municipality for park or other public recreational purposes at a rate of one hectare for each 300 dwelling units proposed or at such lesser rate as may be specified in the by-law. R.S.O. 1990, c. P.13, s. 42 (3).

3.8.2 Alternative Conveyances

In lieu of the conveyance of land for park purposes, the Municipality may require the payment of money in lieu of such lands. The cash value of such lands will be determined as follows:

- For developments involving the division of land pursuant to either Section 51 or Section 53 of the *Planning Act*, the value of land shall be determined as of the day before the granting of draft plan approval for a plan of subdivision or the day before the granting of a provisional consent.
- For development or redevelopment pursuant to Section 42 of the *Planning Act*, the value shall be determined as of the day before the day of the issuance of the first building permit issued in respect to development or redevelopment or, where more than one building permit is required for the development or redevelopment, as of the day before the first permit is issued.

3.8.3 Parkland Dedication in Shoreline Areas

Along the Lake Ontario waterfront, land shall be provided to meet recreational needs by acquiring five percent of all land proposed for residential development in shoreline areas or a suitable cash equivalent where the size or location of the site being developed makes such acquisition inappropriate, in accordance with Section 51.1 of the *Planning Act*.

3.8.4 Public Waterfront Access

Wherever possible, public waterfront access to Lake Ontario shall be provided. A system of public and private parks shall be provided where Council deems it desirable. Public parks shall contribute to Lake Ontario Waterway and Waterfront Trust increasing public access to Lake Ontario.

The Municipality of Brighton shall identify municipal public lands available for development as waterfront access points and further investigate the acquisition of adjacent private lands to complement such areas with a view to providing adequate recreational open space adjacent to the shoreline residential areas. Such waterfront access areas shall only be developed in a manner compatible with adjacent residential uses having regard for the provision of buffer planting and fencing and adequate off-street parking. New public access routes shall not be located in environmentally sensitive areas or wetlands.

3.9 PROTECTION OF THE NATURAL ENVIRONMENT

In order to properly manage and enhance the existing built settlement areas, while protecting or improving the quantity and diversity of the natural environment, the Municipality endeavours to take a strategic approach to planning for the long range development of the Municipality of Brighton.

Natural heritage features and areas, together with natural hazard features and areas are important elements of the Municipality's ecosystem, which require proper conservation and management in order to maintain the environmental health of the community. Owners of lands that are limited by natural hazards will be encouraged to manage these lands wisely, as set out in Section 3.9.1 herein. Owners of lands that contain natural heritage features and/or areas will be encouraged to be good land stewards, in accordance with the policies of Section 3.9.2 of this