Municipality of Brighton

35 Alice Street, Brighton ON K0K 1H0

Meeting Date: June 15, 2026 **Time: 6:30 PM**
Location: Council Chambers

Council Planning Agenda

Page

1. Call to Order

Mayor Brian Ostrander called the meeting to order at _____ p.m.

2. Indigenous Land Acknowledgement

A Land Acknowledgement is an intentional and formal statement that recognizes the relationship between Indigenous people and their traditional territories. It serves as a sign of gratitude and respect and recognizes our shared obligation to respect and honour the land we live and work on. Municipality of Brighton Council believes that they are a necessary step toward honouring the original occupants of these lands and as part of our reconciliation journey. Mayor Ostrander will provide a Land Acknowledgement at the beginning of each Council Session, public meeting, formal gatherings of Municipal staff or politicians and any other special event as deemed appropriate.

3. Approval of Agenda

3.1. Approval of the agenda as presented or amended.

- That the Council approve the June 15, 2026, Planning meeting agenda as presented or amended.

4. Declarations of Pecuniary Interests and the General Nature Thereof

5. Delegations

6. Statutory Public Meeting

6.1. Council move into Statutory Public Meeting

The Municipality of Brighton takes steps, beyond the

requirements of the Planning Act, to engage the community in land use planning initiatives. The Municipality also holds a Statutory Public Meeting on the planning matters and then receives a staff report with a recommendation on which Council will make a decision. Council depends on the community to provide input during this meeting for our decision. This input may be received in advance of the Statutory Public Meeting by sending correspondence to the Clerk's office and/or by making an oral submission to Council at the Statutory Public meeting - this will best inform Council on the land use planning matter prior to Council making our final decision. Recent statutory changes limit appeal rights to only the Applicant and specified regulated persons.

For details or information on appealing decisions of Council please visit the Municipal website or contact the Clerk's office.

- That Council move into Statutory Public Meeting June 15, 2026 at _____ p.m.

6.2. 2026-74 14 - 22
Application: Consent Application (B04-2026) 204 Ontario St

- That Council approve Consent application B04-2026 for the creation of a new residential lot on lands municipally known as 204 Ontario Street, subject to the Conditions provided in this report.

Application: Consent Application (B04-2026) - Pdf

6.3. 2026-85 23 - 34
Extension of Clayton John Avenue & Amendment to Draft Plan Approval (File: SUB02-2022) & Amendment to Draft Plan Approval (File: SUB2019-03) - Applicant: Municipality of Brighton - Location: Clayton John Avenue and Ontario Street

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1. That Council support the municipal-led revisions to Council's previous decisions regarding the draft approved subdivisions of Brighton Meadows and Westgate, for the purposes of establishing a connecting street between the two; and

2. That staff be directed to amend the Zoning By-law consistently with the revised draft plans; and

3. That Council direct staff to receive all public and agency comments and report back at the following Council session.

Extension of Clayton John Avenue Amendment to Draft Plan Approval (File: SUB02-2022) Amendment to Draft Plan Approval (File: SUB2019-03) Applicant: Municipality of Brighton Location: Clayton John Avenue and Ontario Street - Pdf

6.4. 2026-95 35 - 64

Official Plan Amendment (OPA01-2026) Consent Applications (B06-2026 , B07-2026) Location: 400 Chatten Road Applicants: P. Herrington and C. Herrington Agents: K. Herrington, N. MacAusland, and L. Rightmyer

1. That Council adopt Official Plan Amendment No.21 that will redesignate the subject lands identified as 400 Chatten Road from “Aggregate Resource" designation to the "Rural" designation, in order to facilitate proposed severances; and

2. That Council approve Consent applications B06-2026 and B07-2026 for the creation of two new residential lots while authorizing minor modifications to the lot lines in accordance with the County’s final approval of the Official Plan Amendment (File OPA01-2026); and

3. That Council grant provisional Consent for the subject severance applications B06-2026 and B07-2026, dependent on County Council approvals.

Official Plan Amendment (OPA01-2026) Consent Applications

(B06-2026 , B07-2026) Location: 400 Chatten Road Applicants: P. Herrington and C. Herrington Agents: K. Herrington, N. MacAusland, and L. Rightmyer - Pdf

6.5. Council move out of Statutory Public Meeting

- That Council move out of Statutory Public Meeting June 15, 2026, at _____ p.m.

7. Planning & Development Reports

7.1. Economic Development and Communications Department Smithfield Communication Board — 65 - 69

- That Council receive this report for information as it relates to the Smithfield Communication Board location and direct staff to move forward with the installation of the Board as originally intended in Smithfield.

Smithfield Communication Board - Pdf

7.2. Economic Development and Communications Department Community Improvement Plan 2026 Intake — 70 - 72

- That Council accept and approve funding for the four Community Improvement Plan (CIP) Applications submitted during the 2026 intake period for properties located at 19 Main Street, 72 Main Street, 17-19 Prince Edward Street, and 21 Prince Edward Street for an estimated total amount of $25,600.

Community Improvement Plan 2026 Intake - Pdf

7.3. 2026-77 — 73 - 304
OPA #23 For the Brighton Secondary Plan (Area Wide Efficient Land Use Plan)

- 1. ThatCouncil receives this Report regarding the Brighton Area Wide Efficient Land Use Plan (Secondary Plan); and
- 2. That Council adopt Official Plan Amendment No. 23 to the Municipality of Brighton Official Plan to implement the Brighton Area Wide Efficient Land

Use Plan (Secondary Plan); and
3. That staff be directed to forward the adopted Official Plan Amendment and supporting documentation to Northumberland County for approval pursuant to the Planning Act

OPA #23 For the Brighton Secondary Plan (Area Wide Efficient Land Use Plan) - Pdf

7.4. 2026-80 305 - 308
Updated Land Lease Agreement – Municipality of Brighton and Donalea Farms Inc.

1. That Council approve the by-law and related land lease agreement presented in this agenda authorizing the Mayor and Clerk to execute a land lease agreement with Donalea Farms Inc. for municipally owned farmland;
2. And that Council approve an increase in the lease rate from $40 per acre per annum to $55 per acre per annum.

Updated Land Lease Agreement – Municipality of Brighton and Donalea Farms Inc. - Pdf

7.5. 2026-82 309 - 317
Proposed Planning Act Changes – Bill 119 (Protecting Ontario's Streets and Communities Act, 2026) – Introduction of Administrative Monetary Penalties for Zoning By-law Enforcement

1. That Council express general support for amendments to the *Planning Act* to enable the use of Administrative Monetary Penalties (AMPs) for zoning by-law infractions, and direct staff to monitor the progress of Ontario Bill 119, *Protecting Ontario's Streets and Communities Act, 2026*, as it relates to such amendments; and
2. That, upon enactment of the relevant amendments, staff be directed to report back to Council with recommendations for implementing changes to

Administrative Monetary Penalty By-law No. 070-2023 and Comprehensive Zoning By-law No. 140-2002, including any associated administrative considerations.

Proposed Planning Act Changes – Bill 119 (Protecting Ontario's Streets and Communities Act, 2026) – Introduction of Administrative Monetary Penalties for Zoning By-law Enforcement - Pdf

7.6. 2026-83 318 - 323
Site Plan Control Approval – Summary Report

- That Council receives this Staff Report for purposes of information as an update to Council regarding a summary of recent Site Plan approvals in the Municipality.

Site Plan Control Approval – Summary Report - Pdf

7.7. 2026-86 324 - 352
Enactment of Bill 98, Building Homes and Improving Transportation Infrastructure Act, 2026 an Act to amend Planning Act, Building Code Act, 1992 ("BCA"), Development Charges Act, 1997 ("DCA") and Municipal Act, 2001, and others. – An Overview

- That Council receive the staff report for purposes of information.

Enactment of Bill 98, Building Homes and Improving Transportation Infrastructure Act, 2026 an Act to amend Planning Act, Building Code Act, 1992 ("BCA"), Development Charges Act, 1997 ("DCA") and Municipal Act, 2001, and others. – An Overview - Pdf

7.8. 2026-88 353 - 423
Pre-Servicing Agreement – Applewood Meadows Ph. IV Draft Approved Plan of Subdivision (SUB2021-02) Applicant: 8597685 Canada Inc.

- 1. That Council accept the staff report darted June 15, 2026 pertaining to the Municipality entering into a Pre-Servicing Agreement with 8597685

Canada Inc. (Applewood Meadows Subdivision); and

2. That Council endorse authorize and accept the pre-servicing agreement and direct staff to provide a copy of the agreement for the Applicant's signature; and

3. That staff be authorized to make necessary design revisions as may arise in final review of drawings, as may be necessary through final Municipal Engineering review; and further,

4. And That Council enact the required by-law authorizing the Mayor and Clerk to sign the pre-servicing agreement on behalf of the Municipality coming into effect on the date of the signatures.

Pre-Servicing Agreement – Applewood Meadows Ph. IV Draft Approved Plan of Subdivision (SUB2021-02) Applicant: 8597685 Canada Inc. - Pdf

7.9. 2026-89 424 - 426

Application No. PLC02-2026 (30 and 32 Beacon Drive) Hamilton Woods Phase 2 – Block 36, Plan 39M-959 Applicant: 1000717504 Ontario Ltd. Agent: J. Mitchell

1. That Council enacts the By-law as shown in the By-laws section of this agenda to exempt from Part Lot Control certain lands, specifically described as Block 36, Plan 39M-959, as submitted by 1000717504 Ontario Ltd.; and,

2. That Council instruct the Municipal Solicitor to register the Part-lot Control By-law as enacted, together with any revisions legally necessary for accuracy and registration, and to prepare a transfer easement from the Owner to the Municipality regarding

Parts 8, 9, 10, and 11, 12 and 13 (Block 36) as two (2) individual residential lots, as shown on Registered Plan 39R-14948 prior to registration of the Part Lot Control By-law including and any access or transfer easements from the Owner to the Municipality.

Application No. PLC02-2026 Hamilton Woods Phase 2 – Block 36, Plan 39M-929 Owner/Applicant: 1000717504 Ontario Ltd. Agent: J. Mitchell of Gordon Tobey Developments Ltd. - Pdf

7.10. 2026-90 427 - 429

Application Nos. PLC03-2026, PLC04-2026 Hamilton Woods Phase 2 – Blocks 17 & 18, Plan 39M-929 Applicant: 1000717504 Ontario Ltd. and Gordon Tobey Developments Ltd. Agent: J. Mitchell

1. That Council enacts a By-law as shown in the By-laws section of this agenda to exempt from Part Lot Control certain lands, specifically described as Block 18 and Block 17, Plan 39M-929, as submitted by 1000717504 Ontario Ltd. and Gordon Tobey Developments Ltd.; and,

2. That Council instruct the Municipal Solicitor to register the Part-lot Control By-law as enacted, together with any revisions legally necessary for accuracy and registration, as shown on Parts 1 and 2 on Registered Plan 39R14697, known as 2 and 4 Cardinal Court), Parts 9, 10 and 11 on Registered Plan 39R14669, known as 8 Cardinal Court, and Parts 12,13, and 14 known as 10 Cardinal Court. The four (4) individual lots are to shown prior to registration of the Part Lot Control By-law including and include any access or transfer easements from the Owner to the Municipality.

Application No. PLC03-2026, PLC04-2026 Hamilton Woods

Phase 2 – Blocks 17 & 18, Plan 39M-929 Owner/Applicant: 1000717504 Ontario Ltd. Agent: J. Mitchell of Gordon Tobey Developments Ltd. - Pdf

7.11. 2026-93 430 - 432

Part Lot Control Exemption Application No. PLC01-2026
Applewood Meadows – Block 19, Plan 39M-961
Applicant: 8597685 Canada Inc.

➢ 1. That Council enacts a By-law the By-law as shown in the By-laws section of this agenda to exempt from Part Lot Control certain lands, specifically described as Block 19, Plan 39M-961, as submitted by 8597685 Canada Inc.;

2. That Council instruct the Municipal Solicitor to register the Part-lot Control By-law as enacted, together with any revisions legally necessary for accuracy and registration, and to prepare a transfer easement from the Owner to the Municipality regarding Parts 2, 3, 4, 5, 7, 9, 11, 13, 15 and 16 (drainage and access easements) and Parts 1, 6, 8, 10, 12 and 14 as individual residential lots, as shown on Reference Plan 39R-15156 prior to registration of the Part Lot Control By-law.

Part Lot Control Exemption Application No. PLC01-2026 Applewood Meadows – Block 19, Plan 39M-961 Applicant: 8597685 Canada Inc. - Pdf

7.12. 2026-94 433 - 486

Development Charge Reduction Program (DCRP) – Application Direction

➢ That Council receive this report on the Development Charge Reduction Program (DCRP) for information; and

That Council provide direction to staff on the submission of an application to the Development Charge Reduction Program

prior to the June 19, 2026 deadline, comprising of the Watermain Twinning (Phase 1) Project and Water Booster Station projects, on the basis of a 30% residential development charge rate reduction maintained for three years, at an estimated municipal contribution of $270,000 representing the required 10% share of eligible project costs to be funded from future municipal budgets.

Development Charge Reduction Program (DCRP) – Application Direction - Pdf

8. Items For Information Purposes

8.1. 2026-75 487 - 503
Official Plan and Zoning By-law 5 Year Review Process
Official Plan and Zoning By-law 5 Year Review Process - Pdf

9. Unfinished Business

10. By-laws

10.1. XXX-2026 504 - 505
Part Lot Control (2 & 4 Cardinal Court - Block 18)

- That Council gives a bylaw its first, second and third reading and finally passes on this date:
  Being a By-law under the provisions of Section 50(5) of the Planning Act, R.S.O., 1990, Chapter P.13, as amended, designating certain lands situated in the Municipality of Brighton, specifically described as Block 18, Plan 39M-929, exempt from Part Lot Control.

XXX-2026 Part Lot Control (2 & 4 Cardinal Court - Block 18) - Pdf

10.2. XXX-2026 506 - 507
Part Lot Control Exemption Application No. PLC01-2026
Applewood Meadows – Block 19, Plan 39M-961
Applicant: 8597685 Canda Inc.

- That Council gives a bylaw its first, second and third reading and finally passes on this

date:
Being a By-law under the provisions of Section 50(5) of the Planning Act, R.S.O., 1990, Chapter P.13, as amended, designating certain lands situated in the Municipality of Brighton, specifically described as Block 19, Plan 39M-961, exempt from Part Lot Control.

Ambrosia Way PLC Bylaw - Pdf

10.3. XXX-2026 508 - 515
Land Lease Agreement Donalea Farms

- That Council gives a bylaw its first, second and third reading and finally passes on this date:
  Being a By-Law to authorize the Mayor and Clerk to execute an Agreement between the Corporation of the Municipality of Brighton and Donalea Farms Inc. c/o Kelly R Sharpe (Leasee) regarding the use of municipally owned lands for purposes of normal farming practices on the property located in Lots 31 and 32, Concession B, described as Parts 1, 3 and 5 on Reference Plan 39R12408, in the Municipality of Brighton, in the County of Northumberland

XXX-2026 Land Lease Agreement Donalea Farms - Pdf

10.4. XXX-2026 516 - 549
Pre-Servicing Agreement (Applewood Meadows Phase IV)

- That Council gives a bylaw its first, second and third reading and finally passes on this date:
  Being a By-Law to authorize the Mayor and the Clerk to execute an agreement between the Corporation of the Municipality of Brighton and 8597685 CANADA INC., regarding a Pre-Servicing Agreement for Phase IV of the Applewood Meadows Subdivision.

XXX-2026 Pre-Servicing Agreement (Applewood Meadows Phase IV) - Pdf

10.5. XXX-2026 550 - 551
Part Lot Control Exemption Bylaw - Block 18

- That Council gives a bylaw its first, second and third reading and finally passes on this date:
  Being a By-law under the provisions of Section 50(5) of the Planning Act,
  R.S.O., 1990, Chapter P.13, as amended, designating certain lands situated in the Municipality of Brighton, specifically described as Block 18, Plan 39M-929, exempt from Part Lot Control.

