



What is a Secondary Plan?

Secondary Plan 101

The purpose of a Secondary Plan is to implement, via an Official Plan Amendment (OPA), policy and a refined land use pattern which can provide direction for land use and development within an existing municipal boundary. A Secondary Plan acts as a detailed Official Plan for a specific area and is used to strengthen existing development areas or to promote the orderly and appropriate development of vacant lands.

The Municipality of Brighton Secondary Plan will form part of the overall Official Plan. The intent of the Secondary Plan is to provide mapping and land use policies to guide development in the greenfield areas, generally located between the built boundary and the settlement area boundary for the Brighton Urban Area.

Official Plans

An Official Plan (OP) is a policy document that guides the short-term and long-term development in your community. It applies to all lands within the municipal boundary and the policies within it provide direction for the size and location of land uses, provision of municipal services and facilities, and preparation of regulatory by-laws to control the development and use of land. These types of policies are considered necessary to promote orderly growth and compatibility among land uses. An Official Plan may address issues such as where new housing or industry can be located; where roads, watermains and sewers will be needed; and what parts of your community will grow.

Generally speaking, an Official Plan consists of three parts:

- Policies that describe specific uses that are allowed in each land use designation, and criteria for evaluating specific types of applications or developments.
- Schedules (or maps) of all lands in the Municipality, with colours or patterns used to represent each land use designation.
- Appendices which provide further information, add clarification and are contained in the document for ease of reference.

Why is the Municipality creating a Secondary Plan?

The Municipality of Brighton continues to maintain its rural character, while experiencing residential and employment growth. As the Municipality continues to grow, opportunities for intensification within the current built boundary of the urban area are becoming limited. There has been increased interest in development outside of the built boundary, in the designated greenfield areas. In 2019, the Municipality of Brighton updated the existing Official Plan. As part of that process, it was recommended that Secondary Plans be prepared for the greenfield areas within the urban settlement boundary in order to guide and plan future growth. The Municipality recognizes the importance of establishing the Secondary Plan in order to proactively plan for these lands, ensuring that future development is appropriately designed and the overall vision of the Municipality is maintained.

Public Consultation Opportunities:

Public consultation will be an integral component to the Secondary Plan process. There will be several opportunities for public consultation including community walking tours, surveys, open houses and a statutory public meeting. To obtain more feedback and register for upcoming public consultation opportunities, please contact the Project Team, whose information is provided below.

Who can I contact if I would like to find out more about the Municipality's Secondary Plan review process, or if I have comments or suggestions to make?

You can contact Diana Keay (Consulting Project Manager at D.M. Wills Associates Limited) or Brent Barnes, Municipal Planning Consultant via email at planning@brighton.ca.

Additionally, the Municipality's website is a great resource as the project moves forward. Please monitor it for new information and/ or opportunities to provide your input.

www.brighton.ca