

adequate after the completion of studies satisfactory to the Municipality in accordance with Section 3.4.1 and 3.4.2 of this Plan.

It is recognized that changing circumstances within the Municipality, with respect to supply and availability of land to accommodate residential development, may result the need to provide for development of those areas designated as Deferred Growth Areas', prior to 2031. Where Council for the municipality recognizes that there is a need to revisit the designation of some of those lands within the "Deferred Growth Area" prior to 2031, Council may initiate an amendment to facilitate such development.

4.15.1 Applications for Consent

Division of land though Consent to Sever, for residential purposes within the Deferred Growth Area designation is prohibited as these lands are to be protected for future growth and development. Consents which are required to facilitate the ongoing viability of agricultural uses within those areas designated "Deferred Growth Area" may be permitted, where the Municipality is reasonably satisfied that such changes will not negatively impact future growth and development.

4.15.2 Zoning

Prior to long term urban growth on full municipal services, lands designated as Deferred Growth Areas will be zoned to permit existing uses, and may also be zoned to permit uses of a temporary nature that do not require municipal servicing and generally do not involve buildings or significant structures. Uses such as agriculture, forestry, open space and outdoor recreation will generally be permitted and compatible public uses which do not require municipal water or sewer services will also be permitted.

4.16 SPECIAL DEVELOPMENT AREA NO.1 – BUTLER CREEK TWO-ZONE FLOODPLAIN AREA

The areas delineated as being within Special Development Area No.1 are the lands located between the "1 in 100 year" floodline and the "Regional Storm" floodline on fill and floodline mapping for Butler Creek prepared in 1987 for the LTRCA. For lands designated on Schedule "D" as the SPECIAL DEVELOPMENT AREA NO. 1 – BUTLER CREEK TWO-ZONE FLOODPLAIN AREA, the following provisions shall apply:

- i) The uses permitted within an area delineated as Special Development Area No. 1 shall be those uses permitted within the land use designation indicated, and shall include the erection of new structures and the renovation, replacement or redevelopment of existing structures in accordance with the relevant measures specified hereunder.
- ii) The placing or removal of fill of any kind, whether originating on the site or elsewhere or the alteration of any watercourse shall not be permitted within a Special Development Area No. 1 without prior written approval of the LTRCA and the Municipality.
- iii) Prior to the issuance of a building permit, the Municipality shall consult with the LTRCA to assess any proposed or necessary flood damage reduction measures which may include such matters as:
 - a) The design of the structure to withstand hydrostatic forces;
 - b) The strength of structural materials and components to ensure that the materials used will not be subject to deterioration from flooding;
 - c) The elevation of living space and building openings relative to the Regulatory Flood level;
 - d) The location and elevation of electrical and heating equipment relative to the Regulatory Flood level;
 - e) The location, elevation and design of municipal services and public utilities;
 - f) The design of the structure to ensure that the interior ground floor level elevation is as close as possible or above such Regulatory Flood level as is determined;
 - g) Applicable fill and construction regulations; and
 - h) Such other additional flood damage reduction measures as may be warranted in the context of the location and nature of the proposed building or structure.
- iv) All new buildings and structures or additions to existing buildings or structures will be protected from flooding to the level of the Regulatory Flood plus freeboard where applicable.

- v) For those lands on Schedule “D” which are designated as Environmental Protection (EP), the policies of Section 4.14 shall apply.

4.16.1.1 Other Matters to be Considered

In reviewing flood protection measures, the LTRCA and the Council of the Municipality of Brighton shall have regard for the nature and characteristics of development on adjacent lands with specific regard for existing doorway and floor elevations and the elevation of abutting streets and or sidewalks and the desirability of maintaining a uniform appearance in building elevations.

Accessory buildings, structures and uses which are normally considered incidental and subordinate to a principal permitted use, exclusive of buildings intended for human habitation, may be exempted from certain flood proofing measures subject to the approval of the LTRCA and the Municipality.

Where new development is approved within the SPECIAL DEVELOPMENT AREA NO. 1 – BUTLER CREEK TWO ZONE FLOOD PLAIN AREA by means of a registered plan of subdivision or in an area which is subject to Site Plan Control, the Municipality, in conjunction with the LTRCA, may require that the subdivision agreement or such other agreement as may be entered into pursuant to the provisions of Section 51 of *The Planning Act*, as amended, contain provisions for warning prospective purchasers that the lands in question are located within an area which is susceptible to flooding. Such warning may take the form of a notice given with all offers of purchase and sale or whatever other appropriate means available as may be determined by the Municipality.

4.16.1.2 Zoning By-law Provisions

It shall be the policy of this Plan that the implementing Zoning By-law shall contain provisions, where appropriate, relating to building setbacks, maximum lot coverage, requirements for floodproofing, minimum elevation of any building opening or such other matters as may be determined by the Council of the Municipality in consultation with the LTRCA.