

4. **LAND USE POLICIES**

Specific land use designations, policies and provisions which will guide land use and development within the Municipality of Brighton over the next twenty years are set out in Section 4 of this Plan. The Land Use Plan shown on Schedule “A” - Map 1 establishes the pattern of development within the rural areas of the Municipality. Map 2 establishes the pattern of development within the Brighton Urban Area by designating lands in accordance with the policies of this Plan.

Section	Designation
4.1	Agricultural
4.2	Rural
4.3	Residential - Low Density Urban
4.4	Residential - Medium Density Urban
4.5	Shoreline Residential Area
4.6	Hamlet
4.7	Core
4.8	District Commercial
4.9	Resource-Based Recreational Development
4.10	Industrial
4.11	Aggregate Resources
4.12	Community Facilities and Open Space
4.13	Waste Disposal Area
4.14	Environmental Protection
4.15	Deferred Growth Areas
Special Development Areas	
4.16	Butler Creek Two-Zone Floodplain Area
4.17	Main Street Revitalization Area
4.18	Mobile Home Residential
4.19	Part Lot 34, Conc. A
4.20	Part Lots 27 & 28, Conc. C & B
4.21	Groundwater Recharge/Discharge Area
4.22	Industrial/Commercial Area
4.23	Waterfront Areas

The Hamlet designation includes policies to guide both residential and non-residential land uses within the rural settlement areas of Smithfield, Codrington, Hilton and Orland.

Rural clusters along the shoreline of Lake Ontario, and low density, dispersed residential development in rural areas. Rural-based residential land use designations include the Rural, Rural Shoreline and Limited Services designations.

Rural lands are primarily associated with resource-based activities, including agricultural production, aggregates and minerals extraction and forestry as well as limited rural residential development. The land uses have been placed within the Agriculture, Rural and Aggregate Extraction designations. Institutional/Public Uses and Recreational Open Space Areas identified in a separate designation in the Official Plan.

Residential development areas within the Brighton Urban Area are designated as Low Density Residential, Medium Density Residential. Special policies recognising development affected by the Lake Ontario Wave Up-rush Area, the Butler Creek Two Zone area and an existing Mobile Home Community.

Commercial Lands have been identified by means of the Core, District Commercial and Recreation Commercial designations. Industrial lands associated with manufacturing, wholesaling and waste management have been designated as Prestige Industrial and General Industrial and Waste Disposal Industrial activities respectively. The Community Facilities designation recognises Institutional/Public Uses and Recreational Open Space Areas within the Municipality. Areas subject to natural hazards and natural heritage features and areas have been placed within the Environmental Protection designation.

4.1 AGRICULTURE

The Agriculture designation is applied to lands where the predominant land use is agriculture, and may include uses that are supportive of and compatible with agriculture such as forestry, passive recreational uses, conservation areas, and activities directly related to agriculture, requiring a location in close proximity to farm operations.

The primary purpose of the Agriculture designation is the protection of prime agricultural lands and prime agricultural areas for agricultural uses on a long-term basis, in order that a permanent, secure and available agricultural base is maintained in the Municipality.