



Municipality of Brighton Comprehensive Zoning By-law & Official Plan Update

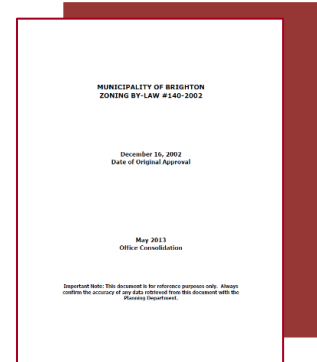
The Municipality of Brighton is currently undergoing a review of its Official Plan and Zoning By-law.

An Official Plan is a planning policy document that establishes goals, objectives, land use designations and land use policies for these designations to manage and direct development and land uses throughout the Municipality. Official Plans outline what is generally permitted within the land use designations and includes associated policies. Plans are generally viewed as "living documents" subject to amendment over time. Official Plans are reviewed on a regular basis.



A Zoning By-law is a legal document that is passed under *Section 34 of the Planning Act*. It is considered "applicable law" under the *Ontario Building Code Act* and is intended to reduce conflict between incompatible land uses, as well as to be an implementation tool that gives effect to the Municipality's Official Plan. The Zoning By-law allows municipalities to control:

- How land or buildings are used
- The type of building that can be constructed
- Where buildings can be located
- How tall a building can be
- How many residential units may be constructed
- How small or large a property may be
- The number of off-street parking, accessible parking and bicycle parking spaces
- And other features related to the use of land



In the time since the passage of the Municipality's Official Plan, there have been numerous changes in legislation and policy, including amendments to the Planning Act, a new Provincial Policy Statement, and revised Provincial Policy Documents. All of these changes necessitate a comprehensive review and update to both the Municipality's Official Plan and Zoning By-law.

Participation in the review process is important so that the Official Plan reflects the communities' desires for the future of the Municipality. The Municipality will be hosting a number of Open Houses and Public Meetings, as well as administering an online survey to ensure that the public is informed of the changes and has an opportunity to provide input.

To stay informed about this process, visit the Municipality's website or, of course, read about it in the newspaper. The Municipality welcomes and encourages the public to participate in this process.

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