

6. **COMMUNITY IMPROVEMENT**

This plan recognizes that a need exists to upgrade the municipality's physical infrastructure, buildings, recreational facilities and the arrangement of existing land uses, particularly in all of the Hamlets. Furthermore, the Council of the Municipality of Brighton recognizes the need to maintain and rehabilitate the Municipality's physical environment and therefore is committed to ongoing improvement where deficiencies and/or opportunities exist. With this in mind this section contains the Municipality's objectives for community improvement and identifies the areas within the Municipality's selected improvement.

**6.1 DEFINITIONS**

The following definitions shall apply for the purposes of Section 6 of this Plan:

**Community Improvement** means the planning or re-planning, design or redesign, re-subdivision, clearance, development or redevelopment, reconstruction and rehabilitation, or any of them, of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, works, improvements or facilities, or spaces therefore, as may be appropriate or necessary.

**Community Improvement Plan** means a plan for the community improvement of a community improvement project area.

**Community Improvement Project Area** means a municipality or an area within a municipality, the community improvement of which in the opinion of the Council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason.

**Rehabilitation** includes any efforts that result in the productive re-use lands and/or buildings within the Community Improvement Project Area.

## 6.2 PLANNING PRINCIPLES

It is a goal of this Plan to encourage the improvement, upgrading and correction of deficiencies in municipal, social and recreational services as well as the improvement of private lands. It is also a goal of this Plan to continue to make the Municipality of Brighton an attractive and safe place in which to live, work and visit, and to maintain and improve the economic base of the municipality through the promotion of jobs, new capital investment and increases in the municipal tax base. As such, Council adopts the following community improvement objectives:

- i) To improve and upgrade the Municipality's environment and, in particular, to address deficiencies with respect to the residential, commercial, industrial, recreational and community facility uses in Hamlets by:
  - a) Upgrading municipal services;
  - b) Increasing the efficiency of the movement of vehicular and pedestrian traffic;
  - c) Minimizing land use conflicts; and
  - d) Enhancing the aesthetic quality of the area.
- ii) To encourage and support efforts by the private sector to maintain and improve existing buildings and structures.
- iii) To undertake community improvement projects in a manner that is fiscally responsible, recognizing the anticipated growth and various functions of the community including its social and economic roles.
- iv) To improve and upgrade municipal facilities and services including those serving institutional, recreational, cultural, and social and community related functions.
- v) To encourage the preservation of the Municipality's heritage buildings and historical resources.
- vi) To enhance the Municipality's ability to accommodate new development and economic growth and to foster a favourable climate for private investment.
- vii) To ensure that buildings and property are maintained to acceptable standards.
- viii) To undertake a monitoring program to review budgeting and program direction in respect to attainment of specific policies.

- ix) To encourage the rehabilitation of environmentally compromised land and/or buildings through appropriate remediation.
- x) To encourage growth within settlement areas through intensification and redevelopment.

### **6.3 COMMUNITY IMPROVEMENT AREA SELECTION CRITERIA**

In selecting and designating Community Improvement Areas pursuant to Section 28 of the *Planning Act*, Council shall have regard for deficiencies related to roads, sidewalks, lighting or other municipal services and residential, commercial, industrial, cultural, community facility and recreational buildings, structures or areas. In more specific terms the selection and designation of community improvement areas shall be undertaken where a number of the following deficiencies or opportunities have been identified:

- i) Roads in need of improvement such as resurfacing and/or reconstruction.
- ii) A need for new or the replacement of existing sidewalks.
- iii) A need for new or the replacement of existing storm water drainage systems and/or a need for improved drainage on particular properties.
- iv) A need for new or the replacement of existing street lighting.
- v) A need for new or the replacement of outdated traffic signals or traffic directional information signs.
- vi) A need for new or the upgrading of existing recreational facilities or lands.
- vii) A need for new or the upgrading of existing institutional and community facilities or lands.
- viii) A need for new or the upgrading of existing cultural and social facilities or lands.
- ix) A deficiency in the amount, variety and/or quality of housing to meet the needs of the Municipality's residents.
- x) A deficiency in off-street and/or on-street parking resulting in traffic hazards and inconvenience.
- xi) A deficiency in the aesthetic or structural quality of streetscapes particularly in existing commercial areas.

- xii) A deficiency in traffic circulation or access.

In addition to the criteria noted above, consideration for the selection and designation of community improvement areas may also be given in circumstances where the following situations have been identified:

- i) Conflicts between existing land uses;
- ii) Environmental problems such as flood susceptibility, noise or odour;
- iii) The presence of lands and/or buildings that may require detailed environmental site assessments or designated substances surveys and the implementation of appropriate and necessary remediation;
- iv) Man made hazards such as level crossings, abandoned buildings, etc.; and
- v) In the case of vacant or under-used lots or blocks with good potential for development or redevelopment.

#### **6.4 COMMUNITY IMPROVEMENT AREAS**

The whole of the Municipality of Brighton is identified as a Community Improvement Area. It is the intent of this Plan that community improvement projects be undertaken as needed. However, prior to approving any improvement plans, Council must be satisfied that it can reasonably finance and afford the Municipality's share of any costs. Schedule "E" identifies certain areas within the rural portion of the Municipality which have been identified previously as Community Improvement Areas "A – F". The Municipality may consider further adjustments to these areas and may identify Community Improvement Project Areas within the Brighton Urban Area by means of the passage of a By-law under Section 28 (2) of the *Planning Act*, RSO 1990 as amended, delineating CIP Project Areas. Adoption of a Community Improvement Plan for a Project Area will require the passage of a further By-law under Section 29(5), of the *Planning Act*, RSO 1990 as amended.

#### **6.5 PHASING OF COMMUNITY IMPROVEMENT**

It is the intent of this Plan that improvements be undertaken when funding is available.

## 6.6 IMPLEMENTATION

In implementing this Plan's community improvement goals and objectives, Council may:

- i) Designate by By-law, any part of the Municipality of Brighton as a Community Improvement Project Area(s) on the basis of the criteria outlined in Sections 6(3) and 6(4);
- ii) Use whatever public funding is available from federal or provincial government agencies, including that available through the *Ontario Heritage Act*;
- iii) Incorporate any other relevant municipal programs into the Community Improvement Plan;
- iv) Encourage the participation of the private sector in the implementation of the Community Improvement Plan, and encourage private initiatives regarding the rehabilitation, redevelopment, conversion and environmental remediation of lands and/or buildings and where appropriate, support infill development and redevelopment;
- v) Support and encourage the participation of local community groups, service clubs, ratepayer associations and other public organizations in the implementation of the Community Improvement Plan;
- vi) Improve, acquire or dispose of land and/or buildings in a designated area in accordance with the Community Improvement Plan;
- vii) Develop and enforce a maintenance and occupancy standards by-law pursuant to the provisions of Section 15.1 of the *Building Code Act* and Section 10.9 of this Plan;
- viii) Undertake the preparation of Community Improvement Plans and the development of community improvement programs pursuant to Section 28 of the *Planning Act*, and
- ix) Consult with the Conservation Authority in circumstances involving natural hazards (flooding, erosion and dynamic beaches), natural heritage, water quality and quantity, and stormwater management.