XXX-2026 Part Lot Control Exemption Bylaw - Block 18 - Pdf

10.6. XXX-2026 552 - 557
Amendment 21 Adoption to the Official Plan of the Corporation of the Municipality of Brighton

- That Council gives a bylaw its first, second and third reading and finally passes on this date:
  Being a By-law to adopt an Amendment to the Official Plan of the Corporation of the Municipality of Brighton.

XXX-2026 Amendment 21 Adoption to the Official Plan of the Corporation of the Municipality of Brighton - Pdf

10.7. XXX-2026 558 - 559
Part Lot Control Exemption Bylaw - Block 36, 30 and 32 Beacon Drive

- That Council gives a bylaw its first, second and third reading and finally passes on this date:
  Being a By-law under the provisions of Section 50(5) of the Planning Act, R.S.O., 1990, Chapter P.13, as amended, designating certain lands situated in the Municipality of Brighton, specifically described as Block 36, Plan 39M-959, exempt from Part Lot Control.

XXX-2026 Part Lot Control Exemption Bylaw - Block 36, 30

and 32 Beacon Drive - Pdf

10.8. XXX-2026 560 - 561
Part Lot Control Exemption Bylaw, Block 17, Cardinal Court

➢ That Council gives a bylaw its first, second and third reading and finally passes on this date:
Being a By-law under the provisions of Section 50(5) of the Planning Act, R.S.O., 1990, Chapter P.13, as amended, designating certain lands situated in the Municipality of Brighton, specifically described as Parts 9,10,11 of Registered Plan 39R14669, and Parts 12,13, and 14 of Registered Plan 39R14669, Block 17, Plan 39M-929, not subject to Part Lot Control

XXX-2026 Part Lot Control Exemption Bylaw, Block 17, Cardinal Court - Pdf

11. Question Period

12. In Camera Session

13. Confirmatory By-law

13.1. Confirm the proceedings of the meeting.

➢ That Council gives a by-law its first, second and third reading and finally passed on this date; being a by-law to confirm the proceeds of the Corporation of the Municipality of Brighton Planning meeting held on June 15, 2026.

14. Adjournment

14.1. Adjournment of the meeting

➢ That the June 15, 2026 Council Planning meeting adjourn at _____ p.m.

Municipality of Brighton

Staff Report

Meeting Date:	15 Jun 2026
To:	Mayor and Council
Prepared By:	Miranda Brintnell, Planner 1
Reviewed By:	Ron Warne, Manager of Approvals/Paul Walsh, Director of Planning
Department:	Planning and Development
Staff Report Number:	PD2026-74
Subject/Title:	Application: Consent Application (B04-2026) 204 Ontario St

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Recommendation(s):
That Council approve Consent application B04-2026 for the creation of a new residential lot on lands municipally known as 204 Ontario Street, subject to the Conditions provided in this report.

Background/Purpose:
Executive Summary
The Municipality is in receipt of a Consent application submitted by A. Jarrar and C. Raney for the subject lands municipally known as 204 Ontario Street. The subject lands are located on the west side of Ontario Street, north of Raglan Street. The proposed severed lands contain a dwelling and an accessory structure (garage) with an attached shed. (please see Attachment 1: Subject Lands Map and Attachment 2: Consent Sketch).

Consent Application B04-2026
The purpose of subject Consent Application (B04-2026) is to create a new 0.14 ha (0.35 ac) lot, severed from 204 Ontario Street/County Road 66. The application will result in the retained lands having a total lot area of approximately 0.264 ha (0.65 ac) with 26.2 metres of frontage on Ontario Street. The parcel will be ‘Urban Residential One (R1) Zone’.

A Section 45(1) application (i.e. minor variance) of the *Planning Act* will be required to support the creation of this new lot due with small deficiency of lot frontage as Zoning By-law 140-2002 requires 15.0 metre minimum. The retained parcel is intended to accommodate a future dwelling and the receiving parcel benefits with more space at the back of property.

Table 1: Subject Lands and Surrounding Uses

Site Details	**Description**
Civic Address	204 Ontario Street
Frontage/Depth	40.2 metres / 100.2 metres
Present Use and Buildings	The 0.4 hectare (1 acre) subject lands contain a single detached dwelling and a detached accessory structure, with the severed lands proposed to include a future dwelling
Proposed Use and Buildings	Existing residential uses
Land uses to the north	Existing residential uses
Land uses to the east	Existing residential uses
Land uses to the south	Existing residential uses
Land uses to the west	Existing residential uses

Table 2: Information Summary from Consent Application

	Proposed Severed Lands B04-2026	**Proposed Retained Lands B04-2026**
County Official Plan Designations, Schedules A	Urban Area	Urban Area
Brighton Official Plan Designation(s), Schedules A Map 12D	'Residential' Designation with Special Policy Area #6	'Residential' Designation with Special Policy Area #6
Existing Zoning	Urban Residential One (R1) with Floodplain Overlay	Urban Residential One (R1) with Floodplain Overlay
Proposed Dimensions	0.141 ha (0.35 ac)	0.264 ha (0.65 ac)
Proposed Frontage	Frontage: 14.0 m	Frontage: 26.2 m

As the proposed severed lands do not meet the lot frontage requirement for a newly created interior lot in the Urban Residential One (R1) Zone, the Conditions of Consent will include a Minor Variance to acknowledge the 2.7 m deficiency of the proposed new lot.

Analysis/Comments:
The municipal planning authority (i.e. Municipality of Brighton) in considering all land development applications initiated under the *Planning Act* is to give regard to policies issued under the *Planning Act*, being the Provincial Planning Statement (2024), the County of Northumberland Official Plan, and the Municipality of Brighton Official Plan. Accordingly, Planning staff offer comments below regarding pertinent designations and policies. The application was reviewed in accordance with all applicable provincial and municipal policies and regulations, including the following:

- Provincial Planning Statement (the PPS)
- County of Northumberland Official Plan
- Municipality of Brighton Official Plan
- Municipality of Brighton Zoning By-law

The PPS provides policy direction on matters of Provincial interest and aims to permit appropriate development while ensuring that matters of Provincial interest, public health and safety, and the quality of the natural environment are protected. As in accordance with the *Planning Act*, all planning decisions in Ontario must be consistent with the policies of the PPS. In accordance with Section 3 (5) of the *Planning Act*, all planning decisions in Ontario must be consistent with the policies of the PPS and conform with the upper and lower tier municipal plans. The PPS encourages efficient land use planning and growth management to create and maintain strong communities and a healthy environment while encouraging economic growth over the long term.

The County of Northumberland Official Plan establishes a broad, upper-tier policy framework that provides guidance to local municipalities in preparation of the updated local Official Plans, Official Plan Amendments and Zoning By-laws. It establishes a framework for coordination among the local municipalities. The Consent Application has been deemed complete by Staff and the proposed application satisfies the criteria of Section 53 of the *Planning Act*.

<u>Healthy Communities:</u>
The subject lands are considered part of the urban area and intensification area of Brighton. Under the Provincial Policy Framework, the PPS provides a framework for residential development within urban settlement areas. Residential development is permitted within settlement areas, provided it is appropriate for the infrastructure and public service facilities, supports active transportation and is an efficient use of land and resources. The proposal will contribute to appropriate redevelopment within the area. Under the policies of the PPS, the subject lands are considered part of the built-up area, more specifically being identified as the urban area.

The Northumberland County and Municipality of Brighton Official Plans aim to ensure the provision of an appropriate range of housing types and densities to meet the needs of current and future residents (Section C1.5.1 & Section 2.3.10).

The Northumberland County Official Plan (Section B1) outlines that urban areas and rural settlement areas shall be the focus of growth, and their vitality and regeneration shall be promoted. Section C1.2.1 of the Northumberland County Official Plan indicates that Residential Areas shall maintain character and identity, encourage a range of house, promote efficient use of services, encourage increases in density, promote compatible land uses, encourage high standards of urban design, establish safe, functional, and attractive communities, and implement safe street designs for active transportation.
Section C1.2.1 of the Northumberland County Official Plan indicates that Residential Areas shall maintain character and identity, encourage a range of house, promote efficient use of services, encourage increases in density, promote compatible land uses, encourage high standards of urban design, establish safe, functional, and attractive communities, and implement safe street designs for pedestrian oriented travel.

Section 2.1.1 of the Municipality of Brighton Official Plan provides guidance on urban areas which consists of lands within the main settlement area within the Municipality. The urban area is compromised of a variety of land uses, including residential, commercial, industrial, institutional, and recreational activities. Section 5.2.1 provides policy direction relating to the general criteria for land severance approvals.

Housing
The PPS, Northumberland County Official Plan, and Municipality of Brighton Official Plan outline the requirement to provide for a range and mix of housing options and densities to meet the needs of current and future residents.
The proposed lot creation is minor in nature and consistent with the policy requirements for housing and the available supply of housing in the Municipality.
Servicing
Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. New development in the urban area is required to connect to the municipal water supply and sewage treatment systems. The proposed new lot will be required to connect to municipal services available on Ontario Street.

Transportation
The PPS, Northumberland County Official Plan, and Municipality of Brighton Official Plan outline the requirements to provide safe and energy efficient transportation systems for moving people and goods. The lands subject to this Consent application are currently accessed from Ontario Street, a Public Street fully maintained by the Municipality of Brighton.

The Brighton Transportation Masterplan (2025) highlights the importance of the Arterial Road classification as “[a focus corridor] that serves of the few significant north-south corridors in the urban area”; further, the Masterplan calls for a Multi-Use Path (MUP) on Ontario Street and a second MUP immediately south on Raglan Street. Road widening is required to fulfill this recommendation and roadwork may need to wait until 2027.

Natural Heritage

The PPS provides framework for the protection of natural features to ensure no negative impacts to features or their environmental function. Northumberland County and Brighton Official Plans indicate that no development or site alteration will be permitted within natural heritage features and areas, unless it has been demonstrated that there will be no negative impact on the natural features or their ecological functions. No natural heritage features were identified on the subject lands that will be impacted by the subject application.

Natural Hazards

Development shall generally be directed away from hazardous lands which are impacted by flooding and/or erosion hazards. No such hazards have been identified regarding the subject lands.

Summation:

Staff are satisfied that the Consent application is consistent with the PPS and conforms with the County of Northumberland Official Plan, and the Municipality of Brighton Official Plan as the proposed development meets the intended policies of healthy communities, housing and servicing, while representing good planning and desirable urban development within the community.

Consent Conditions B04-2026:

Based on the above, Staff are recommending that Council grant provisional Consent to Application B04-2026 subject to the following Conditions:

Each condition imposed must be met within two years of the date of the Notice of Decision, as required by Section 53 of the Planning Act, R.S.O. 1990, as amended. If conditions are not fulfilled as prescribed within two years, the application shall be deemed to be refused. Provided that all conditions are satisfied, the Certificate of Official is to be presented to the Director of Planning and Development for certification under Section 53(42) of the Planning Act, R.S.O. 1990 as amended.

Therefore, the Owner shall submit proof of completion of having addressed the following conditions before two years of the date of the mailing of the Notice of Decision:

1. *The Owner shall provide to the Municipality a registerable description on a deed conveying the severed lands, for use for the issuance of a Certificate of Official for Consent;*
2. *The Owners shall Apply for and obtain final approval of a Section 45 application (Minor Variance) for reduced lot frontage;*
3. *The Owners shall submit an engineering site plan, including detailed grading, drainage, water, sanitary sewer, and storm sewer servicing lateral design information for the severed lands, to the satisfaction of the Director of Planning and Development and the Director of Municipal Infrastructure, Operations, and Recreation or their designate;*
4. *The Owners shall apply for and obtain all necessary permits, including a Right-of-Way Permit, for the purpose of developing the severed lands, and shall complete all approved municipal works, including the installation of water, sanitary sewer, and storm sewer service laterals to the severed lands, to the satisfaction of the Director of Municipal Infrastructure, Operations, and Recreation or their designate.*
5. *The Owners shall apply for and obtain an Entrance Permit for a driveway and a civic number assignment for the severed lands, to the satisfaction of the Director of Municipal Infrastructure, Operations, and Recreation or their designate.*
6. *The Owners shall satisfy all requirements for non-municipal utilities associated with the proposed severance, including any required approvals, clearances, easements, locates, or underground utility conditions for the installation of utility services imposed by Bell Canada, Enbridge Gas, Cogeco Communications Inc., and Hydro One Networks Inc.*
7. *That the Owners shall lay out and dedicate, by deed, to the Municipality of Brighton, a strip of land being a minimum of 14 metres from the centreline of Ontario Street for road widening purposes. It shall be conveyed to the Municipality at no cost and free of all encumbrances for future road widening purposes to the satisfaction of the Director of Planning and Development*
8. *The conveyance referenced in condition 7 above, shall be clear of any liens or encumbrances (fence lines, hazard trees or brush), all to the satisfaction of the Director of Planning and Development;*
9. *The following plan references shall be directed to sparkinson@brighton.ca:*
    a. *a digital version of the registered survey for the lot appropriate for the deed/transfer prepared for deposit with the Land Registry Office;*
    b. *Geospatial data (.dwg or .shp) of the surveyed (OLS) parcel fabric with respect to the severed and retained lands shall be submitted to the satisfaction of the Municipality;*
10. *The Owners shall apply for and obtain applications for a Municipal Consent and an Entrance permit for the severed lands, including an engineered site plan and related provisions of Municipal Services, as required, to the Satisfaction of the Director of Planning and Development, the Director of Municipal Infrastructure, Operations, and Recreation and the Manager of Infrastructure and in words satisfactory to the County of Northumberland, Bell Canada, Enbridge (Union) Gas, Cogeco Limited and Hydro One Networks Inc., complying with any underground servicing conditions as imposed;*

11. *That cash-in-lieu of parkland be paid to the Municipality in compliance with Municipal By-law No. 110-2023 "Parkland and Open Space Dedication" in an amount equal to 5% of the appraised value of the subject lands;*
12. *All taxes on all lots be paid up-to-date prior to the issuance of a Certificate of Official.*

Legal/Legislative:
No legal implications are anticipated to result from the recommendations of this report.

Financial Implications:
Staff do not anticipate financial costs related to the recommendations of this report.

Strategic Plan Alignment:
• Customer Service
• Economic Development
• Housing and Supply

Additional Strategic Plan Information:
The proposed severance of an urban residential lot supports the Customer Service, Housing and Supply, and Economic Development objectives within the Municipality of Brighton Strategic Plan. The proposed severance represents good land use planning.

Attachments:
1. Subject Lands Map
2. Consent Sketch - 204 Ontario Street

Approved by:	**Status:**
Paul Walsh, Director of Planning	Approved - 09 Jun 2026
Elana Arthurs, CAO	Approved - 11 Jun 2026
Candice Doiron, Municipal Clerk	Approved - 11 Jun 2026



Map Title
Location Map -
204 Ontario St
CON 1 PT LOT 3

Date : May 2026

Municipality of Brighton

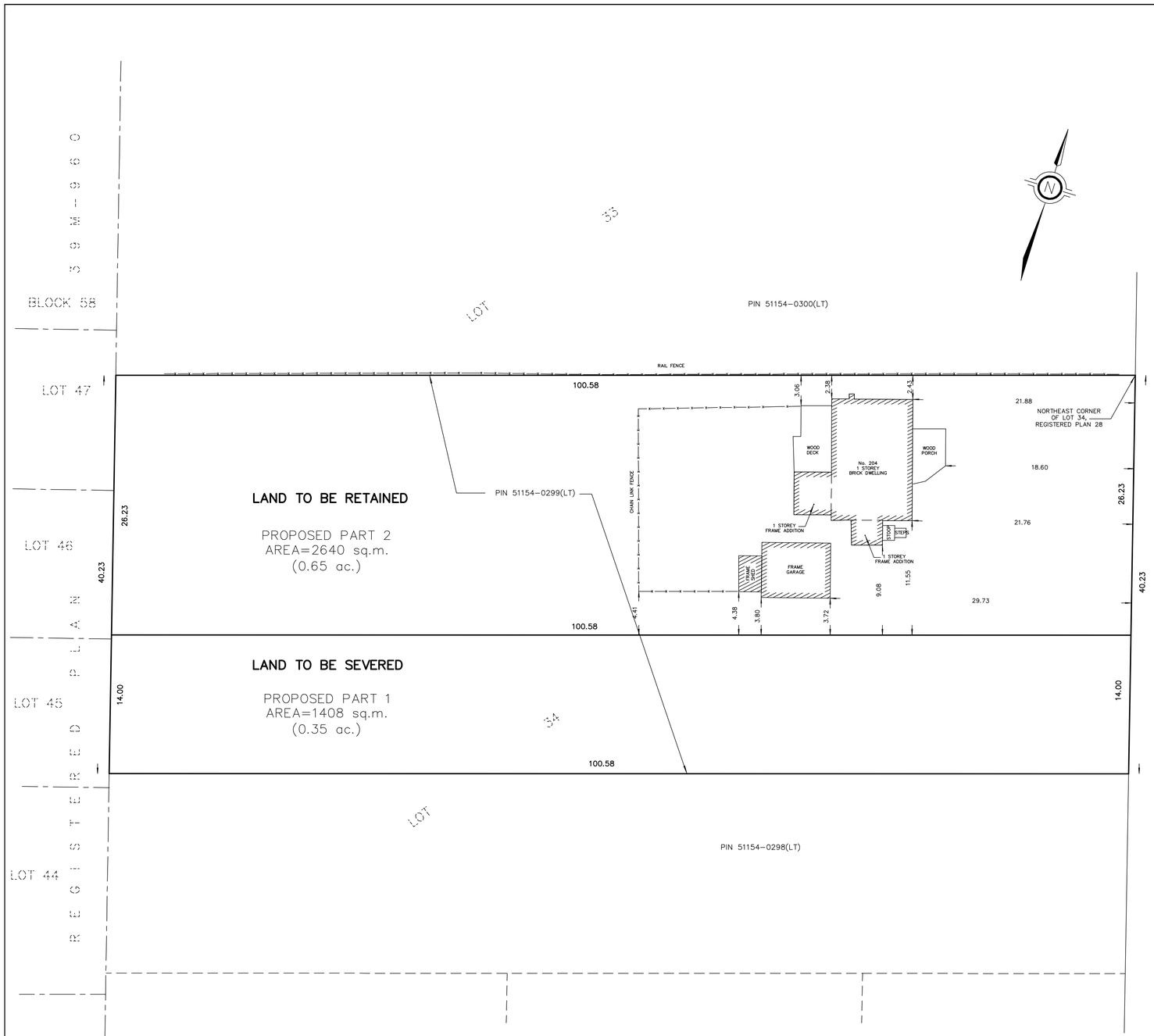
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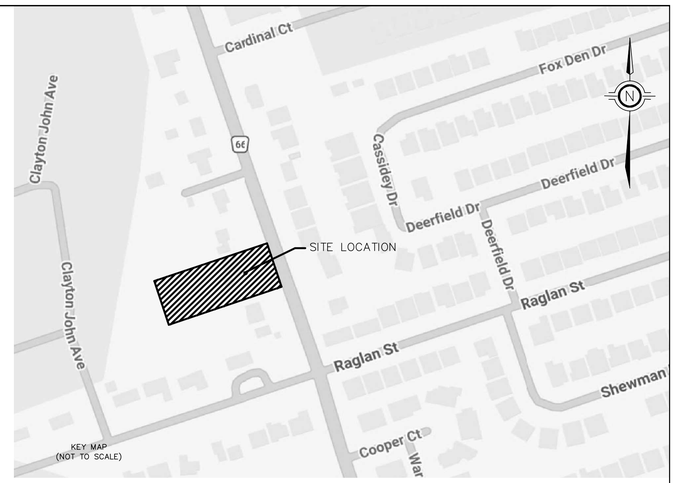
Subject Lands

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SKETCH SHOWING PROPOSED SEVERANCE OF

No. 204 ONTARIO STREET
MUNICIPALITY OF BRIGHTON

COUNTY OF NORTHUMBERLAND

0 4 8 12 16m
SCALE 1:200

THE INTENDED PLOT SIZE OF THIS PLAN IS 864mm IN WIDTH BY 559mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200.

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METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

CAUTION THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK

NOTE DIMENSIONS ARE COMPILED FROM THE SURVEYOR'S REAL PROPERTY REPORT BY M&M SURVEYING LTD., DATED FEBRUARY 05, 2026.

M&M SURVEYING LTD.
TOPOGRAPHIC SURVEYS/SCANNING/CONSTRUCTION SURVEYS
(A DIVISION OF ProVision LAND CONSULTANTS INC.)
Unit 1, 20 Humberwood Blvd., Toronto, ON, M9W 0G1
Phone:(647)233-9575
www.mmsurvey.ca
Email:info@mmsurvey.ca

DATE: June 4, 2026	CHECKED BY:MT	DRAWN BY:EA	PROJECT No.: 26-009

Municipality of Brighton

Staff Report

Meeting Date:	15 Jun 2026
To:	Mayor and Council
Prepared By:	Ron Warne, Manager of Approvals
Reviewed By:	Paul Walsh, Director of Planning/Elana Arthurs, CAO
Department:	Planning and Development
Staff Report Number:	PD2026-85
Subject/Title:	Extension of Clayton John Avenue & Amendment to Draft Plan Approval (File: SUB02-2022) & Amendment to Draft Plan Approval (File: SUB2019-03) - Applicant: Municipality of Brighton - Location: Clayton John Avenue and Ontario Street

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Recommendation(s):

1. That Council support the municipal-led revisions to Council's previous decisions regarding the draft approved subdivisions of Brighton Meadows and Westgate, for the purposes of establishing a connecting street between the two; and

2. That staff be directed to amend the Zoning By-law consistently with the revised draft plans; and

3. That Council direct staff to receive all public and agency comments and report back at the following Council session.

Background/Purpose:
Executive Summary:
The proposed extension of Clayton John Avenue requires an amendment to the 'Westgate' Plan of Subdivision (Draft Approved by Council on July 17, 2024, subject to Conditions of Draft Approval) and the 'Brighton Meadows' Plan of Subdivision (Draft Approved by Council on November 16, 2021, subject to Conditions of Draft Approval).

Clayton John Avenue is suggested to be extended approximately 294 metres to the north connecting with Lancaster Street in the Westgate subdivision.

Staff are advocating for a street connection from the 'Brighton Meadows' Draft Plan of Subdivision (SUB2019-03), running north (parallel to Ontario Street) to the 'Westgate' Draft Plan of Subdivision (SUB02-2022). Please see Attachment 1: (Subject Lands Map).

Staff are recommending a connecting road between the two plans of subdivision which will support interactions between the two subdivisions, facilitate emergency services, assist with traffic flow on Ontario Street and improve access to environmentally protected lands west of the proposed new road alignment. Council's direction is requested before subsequent submissions of the complete applications for Draft Plan and Zoning By-law Amendment for the 'Westgate' Draft Plan of Subdivision and the pending Final Approval of Brighton Meadows Draft Plan of Subdivision.

The proposed new road connection will encompass a 20 metre Right-Of-Way with municipal servicing infrastructure to be contained within this Right-Of-Way. The alignment of the new road will run from the northern terminus of Clayton John Avenue northward to connect to the future 'Lancaster Drive' (Block 63) currently under construction in conjunction with the 'Westgate' Plan of Subdivision. Please see Attachment 2: (Proposed Alignment for Road Extension – Option C).

Staff have confirmed that the new ownership of the Westgate subdivision, as well as the ownership for the Brighton Meadows subdivision, are receptive to a connecting road and support the subject amendment. Please see Attachment 3: (Support Letter from Developers).

The Municipal interests advanced in seeing this road extension are several:

- The street connection represents good planning. It promotes improved opportunities for interactions between the two developments and more direct origin-destination of active transportation, emergency routing, and public transit.
- The sanitary main may be extended south of Westgate through to the Brighton Meadows plan. This allows for the elimination of a sanitary lift station (i.e. a lift station is needed to move wastewater over a low point in the Westgate plan) that would ultimately be a major piece of infrastructure that the Municipality would need to assume and maintain. Sanitary lift station can also represent a significant energy use (longer-term cost savings for the municipality). The lift station would also be a long-term infrastructure burden (capital cost replacement) on the Municipality.
- The street intersection onto Ontario Street thorough Brighton Meadows would be maintained in the original Draft Plan design; however, the street connection allows for a more regular shape and depth to a number of lots (Lots 68-73

inclusive). These improvements add value and assessment to the residential lots, while creating a geometrically sound intersection area meeting technical engineering standards for the future intersection with Ontario Street.

- Pedestrian route will be located along the creek-side (west) of the road extension.
- While the parkland Block (Block 134) in Brighton Meadows is being reduced in area to 0.06 ha (about half the minimum parkette size identified in the Parks and Recreation Master Plan) it would remain centrally located for the two developments and offer opportunities for passive recreation as well as a gateway to the larger environmentally protected natural areas to the west.

Table 1: Area Details

Site Detail	**Description**
Civic Address	Clayton John Avenue
Present Use and Buildings	Vacant lands, currently with draft approved plans of subdivision: Brighton Meadows (File:SUB2019-03, through Block 131) and Westgate (File:SUB02-2022, through Block 16)
Proposed Use and Buildings	294m extension of Clayton John Avenue (20 metre right-of-way)
Land uses to the north	Future Westgate Residential Plan of Subdivision
Land uses to the east	Existing residential uses
Land uses to the south	Brighton Meadows Residential Plan of Subdivision – currently under construction
Land uses to the west	Environmentally Protected Natural Areas

Analysis/Comments:

Provincial Policy Statement:

The Provincial Policy Statement (PPS) provides policy direction on matters of Provincial interest and aims to permit appropriate development while ensuring that matters of Provincial interest, public health and safety, and the quality of the natural environment are protected. As in accordance with Section 3 (5) of the *Planning Act*, all planning decisions in Ontario must be consistent with the policies of the PPS. The PPS encourages efficient land use planning and growth management to create and maintain strong communities and a healthy environment while encouraging economic growth over the long term. The PPS also encourages the efficient use of existing public service facilities and requires that municipalities plan for an appropriate range and mix of land uses.

Natural Hazard Lands

The precise alignment of the road extension is tentative. An alternative option is a straighter street that is located in some areas of floodplain. Appropriately designed

municipal infrastructure is permitted to locate in a floodplain. In this instance, such location may be beneficial in making more regular in shape (and therefore more efficient for site and building development) the development of residential Blocks abutting to the east.

As proposed, the connecting street would be located within portions of the flood plain associated with Butler Creek. The PPS 2024 states,

Section 5.2 item 8. Further to policy 5.2.7, and except as prohibited in policies 5.2.3 and 5.2.6, development and site alteration may be permitted in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:

a. *development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards;*
b. *vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;*
c. *new hazards are not created, and existing hazards are not aggravated; and,*
d. *no adverse environmental impacts will result.*

The developers have retained Jewell Engineering, and they have been in discussions with Lower Trent Conservation (LTC) regarding addressing any Floodprone conditions.

Healthy Communities

The subject lands are considered part of the urban area. The PPS provides a framework for residential development within urban settlement areas. Residential development is permitted within settlement areas, provided it is appropriate for the infrastructure and public service facilities, supports active transportation, and is an efficient use of land and resources. The proposal will contribute to appropriate development within the area. The proposed road extension supports efficient use of public services and supports active transportation as cyclists may prefer using the extended road to the busier Ontario Street.

Servicing

Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human

health and safety. New development in the urban area is required to connect to the municipal

water supply and sewage treatment systems. The road extension would allow for a gravity sanitary sewer (without the assistance of a sanitary lift station) being assumed by the Municipality for long-term maintenance.

Transportation

The PPS, Northumberland County Official Plan, and Municipality of Brighton Official Plan outline the requirement to provide safe and energy efficient transportation systems for moving people and goods. The approved transportation and traffic plans for the greater Plan of Subdivision have already anticipated greater density on the subject lands, so sufficient capacity for the added traffic that would be anticipated.

The County OP identifies Ontario Street as a Local Arterial Road and part of the County Cycling Network. The cycling network is an interconnected system of cycling and walking routes that provides access to major activity and employment areas and to future public transit. The proposed development would help facilitate the use of cycling and walking routes to major areas of interest such as Presqu'ile Provincial Park.

County of Northumberland Official Plan:

The County of Northumberland Official Plan (CNOP) establishes a broad, upper-tier policy framework that provides guidance to local municipalities in preparation of updated local Official Plans, Official Plan Amendments and Zoning By-laws. The County of Northumberland Official Plan designates the subject lands as 'Urban Area,' in accordance with Schedule 'A' to the Plan.

Policies which govern the development of land in the 'Urban Area' recognize a broad range of land uses including residential. Objectives as outlined by the CNOP are generally reflective of those policies provided by the PPS; the efficient use of infrastructure and public service facilities and provide opportunities for active transportation or the use of transit. Based on the review completed thus far, Staff opine the proposed amendments conform to the CNOP, contributing to the mix of residential types in the Brighton Urban Area.

The County has advised that,

> *the proposed road extension encroaches into mapped significant woodlands and coastal wetlands, and, as proposed, would require the removal of a portion of these identified natural heritage features. As such, the County will require an updated Environmental Impact Study (EIS) prepared in accordance with Section C4.4 of the County OP substantiating the removal and recommending any mitigation measures and/or enhancement opportunities/ ecological compensation.*

Municipality of Brighton Official Plan:

The purpose of the Municipality of Brighton Official Plan ("the Official Plan" or OP) is to guide and direct the use of land in the municipality throughout the planning period. The OP provides policies that prescribe the necessary general conditions for development in the municipality.

The OP provides direction regarding connectivity of developments,

> *5.3.1 Development Patterns*

The development pattern of the proposed subdivision or condominium should mesh with existing development and roads on adjacent lands. To ensure that undeveloped lands adjacent to the proposed subdivision do not become landlocked or difficult to access, the development pattern should make provision for access to such lands if required. Wherever possible, the layout of proposed lots and roads should conform to the topography. The development pattern should also recognize and maintain natural linkages and preserve natural heritage features…

Furthermore, the OP supports the expansion of active transportation opportunities in Section 7.1.5.2.,

a. *Council will encourage the development of a "link-node" system which will link major pedestrian destinations such as schools, parks and commercial areas by a system of pedestrian paths, sidewalks and bicycle routes.*
b. *The Pedestrian and Bicycle Path network shall be designed and developed in such a manner as to provide for safe, and wherever possible, unobstructed pedestrian walkways and bicycle paths. Such facilities will be designed in a manner which minimizes the potential for conflict between other modes of transportation and the bicycle and pedestrian routes.*
c. *Where possible, the pedestrian and bicycle path network will be integrated with natural amenities such as streams and valleys, public parkland and open space areas.*
d. *Council shall, in co-operation with the appropriate agencies, investigate the opportunities for the development of pedestrian and bicycle paths along the road rights-of-way and watercourses.*
e. *It shall further be the policy of this Plan that the pedestrian and bicycle path network is considered to represent part of the transportation system and, wherever appropriate, such lands shall be dedicated as public rights-of-way. Council, in the review and consideration of development and/or redevelopment proposals, shall require the dedication of lands to be developed as part of the pedestrian and bicycle path network.*

Zoning By-law 140-2002:

The current zoning on the subject lands identified for the road extension are primarily the ‘Future Development (FD) Zone’, with small portions zoned the ‘Open Space (OS) Zone’ (associated with the planned parkette – Block 134) and the ‘Residential Two – Special Exception 42 (R2-42) Zone’ (associated with the current road allowance for Clayton John Avenue).

In accordance with Section 4.3 in the Comprehensive Zoning By-law 140-2002, as amended, a public road/ street is permitted in all zones in the municipality,

4.3 Uses Permitted in All Zones
The regulations of this By-law shall not apply to prevent the use of any land for a purpose which serves the immediate community such as a street, or to prevent

the installation of utilities which serve the immediate community such as a watermain, sanitary sewer, gas distribution main, telephone line, electric power facilities or other communication lines and accessory structures and facilities, provided that no goods, materials or equipment shall be stored in the open in a Residential Zone.

A future Zoning By-law Amendment application may be brought forth for Council consideration regarding adjacent lands not required for the road extension.

Summation:

Staff are of the opinion that the proposed road extension represents good planning, enabling the municipality to establish improved connectivity and opportunities for interactions between the two developments, expansion of the active transportation network, emergency routing, and public transit. From a financial perspective, the road extension also allows for a sanitary main to be extended along the extended road allowance, negating the need for a sanitary lift station (future maintenance of the municipality).

Subsequent work may be required prior to the final approval of the road extension, including: Floodplain analysis, potential Ecological compensation plan, Archaeological investigation, an EIS (update) as well as a Zoning By-law Amendment. A Staff report will be submitted to Council for consideration at a future date regarding the next steps in the process.

Legal/Legislative:
No legal implications are anticipated to result from the recommendations of this report.

Statutory Notice/Consultation:

Notice of the subject applications has been given in compliance with the requirements of the *Planning Act*. A Public Notice Sign for the second statutory public meeting was posted on the property on May 25, 2026. Notice of public meeting was mailed to landowners within 120 metres of the subject lands and all agencies on May 25, 2026.

Communications:

Department Comments:

Infrastructure and Operations Staff have worked in conjunction with Planning Staff to review several alignment options for this key road extension. no concerns with the proposed development and are currently reviewing plans for the proposed road extension.

Agency Comments:

As previously noted, Staff have circulated the subject applications to LTC, and the applicants' engineers remain engaged in ongoingconsultation with LTC.

While Staff anticipate LTC comments prior to recommending approval, we understand the applicant's engineer will continue to work through detailed review and design with LTC. Staff anticipate detailed comments and on-going discussions with the applicant's engineer will satisfy the LTC comments. Ecological off-setting or compensation (i.e.: replacing any loss in significant wetland with the creation of new wetlands, of equal or greater area, within the same sub-drainage area) may be an option.

As noted previously, the County of Northumberland has confirmed the proposed road extension alignment encroaches into mapped significant woodlands and coastal wetlands, requiring the removal of a portion of these identified natural heritage features. The County's requirement for an updated EIS to verify and support any removal of these features, recommending any mitigation measures and/or enhancement opportunities.

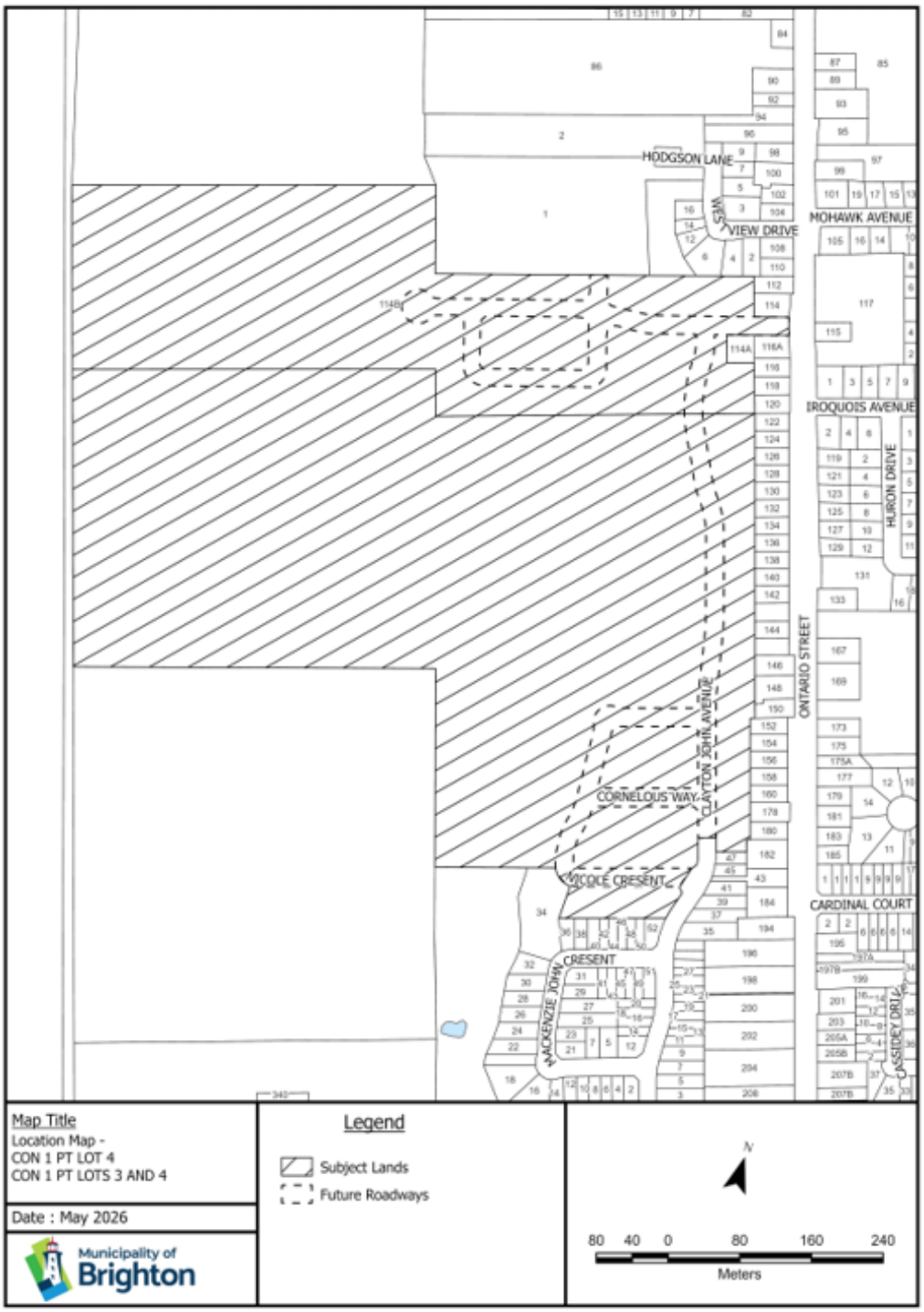
Financial Implications:
None at this time.

Additional Strategic Plan Information:
The recommendations in this report are consistent with Council's Strategic Plan objectives for building a workable and livable community and engaging with members of the community effectively and more frequently.

Attachments:
1. Subject Lands Map
2. Proposed Alignment for Road Extension - Option C
3. Support Letter from Developers

Approved by:	**Status:**
Paul Walsh, Director of Planning	Approved - 09 Jun 2026
Elana Arthurs, CAO	Approved - 11 Jun 2026
Candice Doiron, Municipal Clerk	Approved - 11 Jun 2026

Attachment 1: Subject Lands Map





GENERAL NOTES:

- ALL INFORMATION TO BE VERIFIED ON SITE PRIOR TO COMMENCING ANY WORK. ANY DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT IMMEDIATELY
- ALL UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE. THE CONTRACTOR SHALL CONFIRM THE LOCATION ON SITE AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL UTILITIES.
- EXCLUDING THE BENCHMARK AND DESCRIPTION PROVIDED FOR THIS PROJECT, NO OTHER ELEVATIONS ARE TO BE USED AS A REFERENCE ELEVATION FOR ANY PURPOSE.

METRIC NOTE:

- ALL DIMENSIONS SHOWN ARE IN METRES OR MILLIMETRES, UNLESS OTHERWISE NOTED.

GEOMETRIC NOTE:

- ALL SURVEY DATA SHOWN ON THIS DRAWING WAS RECORDED USING REAL-TIME KINETIC (RTK) GPS OBSERVATIONS IN REFERENCE TO UTM 18 NORTH COORDINATE SYSTEM.
- ALL ELEVATIONS ARE IN REFERENCE TO LOCAL DATUM NAD83 - GEODETIC MODEL MTZ_0, UNLESS DESCRIBED OTHERWISE.

* * DRAWINGS ARE NOT TO BE SCALED * *

REVISIONS

NO.	DATE	DESCRIPTION	BY

LEGEND

- 30m WETLAND SETBACK
- 15m WETLAND SETBACK
- WETLAND BOUNDARY
- 6m FLOODLINE SETBACK
- FLOODLINE
- PROPOSED PROPERTY LINES

JEWELL ENGINEERING

BRIGHTON MEADOWS
WESTGATE SUBDIVISION

BRIGHTON, ONTARIO

POTENTIAL ROAD CONNECTION
OPTION C

DRAWN BY: JH	PROJECT NO: 240-5690
DESIGNED BY:	DATE: January 2026
CHECKED BY: BK	SCALE: HORIZONTAL - 1:1000 VERTICAL - N/A
APPROVED BY:	CONTRACT NO:
	DRAWING NO: 1

F:\FTP\PROJECT FILES\1 CIVIL 3D PROJECT FILES\240923 - WALAS MARK - 114B ONTARIO STREET\CONNECTION BTW BRIGHTON MEADOWS AND WESTGATE OPTION C

May 5, 2026

Paul Walsh
Director of Planning
Municipality of Brighton

Re: Support for Municipality-Led Amendment – Westgate and Brighton Meadows Subdivisions

Dear Mr. Walsh,

We are writing to formally express our support for the Municipality-led amendment to the approved plans of subdivision for the Westgate and Brighton Meadows developments.

As we understand, the proposed amendment pertains to a refinement of the northern road network configuration, along with corresponding adjustments to servicing connections between the two developments. We recognize that this coordinated approach reflects sound planning principles and will contribute to improved integration of infrastructure, enhanced connectivity, and more efficient long-term servicing of the lands.

In our view, the Municipality's leadership in advancing this amendment demonstrates a practical and forward-looking response to evolving site conditions and technical considerations. The proposed changes will help ensure that both subdivisions function cohesively, while maintaining alignment with broader municipal planning objectives.

We appreciate the opportunity to provide our support and encourage the timely advancement of this amendment through the appropriate approval processes.

Should further discussion be required, we would be pleased to participate.

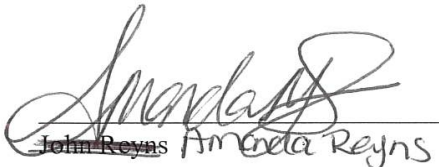
Sincerely,



Al Rose
Westgate Subdivision



Tom Behan
Westgate Subdivision



~~John Reyns~~ Amanda Reyns
Brighton Meadows Subdivision

Municipality of Brighton

Staff Report

Meeting Date:	15 Jun 2026
To:	Mayor and Council
Prepared By:	Miranda Brintnell, Planner 1
Reviewed By:	Ron Warne, Manager of Approvals/Paul Walsh, Director of Planning
Department:	Planning and Development
Staff Report Number:	PD2026-95
Subject/Title:	Official Plan Amendment (OPA01-2026) Consent Applications (B06-2026 , B07-2026) Location: 400 Chatten Road Applicants: P. Herrington and C. Herrington Agents: K. Herrington, N. MacAusland, and L. Rightmyer

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Recommendation(s):

1. That Council adopt Official Plan Amendment No.21 that will redesignate the subject lands identified as 400 Chatten Road from “Aggregate Resource" designation to the "Rural" designation, in order to facilitate proposed severances; and
2. That Council approve Consent applications B06-2026 and B07-2026 for the creation of two new residential lots while authorizing minor modifications to the lot lines in accordance with the County’s final approval of the Official Plan Amendment (File OPA01-2026); and
3. That Council grant provisional Consent for the subject severance applications B06-2026 and B07-2026, dependent on County Council approvals.

Background/Purpose:

The subject applications were submitted and deemed complete by the municipality prior to the County of Northumberland’s adoption of the upper tier Official Plan Amendment (OPA) #3 as anticipated in July/August 2026. The timing is critical in that the subject applications can be evaluated against the planning policies currently in effect at the time

of submission related to County Council Official Plan Amendments with regard for agricultural lands and aggregate resource mapping.

Subject Applications:

Official Plan Amendment (OPA01-2026)

No aggregate operations have occurred along Carman Road, with no plans for extraction to begin, and following Official Plan policies, may be re-designated. The purpose of the Official Plan Amendment is to re-designate the subject lands located at 400 Chatten Road from “Aggregate Resource” to "Rural" designation. In the County of Northumberland Official Plan, the lands would be redesignated through an Official Plan Amendment taken to County of Northumberland Council in late summer, demonstrating that the lands provide no significant sand or gravel value (Attachment 1 – Subject Lands Map). The appropriate zoning of ‘Rural Residential’ reflects the proposed Official Plan Change, due to character surrounding the site. No known agricultural uses are occurring on the subject lands.

The subject applications will require County of Northumberland’s adoption of a County OPA 21 as the upper tier decisions. Discussions have been going regarding the predicted passing of OPA #3 by County of Northumberland County Planning Council, predicated on adoption by the Ministry of Municipal Housing and Affairs, to update the County’s Official Plan Amendments. Please see the Bylaw section of the agenda for the full text of the proposed OPA of Official Plan Amendment No.21.

Consent Application (B06-2026)

The purpose of Consent application B06-2026 is to sever the subject lands to create a rural lot for a future single detached dwelling. The proposed east lot will have an area of 0.57 hectare (1.42 acres) and 63 metres of frontage along Carman Road, an assumed and maintained Public Streets. A sight triangle will be required at the intersection of Chatten Road and Carman Road and as well as road widening. in accordance with Section 4.9.7 of the Municipality of Brighton’s Official Plan policies, in order to facilitate proposed severances of the lands shown in the Planning Justification Section of this Report. Please see Attachment 2 – Consent Sketch.

Consent Application (B07-2026)

The purpose of Consent application B07-2026 is to sever the subject lands to create a second rural lot for a future single detached dwelling. The proposed west lot will have an area of 0.74 hectare (1.8 acres) with 83 metres of frontage along Carman Road.

Subject Lands:

The subject lands of civic address 400 Chatten Road are located at the intersection of Chatten Road and Carman Road, east of County Road 30. A Trans Canada pipeline and an Ontario Hydro Easement are located on the property and both agencies have provided that no concerns with proposals. A 7 metres separation from any construction will be confirmed on the edge of the surveyed easement from Trans Canada Pipeline/ Enbridge Natural Gas Line located immediately south of the proposed severed lands.

The proposed retained lands contain a single-family dwelling. It will have an area of approximately 10 hectares (24.7) acres following with the registration of the final survey reference plan. Any existing agricultural operations in proximity to the retained lands must follow Zoning and Minimum Distance Setbacks as per all provincial regulations including agricultural activities.

Table 1: Subject Lands and Surrounding Uses

Site Details	**Description**
Civic Address	400 Chatten Road
Present Use and Buildings Severed Lands	Vacant Rural/Agricultural Lands - Wellhead Protection Areas ‘‘D’ to WHPA-D
Proposed Use and Buildings Severed Lands	Future Rural Residential Dwellings
Present Use and Buildings Retained Lands	Rural residential dwelling including attached accessory structure (garage) and rural land uses
Proposed Use and Buildings Retained Lands	No Changes Proposed
Land uses to the north	Agricultural Lands including Natural Heritage Feature
Land uses to the east	Rural and Agricultural
Land uses to the south	Rural and Agricultural
Land uses to the west	-Rural and Agricultural lands, - Wellhead Protection Areas ‘C’ and ‘D’ (Please see Planning Justification Section of this Report) -Unopened Road Allowance

Table 2: Consent Information Summary

	Proposed Severed Lands of Consent Application B06-2026 East Lot	**Proposed Severed Lands of Consent Application B07-2026 West Lot**	**Retained Lands Lands of 400 Chatten Road**
Current County of Northumberland Official Plan Designations, Schedule A	Rural Area	Rural Area	Rural and Agricultural Area
Current Brighton Official Plan Designation(s), Schedules A &D Map	‘Aggregate Resources’ Designation	‘Aggregate Resources’ Designation	‘Agricultural’ Designation

Proposed Brighton Official Plan Designation(s), Schedules A & D Map	'Rural' Designation through Official Plan Amendment	''Rural' Designation through Official Plan Amendment	'Agricultural' Designation
Existing Zoning	Rural Residential (RR)	Rural Residential (RR)	Rural Residential (RR)
Proposed Dimensions	0.57 ha (1.4 ac)	0.74 ha (1.8 ac)	10 ha (24.9 ac)
Proposed Frontage	Frontage: 63m on Carman Road	Frontage: 90m on Carman Road	Frontage: 759m

Analysis/Comments:

The municipal planning authority (i.e. Municipality of Brighton) in considering all land development applications initiated under the *Planning Act* is to give regard to policies issued under the *Planning Act*, being the Provincial Planning Statement, the County of Northumberland Official Plan, and the Municipality of Brighton Official Plan. Accordingly, Planning staff offer comments below regarding pertinent designations and policies. The applications were reviewed in accordance with all applicable provincial and municipal policies and regulations, including the following:

- Provincial Planning Statement, 2024 (PPS)
- County of Northumberland Official Plan
- Municipality of Brighton Official Plan
- Municipality of Brighton Zoning By-law

<u>The Provincial Planning Statement (the PPS)</u>

The Provincial Planning Statement provides policy direction on matters of Provincial interest and aims to permit appropriate development while ensuring that matters of Provincial interest, public health and safety, and the quality of the natural environment are protected. As in accordance with the *Planning Act*, all planning decisions in Ontario must be consistent with the policies of the PPS. From Section 1.1.5.2: On rural lands located in municipalities, permitted use are: the management or use of resources and residential development, including lot creation, that is locally appropriate. The discussion around prime agricultural lands is refined in the Planning Justification Section of this report.

<u>Northumberland County Official Plan (CNOP)</u>

The County of Northumberland Official Plan establishes a broad, upper-tier policy framework that provides guidance to local municipalities in preparation of the updated local Official Plans, Official Plan Amendments and Zoning By-laws. It establishes a framework for coordination among the local municipalities. The Northumberland County Official Plan (CNOP) designates the subject property as both Rural Area and

Agricultural Area. Most of the lands proposed to be severed are within the Rural Area designation. However, the eastern portion of the subject property, which contains the proposed easterly severed lot, is designated Agricultural Area. Under Policy D3.4 of the County OP, lot creation for rural residential purposes is not permitted within designated Agricultural Areas. Initially it appeared that the Agricultural lands may available for lot creation, due to its small size, and amorphous shape in the Municipality of Brighton mapping. In the first Consent Sketch Eastern Lot the proposed lot size included the narrow piece of land incompatible with agricultural lands. The policies around prime agricultural lands do not provide flexibility and Consent Sketch has been refined to removal of any prime agricultural lands.

The subject lands are designated as 'Aggregate Resource' Area and 'Agricultural Area' on Schedules 'A' and 'B' in the County of Northumberland Official Plan (Attachment 3) Schedule 'B-2' of the County's Official Plan, portions of the subject lands appear to be mapped as a Primary Sand and Gravel Resource Area supporting known deposits of mineral aggregate resources).In. The intent of this report supports maintaining the subject lands as Rural character demonstrate by current land uses at 400 Chatten Road.

The purpose of this CNOP is to provide direction and a policy framework for managing growth and land use decisions over the planning period to 2051. The CNOP designates the subject lands as 'Rural Area', permitting residential uses. Schedule "B-2" defines 'Resource Areas, Constrain Areas and Waste Management' identifies a 'Selected Sand & Gravel Resource Area of Primary Significance'.

<u>Municipality of Brighton Official Plan (MoB OP)</u>
The proposed east and west lots (severed lands are designated "Agricultural" and "Aggregate Resource" as outlined on Schedule "A" Map 1 – Land Use of the Municipality of Brighton Official Plan with subject lands consist of aggregate resources of "Primary" significance as identified on Schedule "D" – Aggregate Resource Areas (Attachment 3)..

Section 2.3.4 of the Municipality of Brighton Official Plan ("MoB OP") limits Agricultural development areas to protect prime agricultural lands. However, in this report, mapping by the upper tier municipality confirms that the lands are not prime agricultural lands, and are fringe, typically associated with residential development. This report includes a draft Official Plan Amendment text (see Planning Justification Report Section) to the Municipality of Brighton Official Plan for revised mapping. The Consent and Official Plan Amendment Applications have been deemed completed by Staff. The proposed application satisfies criteria of Sections 22 and 53 of the *Planning Act*.

The proposed east and west lots (severed lands are designated "Aggregate Resource" as outlined on Schedule "A" Map 1 – Land Use of the Municipality of Brighton Official Plan). The subject lands consist of aggregate resources of "Primary" significance as identified on Schedule "D" – Aggregate Resource Areas (Attachment 4) and County Planning Staff have provided comments that development activity is permitted, as per

Policy E3.3.3, in known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

• The resource use would not be feasible; or
• The proposed land use or development serves a greater long-term public interest; and
• Issues of public health, public safety and environmental impact are addressed.

The three tenements described should be addressed with a registered consultant who can provide a scoped opinion. As Section 2.3.4 of the Municipality of Brighton Official Plan (MoB OP) limits Agricultural development areas to protect prime agricultural lands, no lot creation may occurred outside of any newly formed Aggregate Resource or Rural Designation. This report includes a draft OP based on Schedule 'A' . The applications have been deemed completed by Municipal Staff. The proposed application satisfies criteria of Sections 22 and 53 of the *Planning Act*.

Section 4.11.11 of the Brighton OP provides direction regarding *Source Water Protection Areas* as defined by the Province. Legislation limits land uses which pose a threat to municipal drinking water supplies in areas defined as vulnerable, in accordance with provincial standards, by virtue of their importance as a drinking water source that may be impacted by activities.

The Municipality draws its municipal water supply for the urban settlement area of Brighton from groundwater sources in the northeast corner of the Spring Valley headwaters area. A Wellhead Protection Area (WHP-A) has been delineated to protect municipal drinking water supplies and designated vulnerable areas as illustrated on Schedule "G" of the OP. Until such time as the Trent Conservation Coalition and associated Source Protection Planning Committee have developed specific land use policies for wellhead protection zones, the following general policies shall apply.

4.11.11.1. Permitted Uses

No development or site alteration shall occur within a 200 metre fixed radius the municipal WHPA. Open space and conservation uses, including, reforestation and other activities connected with the conservation of soil and wildlife shall be the only permitted uses within a WHPA. Within designated vulnerable areas permitted uses may include a single detached dwelling, conservation uses, including forestry, reforestation and other activities connected with the conservation of soil or wildlife, a hunt camp, a public use and a public park, provided Council, in consultation with the conservation authority, is satisfied that the proposed uses does not pose a threat to the integrity of the municipal drinking water supply.

A Source Water Protection Plan, as prepared by the Trent Conservation Coalition Source Water Protection Committee and approved by the Ministry of Environment,

Conservation and Parks refines the limits of the wellhead protection area delineated on Schedule “G”. Schedule “G” in the Brighton Official Plan also identifies the subject lands as being within “Wellhead Protection Area -D”. Through LTC, the Risk Management Official and Planner have confirmed that the subject lands are within the WHPA-D; however, there are no associated drinking water threats. Thus, a Section 59 application does not need to be filled out for the severance and there would be no drinking water threats.

Healthy Communities:

The PPS provides a demonstrable framework for residential development within Agricultural lands. Limited residential development within rural lands is intended to be compatible with the rural landscape, surrounding land uses, and not adversely affect agricultural uses, aggregate resources, and hydrologic features. The subject lands do not include tillable lands. The PPS notes that development within rural lands is intended to be compatible with the rural landscape, surrounding land uses, and not adversely affect agricultural uses, aggregate resources, and hydrologic features.

The subject lands are compatible with the rural landscape and surrounding land uses and has regard for the environmental features on the properties. As the Consent applications are minor in nature, it is consistent with the direction given by the PPS. Akin to the NCOP policies, limited non-farm residential development is permitted in the ‘Rural’ designation. Sections 3.14 and 4.9 outline the importance of the resource-based economy and the protection of rural and aggregate resource lands.

The Northumberland County and Municipality of Brighton Official Plans aim to ensure the provision of an appropriate range of housing types and densities to meet the needs of current and future residents (Section C1.5.1 & Section 2.3.10).

Primary, Secondary Resource and Mineral Extraction:

The PPS provides a demonstrable framework for existing mineral development under 4.5.2. ‘Protection of Long-Term Resource Supply’ including in Section 5:

In known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

a. *resource use would not be feasible; or*

b) the proposed land use or development serves a greater long-term public interest; and

c) issues of public health, public safety and environmental impact are addressed.

Aggregate resource policies are provided in the CNOP (Section D5) which note that incompatible development and/or any development that would preclude the resource use from continuing is discouraged where the resources are known or mapped and on the adjacent lands. The policies support development that will “ensure that extraction is carried out in a manner that minimizes social, economic and environmental impacts”.

The Municipality of Brighton Aggregate Extraction Schedule 'D' identified a small primary reserve. The County of Northumberland Planning Staff have confirmed that there does not appear that an aggregate resource use would be feasible on this property.

Minimum Distance Separation (MDS):

A Minimum Distance Separation Setback I calculated has been completed following Implementation Guidelines. The MDS calculation was completed by Staff on behalf of the property owner using current data provided by the owner. The subject property is within 1.5 kilometres of land used for the purposes of housing livestock.

Four (4) vacant agricultural structures for livestock are present at 231 Carman Road immediately west of the subject lands. A site visit was completed on May 14, 2026. Staff note that no livestock is present and the MDS setbacks are calculated as 81 metres (266 ft) from the closet point when calculating the area of influence.

MDS I Calculations are completed to ensure minimum land use conflicts occur between livestock operations and sensitive land uses (Attachment 5 – MDS Calculation). The required interior side yard setback for any residential building is 9.0 meters, providing further separation between non-agricultural development and existing livestock facilities as required by OMAFA. The MDS calculation demonstrates that the proposed development for two (2) Type A lot creation falls outside the area of influence.

The MDS calculation demonstrates that the proposed development of the residential single detached dwelling is located outside the MDS requirements. The MDS information was submitted using information provided via email by the proponent. The setbacks have been confirmed with the County of Northumberland.

Housing

The PPS requires planning authorities to provide for an appropriate range and mix of housing types and densities to meet the projected requirements of current and future residents of the regional market area (Section 1.4.1). The Northumberland County and Municipality of Brighton Official Plans aim to ensure the provision of an appropriate range of housing types and densities to meet the needs of current and future residents (Section C1.5.1 & Section 2.3.10).

Servicing

The PPS and Northumberland County Official Plan note that, where municipal sewage services and municipal water services or private communal sewage services and water services are not available, planned or feasible, individual onsite sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts (Section 1.6.6.4 & Section B14).

The Municipality of Brighton Official Plan states thatindividual on-site sewage and water services(e.g., septic systems and wells) shall be used for new development where municipal sewage and water services cannot be provided (Section 3.4).

Transportation

The PPS states transportation systems should be provided, which are safe, energy efficient, facilitate the movement of people and goods and are appropriate to projected needs (Section 1.6.7.1). The PPS also encourages a land use pattern, density and mix of uses to minimize the length and number of vehicles trips and support current and future use of transit and active transportation (Section 1.6.7.4).

The Municipal Official Plan requires transportation systems to be planned and managed to provide connectivity among transportation modes for moving people and for moving goods, while the Northumberland County Official Plan encourages the facilitation of safe and efficient movement of people and goods within the County's communities and to and from adjacent municipalities (Section E2.1). Section 51(24) of *the Planning Act* requires a number of criteria be considered in review of a consent, including item (e):

"(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;"

Natural Heritage

The PPS provides a framework for the protection of natural features to ensure no negative impact to the feature or their environmental function. Northumberland County and Brighton Official Plans indicate that no development or site alteration will be permitted within natural heritage features and areas, unless it has been demonstrated that there will be no negative impact on the natural features or their ecological functions.

The PPS provides a framework for the protection of natural features to ensure no negative impact on the feature or their environmental function. Northumberland County and Brighton Official Plans indicate that no development or site alteration will be permitted within natural heritage features and areas, unless it has been demonstrated that there will be no negative impact on the natural features or their ecological functions.
The severed lands of proposed severed lots fall within the Wellhead Protection Area D. Lower Trent Conservation (LTC) was consulted and the Trent Source Water Protection Risk Management Official/Inspector provided technical assistance, stating there are no associated drinking water threats within the Wellhead Protection Area Zone 'D'. There the proposed severances have no policies contained in the Trent Source Protection Plan. The lands are located outside of the *Ontario 41/24* Screening Area. The property located at 400 Chatten Road is currently serviced by individual on-site sewage and water services The severed portion of the property does not currently contain water and sewage services.

Natural Hazards

Development shall generally be directed away from hazardous lands which are impacted by flooding and/or erosion hazards. Preliminary comments including comments on Source Water Protection from LTC demonstrate no known flooding and natural hazards.

Planning Justification Report:

The Northumberland County Official Plan (County OP) designates the subject property as both Rural Area and Agricultural Area. Most of the lands proposed to be severed are within the Rural Area designation. However, the eastern portion of the subject property, which contains the proposed easterly severed lot, is designated Agricultural Area. Under Policy D3.4 of the County OP, lot creation for rural residential purposes is not permitted within designated Agricultural Areas. Initially it appeared that the Agricultural lands may available for lot creation, due to its limited shape in the initial Consent Sketch (Attachment 5 – CNOP Schedule 'A' Map of Agricultural Lands). These policies do not provide flexibility. The Consent Sketch was revised following County Planning comments and removed any agricultural lands. The Aggregate Resource Designation will be amended through an Official Plan application and the original Consent Sketch has been replaced (Attachment 7). New Consent Sketches leave a small parcel behind, a narrow remnant fronting with 42 metres along Chatten Road (0.7 acres), and may be considered too narrow for normal agricultural practices. It must be excluded as new lots creation from the PPS as per the PPS 2024 Section 4.4.3. The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 4.3.3.1.c). 4.3.4 Removal of Land from Prime Agricultural Areas. To date, the removal of land from prime agricultural lands has not occurred from the upper tier direction. The exact lot fabric must keep any prime agricultural lands outside of lot creation.

The subject lands are designated as Aggregate Resource Area and Agricultural Area on Schedule 'A' in the County of Northumberland Official Plan (CNOP).In accordance with Schedule 'B-2' of the County's Official Plan, portions of the subject lands appear to be mapped as a Primary Sand and Gravel Resource Area supporting known deposits of mineral aggregate resources. This change in Official Plan Land Use 'Schedule A' of Brighton's Official Plan mapping requires an Official Plan Amendment. The intent of this report supports maintaining the subject lands as Rural character demonstrate by current land uses at 400 Chatten Road

Summation:

Staff are satisfied that the Official Plan Amendment and Consent applications are consistent with the PPS and conforms with the County of Northumberland Official Plan, and the Municipality of Brighton Official Plan. To date, the proposed development meets the intended policies of healthy communities, housing, servicing, transportation, natural heritage, and natural hazards, while representing good planning and desirable urban development within the community.

Consent Conditions B06-2026 and B07-2026:

Based on the above, Staff are recommending that Council grant provisional Consent to Applications B06-2026 and B07-2026 subject to the Notice of Decision making reference to the following Conditions:

Each condition imposed must be met within two years of the date of the Notice of Decision, as required by Section 53 of the Planning Act, R.S.O. 1990, as amended. If conditions are not fulfilled as prescribed within two years, the application shall be deemed to be refused. Provided that all conditions are satisfied, the Certificate of Official is to be presented to the Director of Planning and Development for certification under Section 53(42) of the Planning Act, R.S.O. 1990 as amended.

Therefore, the Owners shall submit proof of completion of having addressed the following conditions before two years of the date of the mailing of the Notice of Decision:

1. *The Owners shall provide to the Municipality a registerable description on a deed conveying the severed lands, for use for the issuance of a Certificate of Official for Consent including any instruments related to Ontario Hydro and the Trans Canada Pipeline;*
2. *That the Owners shall convey to the Municipality, at no cost and free of all encumbrances, lands sufficient to provide a 10.0 metre road widening measured from the centreline of Carmen Road, and Chatten Road, to the satisfaction of the Municipality and the Director of Planning and Development;*
3. *Sufficient land be deeded to the Municipality, at no cost and free of all encumbrances, a daylight triangle at the north-east intersection of Chatten Road and Carmen Road, measured from the point of intersection of the street lines, free and clear of all visual obstructions, to the satisfaction of the Municipality,*
4. *A digital copy shall be directed to sparkinson@brighton.ca and mbrintnell@brighton.ca of the following:*
    a. *a registerable survey for the lots and the appropriate deed/transfer be prepared (and deposited with the Land Registry Office/Municipal Clerk),*
    b. *Geospatial data (.dwg or .shp) of the surveyed (OLS) lot fabric with respect to the severed and retained lands shall be submitted to the satisfaction of the Municipality;*

5. *The Owners shall apply for and obtain applications for Entrance permits for the severed lands as required, to the Satisfaction of the Municipality;*
6. *The Municipality's Risk Management Official for the Source Water Protection Plan provides comments supportive to the consent decision;*
7. *That cash-in-lieu of parkland be paid to the Municipality in compliance with Municipal By-law No. 110-2023 "Parkland and Open Space Dedication" in an amount equal to 5% of the appraised value of the subject lands;*
8. *All taxes on all lots be paid up-to-date prior to the issuance of a Certificate of Official.*

9. *The Owners shall satisfy all requirements for non-municipal utilities associated with the proposed severance, including any required approvals, clearances, easements, locates, or underground utility conditions.*

Communications:

Statutory Notice/Consultation:
Notice of the Official Plan Amendment and Consent Application was provided in compliance with the Statutory Notice requirements of the *Planning Act*. A Public Notice Sign was posted on the property on May 22, 2026; additionally, a Notice of Public Meeting was mailed to landowners within 120 metres of the subject lands and all agencies on May 22, 2026.

Department Comments:
Staff have received no objections to the approval of the subject applications. Public Works has provided conditions of consent. The proposal was presented at the Development Review Team meeting.

Legal/Legislative:
No legal implications are anticipated to result from the recommendations of this report.

Financial Implications:
Staff do not anticipate financial costs related to the recommendations of this report.

Additional Strategic Plan Information:
The recommendations in this report are consistent with Council's Strategic Plan objectives for building a workable and livable community, and housing initiatives. Good land use planning include collaboration with County Planning Staff.

Attachments:

1. Subject Lands Map
2. Consent Sketch
3. County Schedules 'A' and 'B2' Maps
4. Brighton Official Plan Maps Schedules 'A' and 'D' Maps
5. MDS I Calculation
6. Draft Official Plan Amendment 21 Text
7. Original Consent Sketch (May 2026)

Approved by:
Paul Walsh, Director of Planning

Status:
Approved - 11 Jun 2026

Elana Arthurs, CAO	Approved - 11 Jun 2026
Candice Doiron, Municipal Clerk	Approved - 11 Jun 2026



Map Title
Location Map -
400 Chatten Rd
CON 3 PT LOT 34

Date : May 2026

Municipality of Brighton

Legend

Subject Lands

N

40 20 0 40 80 120 160

Meters

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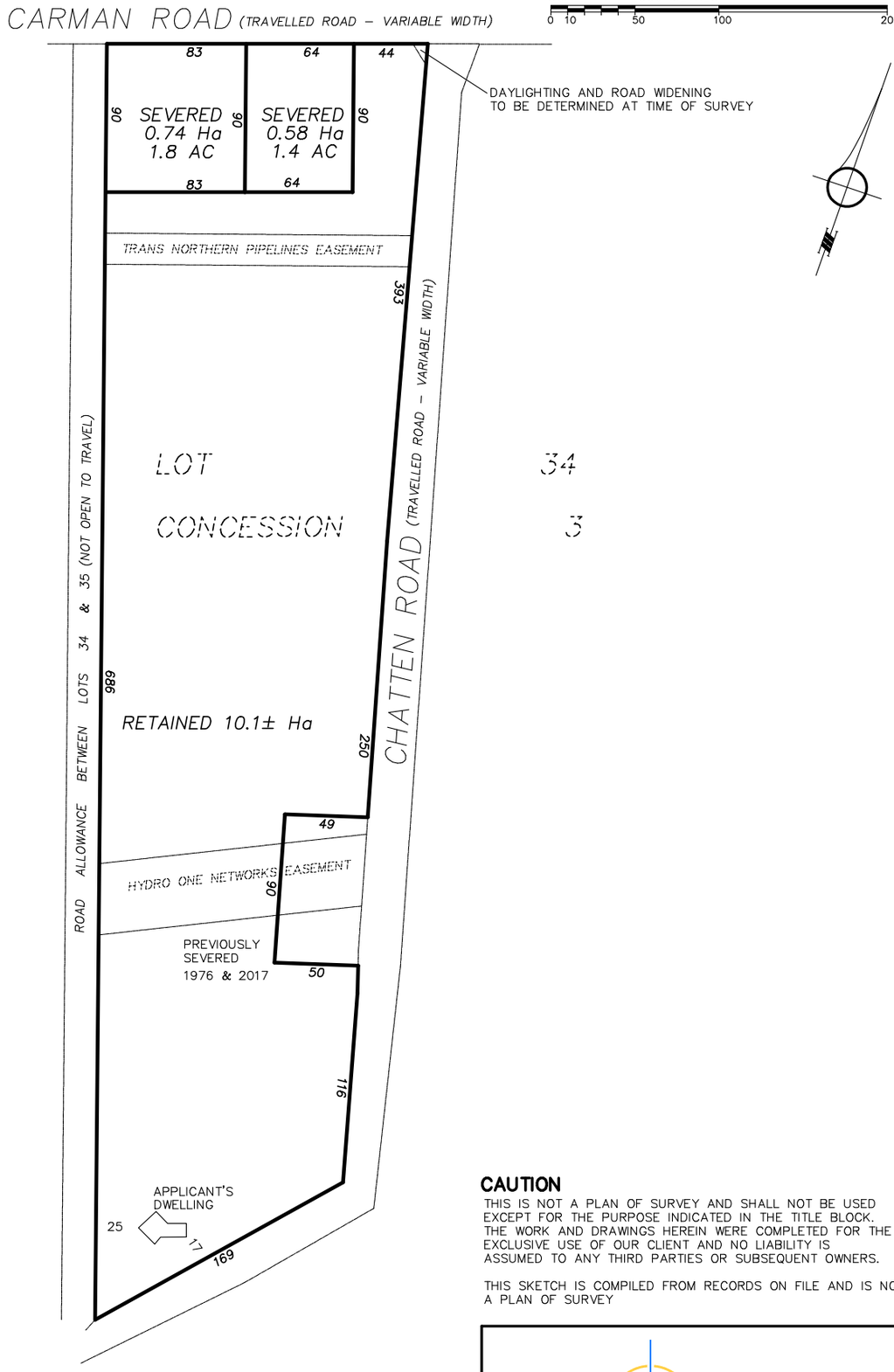
CONSENT SKETCH SHOWING

PART OF LOT 34, CONCESSION 3

MUNICIPALITY OF BRIGHTON

SCALE 1 : 2500 METRES

0 10 50 100 200



CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK. THE WORK AND DRAWINGS HEREIN WERE COMPLETED FOR THE EXCLUSIVE USE OF OUR CLIENT AND NO LIABILITY IS ASSUMED TO ANY THIRD PARTIES OR SUBSEQUENT OWNERS.

THIS SKETCH IS COMPILED FROM RECORDS ON FILE AND IS NOT A PLAN OF SURVEY

DISTANCE NOTES – METRIC

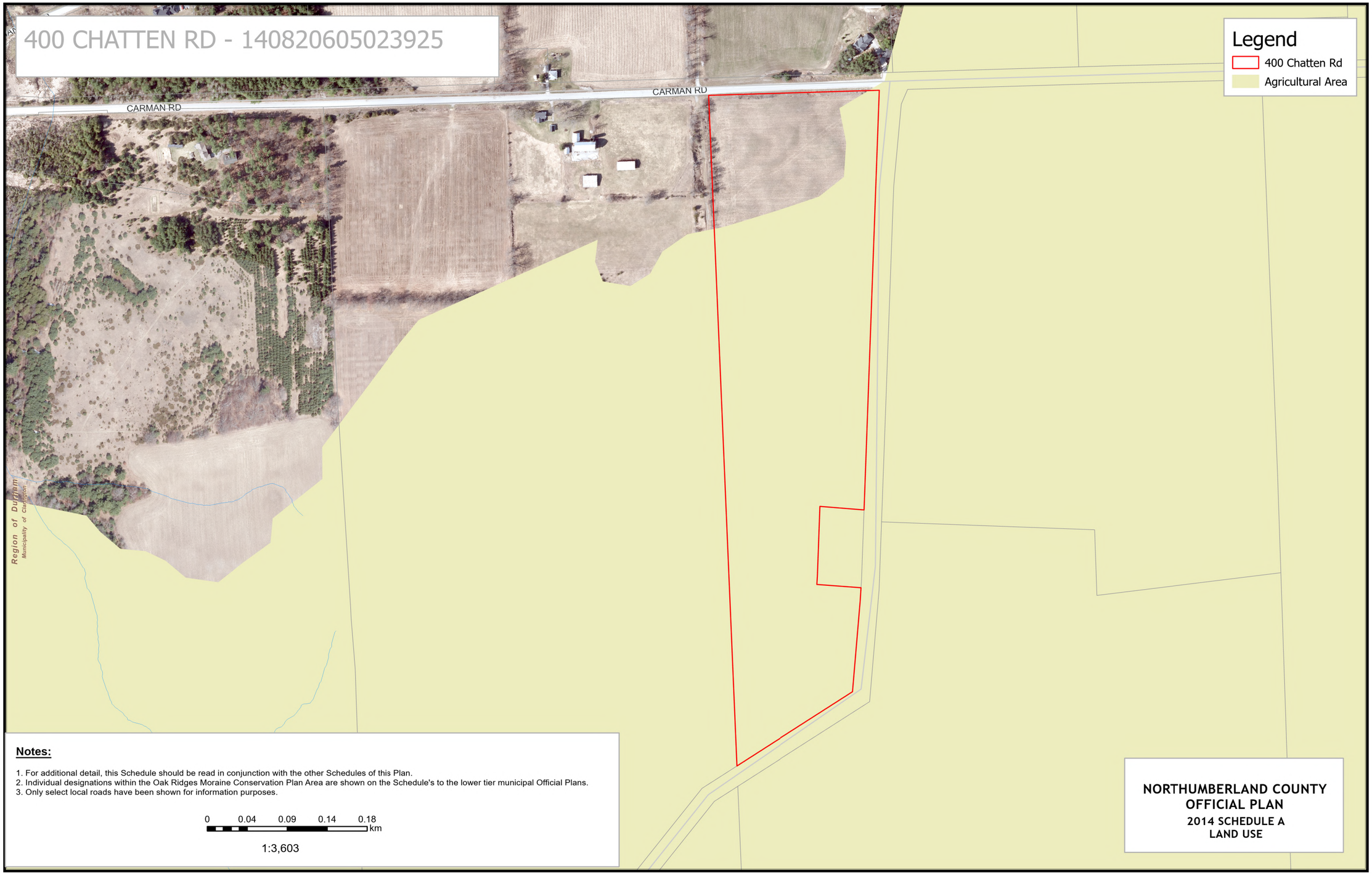
DISTANCES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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PARTY CHIEF: NA	DRAWN BY: KB	CHECKED BY: KB	PLOT DATE: JUNE 10, 2026

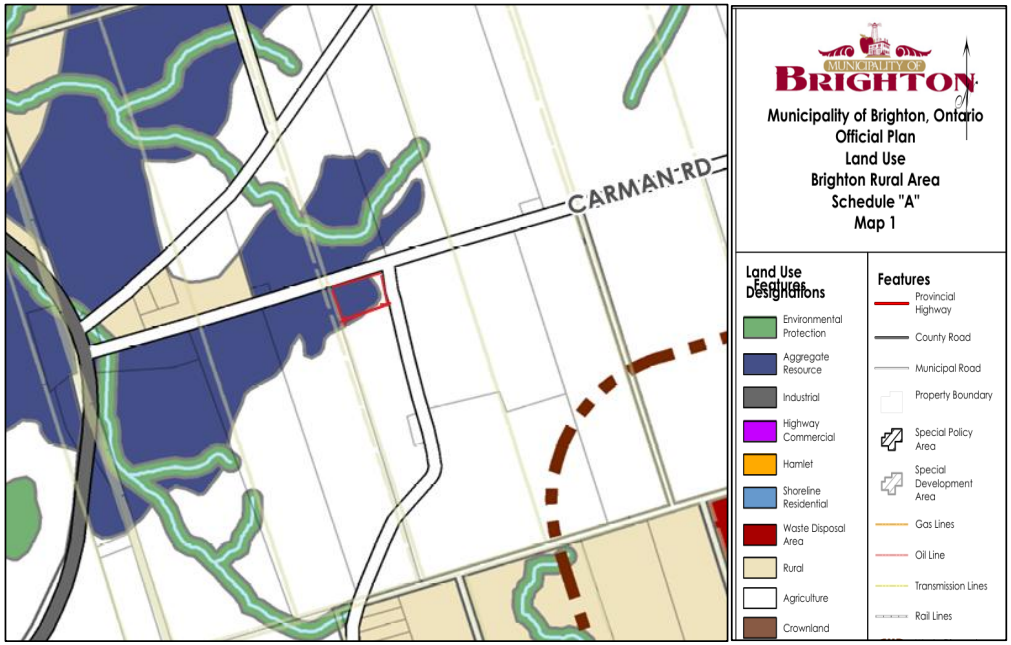
FILE NAME: A-059531_SKETCH_V2


400 CHATTEN RD - 140820605023925
CARMAN RD
CARMAN RD
Region of Durham
Municipality of Clarington
Legend
400 Chatten Rd
Agricultural Area
Notes:
1. For additional detail, this Schedule should be read in conjunction with the other Schedules of this Plan.
2. Individual designations within the Oak Ridges Moraine Conservation Plan Area are shown on the Schedule's to the lower tier municipal Official Plans.
3. Only select local roads have been shown for information purposes.
0 0.04 0.09 0.14 0.18
km
1:3,603
NORTHUMBERLAND COUNTY
OFFICIAL PLAN
2014 SCHEDULE A
LAND USE

Official Plan Mapping, Municipality of Brighton
Schedule 'D'



Official Plan Mapping, Municipality of Brighton
Schedule 'A'



Ontario

AgriSuite

MDS I

General information

Application date
May 5, 2026

Municipal file number
B06-2026 and B07-2026

Proposed application
Lot creation for a maximum of three non-agricultural use lots

Applicant contact information
Chris Herrington
400 Chatten Road
ON
613-922-7410

Location of subject lands
County of Northumberland
Municipality of Brighton
CRAMAHE
Concession 3 , Lot 35
Roll number: 140820605023901

Notes
CON 3 S PART LOT 5

Calculations

231 Carman

Farm contact information
MOHAMMAD ALI REZA
231 carman road
Brighton, ON
613-439-8751

Location of existing livestock facility or anaerobic digestor
County of Northumberland
Municipality of Brighton
CRAMAHE
Concession 3 , Lot 35
Roll number: 140820605024100

Total lot size
93 ac

Notes
202 Type II 2 storey as Type 1 Storey from 1898

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	0 ft²	0 NU	NA
Solid	Dairy, Heifers Large Frame (182 - 545 kg) (eg. Holsteins), Deep Bedded	7	3.5 NU	490 ft²

Confirm Livestock/Manure Information (231 Carman)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Unoccupied Barn or Unused Storage (231 Carman)
The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Setback summary

Existing manure storage	**No storage required (manure is stored for less than 14 days)**
Design capacity	**3.5 NU**
Potential design capacity	**3.5 NU**

Factor A (odour potential)	**0.7**	Factor B (design capacity)	**150**
Factor D (manure type)	**0.7**	Factor E (encroaching land use)	**1.1**

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	**81 m (266 ft)**
Actual distance from livestock barn	**NA**
Storage base distance 'S' (minimum distance from manure storage)	**No existing manure storage**
Actual distance from manure storage	**NA**

Preparer signoff & disclaimer

Preparer contact information

Miranda Brintnell
Municipality
67 Sharp Rd
Brighton, ON
K0K 1H0
613-770-0821
mbrintnell@brighton.ca

Signature of preparer

Miranda Brintnell	**Date (Month-Day-Year)**

Note to the user

The Ontario Ministry of Agriculture, Food and Agribusiness (OMAFA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFA will be considered to be the official version for purposes of calculating MDS. OMAFA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

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The Corporation of the Municipality of Brighton

Official Plan Amendment No. 21

To the Municipality of Brighton Official Plan

400 Chatten Road
(BRIGHTON CONCESSION 3 PART LOT 34
AND REGISTERED PLAN 39R11114 PART 1)

Municipality of Brighton

June 15, 2026

Amendment No. 21 to the Official Plan
of the
Municipality of Brighton

The attached explanatory text, constituting Amendment No. 21 to the Official Plan of the Municipality of Brighton, was prepared by the Council of the Corporation of the Municipality of Brighton under the provisions of Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, Chapter P. 13, as amended.

The amendment was adopted by the Council of the Corporation of the Municipality of Brighton by By-law No. __ in accordance with Sections 17 and 21 of the P*lanning Act*, R.S.O. 1990, Chapter P. 13, as amended, on the 15th day of June 2026.

Amendment No. 21 is subject to final approval by the County of Northumberland pursuant to Section 17(9) of the *Planning Act*, R.S.O. 1990 and Ontario Regulation 525/97, amended to O. Reg. 45/01. The decision of the Council of the Corporation of the County of Northumberland is final pursuant to Section 17(27) of the Planning Act, R.S.O. 1990, Chapter P. 13 if no appeals are received against Amendment No. 8 within the time allowed for appeal, in accordance with the requirements of Section 17 of the *Planning Act*, R.S.O. 1990, Chapter P. 13.

_____
Candice Doiron, Clerk

_____
Brian Ostrander, Mayor

The Corporation of The Municipality of Brighton

By-law No. ___-2026

Being a By-law to adopt an Amendment to the Official Plan of the Corporation of the Municipality of Brighton.

Whereas Amendment No. 21 to the Official Plan of the Municipality of Brighton has been considered and recommended for adoption by the Municipality of Brighton Planning Council;

And Whereas a Public Meeting on the proposed amendment has been held pursuant to the requirements of Section 17 of the *Planning Act*, R.S.O. 1990, Chapter P. 13, as amended;

Now Therefore the Council of the Corporation of the Municipality of Brighton in accordance with the provisions of Section 17 and 21 of the *Planning Act*, R.S.O. 1990, Chapter P. 13, as amended, hereby enacts as follows:

1. **That Amendment No. 21** to the Official Plan of the Municipality of Brighton, consisting of the attached explanatory text is hereby adopted.

2. The Clerk is hereby authorized and directed to make application to the County of Northumberland for approval of Amendment No. 21 to the Official Plan.

3. The Clerk is hereby authorized and directed to proceed with the giving of notice under Section 17(23) of the *Planning Act*.

4. **This By-law** shall come into force and take effect on the day of final passing thereof.

This By-Law Read a First, Second and Third Time, and Finally Passed This 15th Day of June, 2026.

_____ _____

Candice Doiron, Clerk Brian Ostrander, Mayor

The Constitutional Statement

Part A - The Preamble	-	does not constitute part of this amendment.
Part B - The Amendment	-	consisting of the following text and mapping constitutes Amendment No. 21 of the Municipality of Brighton Official Plan.

Amendment No. 21
To the Official Plan
of the Municipality of Brighton

Part A - The Preamble

Introduction to the Amendment:

The attached explanatory text, constituting Amendment No. 21 to the Official Plan of the Municipality of Brighton, was prepared by the Council of the Corporation of the Municipality of Brighton, under the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended.

The amendment was adopted by the Council of the Corporation of the Municipality of Brighton by By-law No. ____-2026 in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, on the 15h day of June 2026.

Amendment No. 21 is subject to final approval by the County of Northumberland pursuant to Section 17(9) of the Planning Act, R.S.O. 1990 and Ontario Regulation 525/97, amended to 0. Reg. 45/01. The decision of the Council of the Corporation of the County of Northumberland is final pursuant to Section 17(27) of the Planning Act, R.S.O. 1990, Chapter P. 13 if no appeals are received against Amendment No.13 within the time allowed for appeal, in accordance with the requirements of Section 17 of the Planning Act, R.S.O. 1990, Chapter P. 13.

Location:

The lands subject to this Amendment are municipally known as 400 Chatten Road and legally known as Concession 3 Part Lot 34 and Registered Plan 39R-11114 Part 1, in the Municipality of Brighton, County of Northumberland.

Part B - The Amendment

This part of the document, entitled `"Part B - The Amendment", and consisting of the following changes to the text, constitutes Amendment No. 21, File No. OPA01-2026 of the Municipality of Brighton Official Plan, it constitutes the following text and mapping constitutes Amendment 21of the Municipaity of Brighton Official Plan.

1. <u>Title</u>:

The following text constitutes Amendment No. 21 (File No. OPA01-2026) to the Official Plan of the Corporation of the Municipality of Brighton. The Minister of Municipal Affairs and Housing approved the Official Plan on April 25, 2014.

2. Purpose and Effect of the Application:

The **Purpose** of Amendment No. 21 is to:

- Provide mapping changes to the Official Plan of the Municipality of Brighton in order to establish a policy framework pertaining to 400 Chatten Road to allow for the severance of two (2) new residential lots.

The **Effect** of the amendment will be to:

- Remove and modify designations that are no longer appropriate for the property, redesignate other portions of the property and to provide for two new rural residential lots.

3. Location of the Affected Lands:

The lands subject to this amendment are the whole of the lands municipally known as 400 Chatten Road.

4. Basis of The Amendment:

The basis for this Amendment is contained in the staff information report dated June 15, 2026. The Municipality has initiated an amendment to the Municipality of Brighton Official Plan to implement the staff recommendations of the report following municipal review regarding the rural residential development for the property located at 400 Chatten Road. This amendment redesignates land uses and updates appropriate features on multiple schedules. The OPA is part of a comprehensive regulatory framework including Consent applications (B06-2026 and B07-2026).

5. Details of The Amendment:

The Municipality of Brighton Official Plan is amended by the following schedule changes which shall constitute Amendment Number 21 to the Municipality of Brighton Official Plan.

Schedule Changes:

i. Amend Schedule A Map 1 Land Use-Brighton Rural Area of the Municipality of Brighton Official Plan, so as to redesignate a portion of the subject lands from “Aggregate Resource” to “Rural”, as shown on Schedule ‘A’ to Amendment Number 21.

6. Implementation and Interpretation

The implementation and interpretation of this Amendment shall be in accordance with the policies of the Municipality of Brighton Official Plan.

Appendices & Attachments

The following appendices and attachments are not intended to form part of Amendment No. 21 but are included only for the purposes of providing information in support of this Amendment.

Appendix I

Statement Certifying the Requirements of Sections 17(15), 17(17) and 17(23) of The Planning Act, R.S.O. 1990, Chapter P. 13 have been complied.

It is hereby certified that the requirements for the giving of Notice and the holding of at least one (1) Public Meeting, as required by Section 17 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, have been complied with.

_____

Candice Doiron, Clerk

Appendix II

Declaration Under Section 17(28) Of the *Planning Act*, R.S.O. 1990, Chapter P. 13.

I, Candice Doiron, Clerk for the Corporation of the Municipality of Brighton, hereby declare that Notice of Adoption of Official Plan Amendment No.21 by Municipal Council on the 15th of June, 2026 was given as required by Section 17(23) of the *Planning Act*, R.S.O. 1990, Chapter P. 13. I also declare that the twenty (20) day appeal period expired on the 6th day of July, 2026 and to this date no notice of appeal under Section 17(24) of the *Planning Act*, R.S.O. 1990, Chapter P. 13 has been filed with any person in the Office of the Clerk of the Municipality of Brighton.

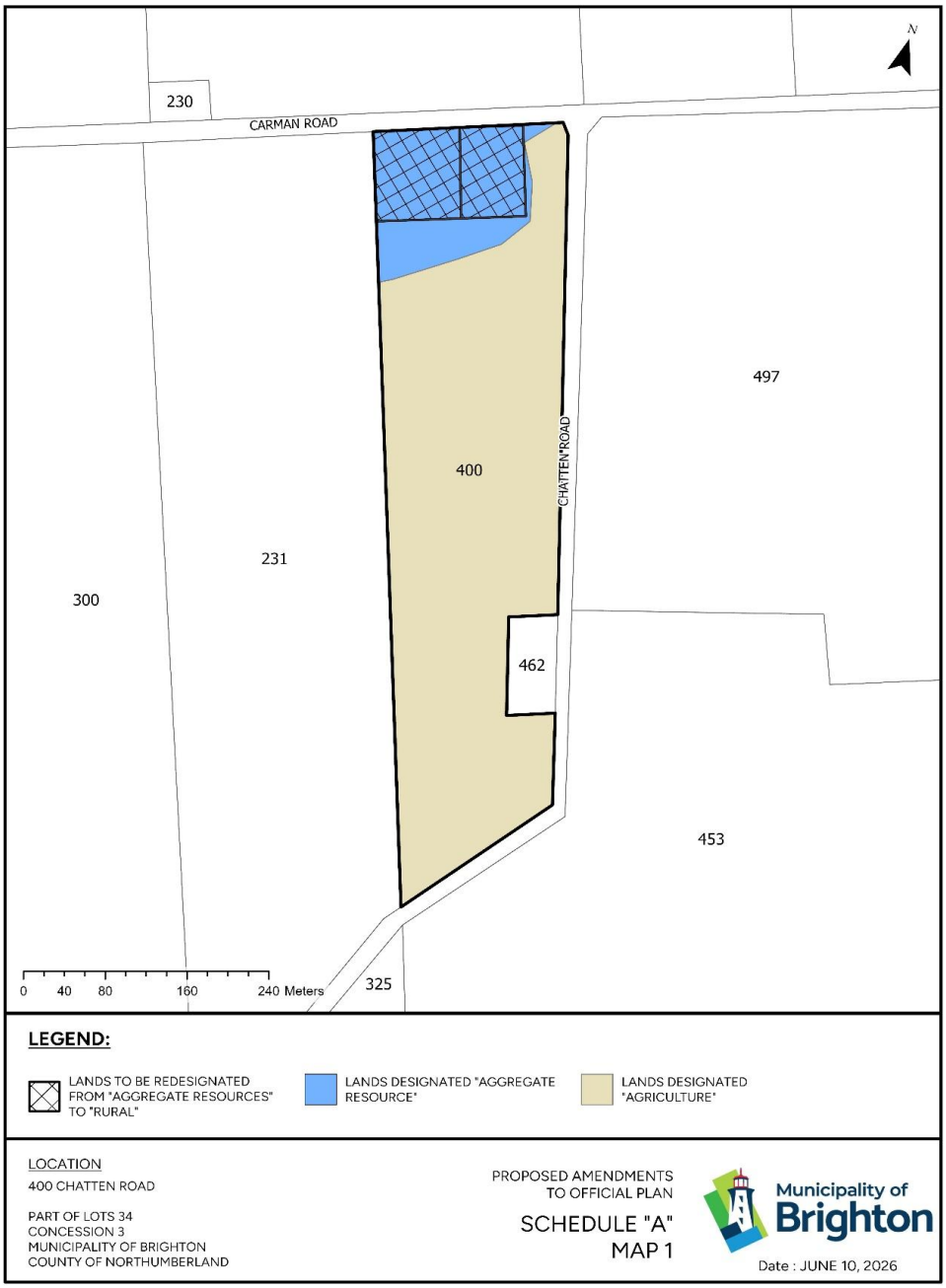
Dated this _____

_____

Clerk, Candice Doiron

Appendix III

Schedule A



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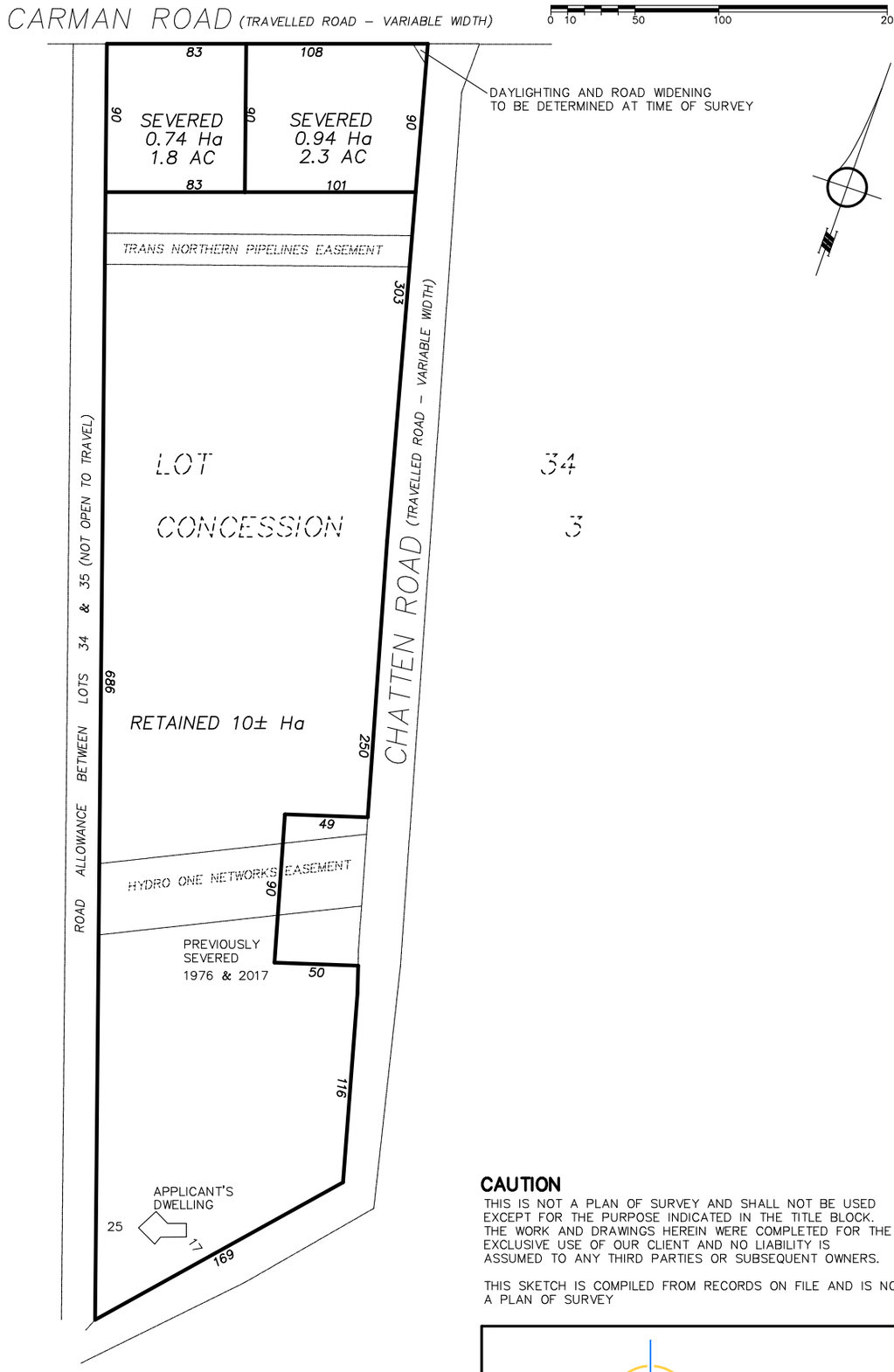
CONSENT SKETCH SHOWING

PART OF LOT 34, CONCESSION 3

MUNICIPALITY OF BRIGHTON

SCALE 1 : 2500 METRES

0 10 50 100 200



CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK. THE WORK AND DRAWINGS HEREIN WERE COMPLETED FOR THE EXCLUSIVE USE OF OUR CLIENT AND NO LIABILITY IS ASSUMED TO ANY THIRD PARTIES OR SUBSEQUENT OWNERS.

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DISTANCE NOTES – METRIC

DISTANCES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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PARTY CHIEF: NA	DRAWN BY: KB	CHECKED BY: KB	PLOT DATE: MAY 19, 2026
FILE NAME: A-059531_SKETCH			

Municipality of Brighton

Staff Report

Meeting Date:	15 Jun 2026
To:	Mayor and Council
Prepared By:	Ben Hagerman, Manger of Economic Development
Reviewed By:	Elana Arthurs, CAO
Department:	Economic Development
Staff Report Number:	EDC2026-78
Subject/Title:	Smithfield Communication Board

Recommendation(s):
That Council receive this report for information as it relates to the Smithfield Communication Board location and direct staff to move forward with the installation of the Board as originally intended in Smithfield.

Background/Purpose:
At the May 20, 2025 Council Meeting, Council supported a recommendation from the Homelessness Taskforce directing staff to investigate implementing a community communication board to enhance the ability for the public to have access to important information. Throughout that investigation the Economic Development and Communications Department developed a strategy that combined community information with social services contacts to support people experiencing social and housing challenges. This strategy included installing two (2) communication boards initially, one in the urban center of downtown and one in the rural community of Smithfield.

Through Council discussion and direction, staff continue to seek opportunities to broaden the communications portfolio within the Municipality of Brighton, through a mix of in-person, digital, radio and print strategies, and identified this as an additional opportunity to include one of the rural communities who often feel disconnected.

The downtown community board was successfully installed in May of 2026 and is now fully operational with community information posted and up for display. Staff will be

implementing a structured application system that vets all the information to ensure it is relevant to Brighton while the social service contacts will be a permanent fixture on the board.

Staff began the rural component of the project in Smithfield and identified a location on a boulevard along Smith Street that sits near the bank of mailboxes and pathway to Smithfield Public School, where foot traffic is most frequent (anecdotally). In mid May of 2026, the sign posts were installed at the location with the 57” x 45” sign board ready to be installed shortly after.

Analysis/Comments:
Following correspondence received, from a local property owner, about the location of the Smithfield location sign, Council directed staff to provide a follow-up report and recommendations.

Staff have examined alternative locations and met with property owners who have concerns about the current location. Staff were introduced to representatives at the Smithfield Church, where community events are periodically held and discussed locations at the church where the sign could sit. Church representatives feel that the sign would be better suited at the original intended location.

Through staff's review an alternative location in Smithfield would not provide the same level of benefit nor the foot traffic necessary to draw the attention to the sign that the original location will garner.

Should Council decide not to proceed with the sign installation in Smithfield, an alternative location will be investigated in the municipality.

Legal/Legislative:
NA

Financial Implications:
All building supplies and financial implications were budgeted for in the 2026 operating budget.

Strategic Plan Alignment:
• Economic Development

Approved by:
Elana Arthurs, CAO

Status:
Pending





Municipality of Brighton

Staff Report

Meeting Date:	15 Jun 2026
To:	Mayor and Council
Prepared By:	Caroline Birch, Exec-Assistant, CAO, Mayor, Ec-Dev
Reviewed By:	Ben Hagerman, Manger of Economic Development/Elana Arthurs, CAO
Department:	Economic Development
Staff Report Number:	EDC2026-79
Other Department:	Planning and Development
Subject/Title:	Community Improvement Plan 2026 Intake

Recommendation(s):
That Council accept and approve funding for the four Community Improvement Plan (CIP) Applications submitted during the 2026 intake period for properties located at 19 Main Street, 72 Main Street, 17-19 Prince Edward Street, and 21 Prince Edward Street for an estimated total amount of $25,600.

Background/Purpose:
In early January, the Municipality of Brighton's Economic Development and Communications Department launched the second intake for the Community Improvement Plan (CIP) that offered three programs:

- Community Accessibility Fund (funding available for up to 50% of eligible costs up to $5,000),
- Facade and Landscape Design (funding available for up to 50% of eligible costs up to $10,000),
- and the Facade Design Rebate program (funding available for up to 50% of eligible costs up to $3,000)

These CIP programs were created to incentivize property and business owners to improve their facades and accessibility standards, which play a significant role in downtown revitalization and quality community development.

The intake ran until March 31, 2026, with four submissions received. All applications for the 2026 intake were reviewed by the Scoring Committee, consisting of Economic Development Staff and the Economic Development Advisory Committee Chair and then presented to the Economic Development Advisory Committee for endorsement.

Analysis/Comments:

The application submitted for 19 Main Street requested funding from the Façade and Landscape Improvement Program to repaint the building's façade. Two quotes were submitted for this project as part of the application process - one by a local contractor and a second by a contractor from the GTA. It is recommended that 50% of the project ($1350), be paid for using allocated CIP funding. Given that one of the criteria of the applications is "use of local professionals/vendors/contractors", it is also recommended that this funding is conditional on the owner choosing the local contractor.

An application for Façade and Landscape Improvement funding was also submitted for 72 Main Street seeking support for repainting. A quote from a local contractor and a GTA contractor were both submitted. It is recommended that 50% of the project ($4250), be conditionally approved to be allocated towards this project if the owner chooses the local company to complete the work.

The third application was submitted for 17-19 Prince Edward Street also seeking funding through the Façade and Landscape Improvement Incentive to complete the following improvements:

- Painting all front items, including front doors, headers, cornice, trims, etc.
- Installing 9 new light fixtures
- Replacing shutters
- Wrapping/framing/flashing windows in black flat stock aluminium
- Adding planter boxes

The recommended funding allocation for this project is $10,000 (maximum amount per project).

The final application received was submitted for 21 Prince Edward Street also seeking funding through the Façade and Landscape Improvement Incentive to complete the following work:

- New custom windows to match the same designs as the original windows
- Repainting front of building in a neutral colour
- Repairing brick and vinyl siding in the laneway (public walkway) and around the back of the building

The recommended CIP funding to be allocated to this project is $ 10,000 (maximum amount per project).

All applications submitted represent meaningful investment in downtown Brighton and will have noticeable impacts to key buildings in the streetscape.

Legal/Legislative:

There will be formalized agreements signed between property owners and the Municipality of Brighton.

Financial Implications:

- Total Potential Funding**:** Approximately $25,600
- Budget Source: CIP Reserve Fund
- Next Intake: No further intakes until January 2027

Strategic Plan Alignment:
• Economic Development

Approved by:	**Status:**
Ben Hagerman, Manger of Economic Development	Approved - 09 Jun 2026
Elana Arthurs, CAO	Approved - 11 Jun 2026
Candice Doiron, Municipal Clerk	Approved - 11 Jun 2026

Municipality of Brighton

Staff Report

Meeting Date:	15 Jun 2026
To:	Mayor and Council
Prepared By:	Brent Barnes, Municipal Planning Advisor
Reviewed By:	Rene Whiteman, Special Projects Planner/Paul Walsh, Director of Planning/Elana Arthurs, CAO
Department:	Planning and Development
Staff Report Number:	2026-77
Subject/Title:	OPA #23 For the Brighton Secondary Plan (Area Wide Efficient Land Use Plan)

Recommendation(s):

1. ThatCouncil receives this Report regarding the Brighton Area Wide Efficient Land Use Plan (Secondary Plan); and
2. That Council adopt Official Plan Amendment No. 23 to the Municipality of Brighton Official Plan to implement the Brighton Area Wide Efficient Land Use Plan (Secondary Plan); and
3. That staff be directed to forward the adopted Official Plan Amendment and supporting documentation to Northumberland County for approval pursuant to the Planning Act

Background/Purpose:

In response to increased development pressures the Municipality of Brighton initiated the preparation of a Secondary Plan for the designated greenfield lands within the urban settlement boundary. The existing Brighton Official Plan (2020) identifies these lands as Secondary Plan Areas (SPAs) for future urban growth. The Plan also includes lands outside of the Urban Growth Areas referred to as Urban Fringe Areas. Land use policies for these lands will ensure that development of these areas will not jeopardise the long-term extension of urban infrastructure.

The Secondary Plan provides a policy framework to guide the long-term development of three distinct areas within the urban settlement boundary of the Municipality of Brighton.

It provides a strategic blueprint that guides long-range physical development, aligns with community aspirations and Council's vision, and integrates social, economic, and environmental considerations. It establishes a comprehensive framework to evaluate development proposals, coordinate public works, and set priorities for relevant studies and municipal initiatives.

The plan has been developed by municipal staff which included the departments of Planning & Development Services, Public Works and Environment, Parks and Recreation and the Fire Department. Input and comments were also received from members of the Development Review Team which consisted of staff members from the Lower Trent Conservation Authority and the County of Northumberland. Public input was received and considered through a series of online and hard copy surveys, public open houses and a statutory public meeting held on April 13th 2026. Comments from the public meeting were considered and, where appropriate, incorporated into the Secondary Plan.

The Secondary Plan does not approve development applications, subdivision plans, detailed engineering, or immediate construction of roads or services. Rather, it establishes a long-term policy framework and conceptual land use structure to guide future development proposals, which will remain subject to future Planning Act approvals, technical studies, detailed design, and public consultation.

The three distinct development areas of the plan have been identified as Secondary Plan Areas (SPAs) (**Attachment #1).** These areas are identified as the Northeast, Northwest and Southwest SPAs. They consist of lands located outside of the built boundary, but within the urban settlement boundary and are largely captured as Greenfield areas in the existing Official Plan. Planning for the SPAs considered the existing and surrounding land uses, as well as environmental features, to ensure that development is appropriate for the local context while utilizing the lands and urban infrastructure to their full potential.

The Northeast SPA comprises approximately 91.80 hectares of land generally extending east along the northern boundary of the urban settlement area from Castle Ridge to Georgina Street, and south along Georgina Street to the CN rail corridor. The Northeast SPA at present is largely agricultural, with some environmental features to the north. Existing land uses in the vicinity include largely residential in the form of single-detached dwellings.

The Northwest SPA comprises approximately 190.37 hectares (2a – 182.02 ha, 2b – 8.35 ha) of land. Area 2a is largely located north of Main Street/County Road 2 west of the intersection with Ontario Street as well as lands immediately west of the Orchard Gate subdivision. Area 2b encompasses lands immediately west and north of Rosslyn Phase 1 and 2 subdivision and lands west of Ontario Street south of Butler Street West. The lands within the Northwest SPA are at present a mix of agricultural uses, as well as environmental features including woodlands, floodplains and wetlands. Surrounding land uses include the Orchard Gate residential subdivision, as well as single-detached

dwellings on larger rural lots. Limited commercial and institutional uses are also established within the Northwest SPA, including RV sales, farm market, home businesses, retirement living and health services.

The Southwest SPA comprises approximately 67.54 hectares of land which are concentrated south of Raglan Street west of Ontario Street and lands along Presqu'ile Parkway to the entrance to Presqu'ile Provincial Park. A portion of these lands include some limited residential and commercial development. However, the majority of these lands are traversed by environmental features including woodlands, unevaluated wetlands and provincially significant wetlands, which extend to Lake Ontario.

An Urban Fringe Area has been identified to ensure that any future development in this area is compatible with development in the SPAs and will not compromise long term extension of servicing and transportation infrastructure. See **Attachment #1.**

Table 1: Urban Settlement, SPA, Urban Fringe Areas

Area (ha)	
Urban Settlement Area	**1174**
Northeast SPA (Area 1)	**91.80**
Northwest SPA (Area 2a)	**182.02**
Northwest SPA (Area 2b)	**8.35**
Southwest SPA (Area 3)	**67.54**
Eastern Urban Fringe Area	**325.92**
Northern Urban Fringe Area	**311.04**
Southwestern Urban Fringe Area	**315.40**

The Secondary Plan is based on population projections to the year 2051 prepared in accordance with provincial and County guidelines. The maximum population projection for the entire Municipality of Brighton to the year 2051 is 17,825, an increase of up to 5,225 persons from 2024 (12,600 est.) resulting in the need for approximately 2,322 dwelling units (based on an average of 2.25 persons per dwelling unit). For the

purposes of this plan the projected population has been allocated to various locations within the municipality as follows:
Rural Brighton - 10% or 522 persons (232 dwellings)
Urban infill and intensification - 20% or 1044 persons (464 dwellings)
Northeast SPA - 25% or 1,306 persons (580 dwellings)
Northwest SPA - 35 % or 1,829 persons (812 dwellings)
Southwest SPA - 10% or 522 persons (232 dwellings)
Total: **3,654 persons in the SPAs** and **1,624 dwellings in the SPAs**.

The dwelling unit allocations are intended to represent estimated planning capacities and may exceed minimum projected requirements to ensure adequate long-term land supply and housing choice. Based on the proposed residential density, the available lands designated for residential purposes within the SPAs can easily accommodate the proposed population and dwelling unit growth.
The Secondary Plan includes seven land use designations, as illustrated on the Land Use Schedules, which, combined with the policies contained therein, will guide development in the SPA's over the next 25 years. These designations and associated land areas are illustrated in Table 2. This table also includes the length of the proposed active transportation network expressed in metres.

Land Use Framework
The Secondary Plan categorizes land uses into five primary designations, two special policy and development areas as well as three Gateway Areas:

- Residential
- Commercial/Mixed Use
- Environmental Protection Areas
- Community Facilities and Services
- Parks and Open Space
- Gateway Areas (Presqu'ile Parkway Corridor, Main Street, Elizabeth Street)

These designations support compatible and integrated neighbourhood development, community amenities, and environmental stewardship.

Table 2: Secondary Plan Land Use Designations & Active Transportation Network

Land Use Designation	Area (ha)
Residential (excl roads)	175.23
Environmental Protection	96.22
Commercial/Mixed Use	28.87
Parks and Open Space	9.85
Community Facility	6.17
Special Policy Areas	26.25
Special Development Areas	2.66

Active Transportation Network	Metres (m)

Multi-Use Pathways	8071
Trail Network	2980

The Secondary Plan also includes Transportation Schedules and policies that are consistent with the recently completed municipal Transportation Master Plan. The policies of the Secondary Plan will be implemented in accordance with provisions of the Planning Act, R.S.O. 1990, Northumberland County Official Plan, as amended and the Brighton Official Plan. These provisions include subdivision review and approval, zoning bylaw amendments, and minor variance review and approval.

Organization of the Secondary Plan
The Secondary Plan consists of two interrelated components: policies and schedules. These components must be considered together to determine their relevance to a specific land area or proposed development scenario. The policies of the Plan are organized into five main sections:

1. Brighton Urban Growth Areas
2. Land Use
3. Community Facilities and Services
4. Quality of Place in Brighton Urban Growth Areas
5. Implementing the Secondary Plan

The Secondary Plan presents the opportunity to deliver on key policy requirements and directions, which can be summarized as the following:

1. Providing and permitting a range and mix of residential units, including affordable housing and housing targeted towards the increasing senior population;
2. Encouraging an accessible and diverse economy through the establishment of employment uses which support the needs of local residents;
3. Integrating planned development, traffic connections, servicing infrastructure and stormwater management facilities in efficient manner;
4. Providing an accessible, safe and efficient transportation network, including establishing active transportation and trail linkages;
5. Designing servicing and stormwater management infrastructure that meets the design standards of the respective authorities;
6. Ensuring compatibility of adjacent land uses;
7. Preserving and protecting natural and cultural resources; and
8. Providing accessible, safe and equitable public spaces.

Analysis/Comments:
Provincial Planning Policy, Northumberland County Official Plan, Brighton Official Plan
The policies and provisions contained in the Secondary Plan must be consistent with the policies issued under the Planning Act, specifically the Provincial Planning

Statement, 2024 (PPS), the Northumberland County Official Plan (NCOP), and the Municipality of Brighton Official Plan.

The 2024 Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest as set out by the *Planning Act.* Section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. In general, the PPS seeks to promote the development of communities that are socially, economically, and environmentally resilient.

The following summarizes the key policies relevant to the Secondary Plan.
Building Homes, Sustaining Strong and Competitive Communities
Managing and Directing Land Use
The Secondary Plan aligns with PPS and NCOP by directing growth within designated settlement boundaries, promoting compact, integrated land uses. Consistent with NCOP, the Plan guides development to three Secondary Plan Areas (SPAs): Northwest, Northeast, and Southwest.

Land Use Compatibility
The Plan ensures that new development integrates well with existing neighbourhoods, maintaining character and mitigating land-use conflicts through effective neighbourhood design guidelines. Major facilities and sensitive land uses shall be planned and developed to avoid, or ifavoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures. The Land Use Compatibility policies contained in the PPS have been reviewed and will continue to be considered in assessing land use compatibility for all development within the SPA’s.The Secondary Plan addresses the PPS emphasis on accommodating an appropriate range and mix of housing options and densities to meet projected requirements of current and future residents. By including lands for various residential uses, including low, medium, and high-density housing. The Plan supports the creation of complete communities that offer diverse housing choices. The NCOP supports the development of complete communities that offer a range of housing options and access to services. The Secondary Plan includes lands for various residential uses and integrates commercial and community facilities to support diverse and complete neighborhoods. The NCOP emphasizes the need for diverse housing types and densities to meet community needs. The Secondary Plan supports this goal by proposing a variety of residential densities (low, medium, and high-density housing), promoting housing affordability, and accommodating projected population growth in a compact and sustainable manner.

Healthy, