

- viii) The dwelling and sewage disposal system will be outside of the 30-metre development setback and the natural hazards (flooding, erosion, dynamic beach) along the shoreline, and will not result in negative impacts to natural heritage features or functions; and
- ix) Each application for conversion shall be the subject of a site-specific amendment to the Zoning By-law. The application for rezoning shall be accompanied by a report which shall include information on the above noted standards and criteria, comments from the School Board, the local Health Unit, Lower Trent Conservation and if appropriate, the Ministry of the Environment, and a copy of the Certificate of Occupancy.

4.5.6.2 Zoning By-law Provisions

It is intended that where lands within the Resource-based Recreation designation are also identified as flood and erosion susceptible lands and are accordingly designated as Environmental Protection, shall be zoned the or Environmental Protection Zone and shall be subject to the setbacks for development in the implementing Zoning By-law.

4.5.7 Development on Private Roads Not Permitted

Existing development on private roads and improvements and modifications to such development or replacement of such development, and the development of existing lots of record, which conform to the Zoning By-law or amendment thereto shall be permitted on private roads.

However, no new subdivisions or severances of new lots shall be permitted on existing or new private roads in the Shoreline Residential Area designation.

4.5.8 Zoning By-law Provisions

Shoreline residential areas will be placed in appropriate categories in the implementing Zoning By-law.

4.6 HAMLET

The purpose of the Hamlet designation is to recognize the essential mixed-use character of these settlements and the important role they play as residential, commercial and social centres

within the Municipality of Brighton. The Hamlets within the Municipality of Brighton include Hilton, Codrington, Orland and Smithfield. Hamlets are important social and economic centres which serve the surrounding rural areas within the municipality. The continued vitality of Hamlet areas, including small scale commercial activities is key to the future of the rural areas overall. Development will be encouraged with Hamlet areas to the extent possible. More specifically, growth in Hamlet areas will be appropriate for the levels of infrastructure (e.g. sewage, water, capacities for septage treatment disposal, waste management, electric power generation and transmission, transportation) and public service facilities (land, buildings and structures for the provision of programs and services (such as social assistance, recreation, police and fire protection, health, cultural services and education) available. It is recognised that none of the hamlets currently provide municipal water or sewer services and that it is most unlikely that such servicing will become available during the planning period. However, where it is appropriate, municipal services and communal services may be considered by the Municipality.

4.6.1 Permitted Uses

Permitted uses may include low density residential, local commercial, dry industrial, parkland and open space, and institutional uses such as schools, places of worship, municipal and other public administration buildings, libraries, day care centres, clinics, museums, and community facilities such as parks, playgrounds and community/recreation centres that do not require sanitary sewers and municipal water. Bed and breakfast establishments in accordance with Section 3.17.1 and home occupations in accordance with Section 3.18.1 shall be permitted in Hamlet areas.

4.6.2 Criteria for New Development

The future development of Hamlets will take place primarily as infilling, intensification and redevelopment on existing lots of record intensification to create a compact form. The pattern of development in hamlet areas will allow for the efficient use of land, infrastructure (such as sewage and water systems, waste management systems, electric power and communications facilities), and other public service facilities (such as recreation, police and fire protection, health and education facilities, and cultural services). Provisions shall be made, in appropriate locations, to leave access routes from the main roads to allow for new development to take place behind the existing development.

Development in the form of registered plans of subdivision may be permitted on vacant parcels within the Hamlet area, provided that there is sufficient infrastructure and sufficient public services facilities to accommodate the proposed level of growth.

New development in Hamlets should:

- i) Promote a compact form and a mix of land uses;
- ii) Provide for development in depth rather than in strips along the main roads;
- iii) Have regard to opportunities for co-ordinated development on adjacent properties, to provide maximum opportunities for linkages, walking and cycling paths and mixed use development consistent with healthy communities design;
- iv) Include communal or private water supply and sewage disposal, in accordance with Section 3.4.3 and 3.4.4 of the Plan, respectively.
- v) Opportunities for minimization of negative impacts on air quality and improvements in energy efficient design will be encouraged.

4.6.3 Plans of Subdivision and Plans of Condominium

In addition to the requirements of Section 5, within Hamlet areas all proposals for residential development by registered plan of subdivision or plan of condominium shall be accompanied by:

- i) An engineering report which demonstrates that there is an available and adequate supply of potable water, and that soil conditions will permit the installation and efficient operation of private sewage disposal systems, including an assessment of the impact of septic system effluent on the groundwater, in accordance with Section 3.4.; and
- ii) A preliminary engineering feasibility report which demonstrates that services such as stormwater management facilities and roads can be satisfactorily accommodated, in accordance with Section 3.5 of this Plan.
- iii) Until such engineering studies are received, reviewed and approved, Council will not recommend that draft plan approval be granted to the subdivision proposal.

- iv) Residential lots for single detached dwellings, whether created by plan of subdivision or severance, should have a minimum area of approximately 4,000 square metres, depending on topography, with adequate frontage.

4.6.4 Rural Commercial and Industrial Uses

Commercial uses generally geared to tourism and the vacationing public and those supplying local commercial needs and will be permitted in Hamlets. Provision shall be made for adequate off-street parking, and adequate buffer planting or screening where commercial uses abut residential uses.

A limited amount of additional industrial growth may be permitted in the municipality's rural settlement areas through infilling and/or the minor expansion of existing industrial uses. New agriculturally related and non-farm industrial development may be considered in rural parts of the municipality through infilling, existing vacant lot development, and/or by site-specific amendment to this Official Plan and/or the implementing Zoning By-law provided it is in conformity with the Growth Plan.

Rural industrial uses will be restricted to those of a dry nature only and will be permitted on lands designated to permit those uses, unless it can be demonstrated to the satisfaction of the Municipality of Brighton that suitable servicing can be provided by an approved private communal sewage disposal system and/or communal water supply system

For the purposes of this Plan, a use of a "dry nature" shall mean one in which water is not required in the processing, assembling, fabricating, manufacturing, washing or cooling, or similar function of the establishment, and which requires water and sewage disposal facilities only for domestic uses, i.e., for employees and visitors to the establishment.

4.6.4.1 Location of Commercial and Industrial Uses within Hamlets

Care shall be taken that the commercial and industrial uses permitted in the Hamlet areas are not incompatible with the residential nature of the Hamlets. The policies of Section 3.16 (Land Use Compatibility) shall be considered to promote compatibility between industrial uses and sensitive land uses. The establishment of new commercial uses in any Hamlet should be grouped with established existing commercial establishments to form a core.

New industrial use will not be permitted in areas that have developed as predominantly residential or in the path of logical residential expansion. New industrial uses will be encouraged to locate with other industrial uses or in areas where they will be isolated or shielded from sensitive land uses.

4.6.5 Changes to Hamlet Boundaries

Expansion of Hamlet areas shall not be considered, except where a Municipal Comprehensive Review is undertaken by the Municipality, in accordance with Section 3.1.3 of this Plan.

4.6.5.1 Zoning

Hamlet uses may be zoned in separate classifications in the Comprehensive Zoning By-law.

4.7 CORE

The Core Area is the highest level in the commercial hierarchy offering a full range of goods and services in conjunction with various other forms of land use. It is the intent of this Plan to maintain the Core as the focal point of activity and as the principle retail centre within the Municipality.

4.7.1 Representative Uses

The uses permitted within the Core will include a full array of retail, office, financial, personal service facilities. Uses shall include but not be limited to retail department stores; food, specialty and general merchandising establishments; offices; civic administration facilities; inclusive of police stations and fire halls; hotels; places of entertainment; and eating establishments.

Limited residential development shall be permitted in conjunction with the permitted commercial forms of development or separately having regard for the location, scale and design of such residential development so that it will complement and reinforce the function of the Core.

Institutional and community facility uses and recreation-open space uses may also be permitted within the Core in order to promote the multi-use function of this area and the creation of an attractive environment in which to live, work and conduct business, shop or visit.