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## SECTION ONE

### ADMINISTRATION

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#### 1.1 TITLE

This By-law shall be known as the "Municipality of Brighton Zoning By-law No. 140-2002.

#### 1.2 REPEAL OF FORMER BY-LAWS

The provisions of By-laws 1988-521 and 730-87 of the former Town and Township of Brighton, and amendments thereto, are hereby repealed insofar as they affect the lands covered by this By-law.

#### 1.3 ZONING SCHEDULES

The *Zones* for all lands covered by this By-law are shown on the maps comprising Schedule 'A' to this By-law.

#### 1.4 CONFORMITY AND COMPLIANCE WITH ZONING BY-LAW

No land, *building* or *structure* shall be used and no *building* or *structure* shall be erected or altered after the passage of this By-law except in conformity and compliance with the provisions of this By-law.

#### 1.5 BUILDING PERMITS, CERTIFICATES OF OCCUPANCY AND MUNICIPAL LICENSES

No permit for the use of land or for the erection or use of any *building* or *structure* and no Certificate of Occupancy or approval of any application for a municipal licence shall be issued, where the proposed *building*, *structure* or use is in violation of any provision contained in this By-law.

#### 1.6 ENFORCEMENT

Any person convicted of a violation of this By-law is liable, on first conviction to a fine of not more than \$25,000.00 and on a subsequent conviction to a fine of not more than \$10,000.00 for each day or part thereof upon which the

contravention has continued after the day on which the person was first convicted.

Any corporation convicted of a violation of this By-law is liable, on first conviction to a fine of not more than \$50,000.00 and on a subsequent conviction to a fine of not more than \$25,000.00 for each day or part thereof upon which the contravention has continued after the day on which the corporation was first convicted.

Where a conviction of a person or a corporation occurs, the court in which the conviction has been entered, or any court of competent jurisdiction, thereafter, may make an order prohibiting the continuation or repetition of the offence by the person or corporation convicted.

### **1.7 SEVERABILITY**

A decision of a Court that one or more of the provisions of this By-law or any portion of the Schedules to this By-law, are invalid, in whole or in part, does not affect the validity, effectiveness, or enforceability of the other provisions or parts of the provisions of this By-law.

### **1.8 EFFECTIVE DATE**

This By-law shall come into force the day that it was passed if no appeals are received. If an appeal(s) is received, this By-law, or portions thereof, shall come into force when all such appeals have been withdrawn or finally disposed of, whereupon the By-law except for those parts or provisions repealed or amended in accordance with the Planning Act, as amended, shall be deemed to have come into force and effect the day the By-law is passed.

### **1.9 DEFINITIONS**

For the convenience of the reader, all terms that are *italicized* in this By-law are defined in Section Two of this By-law.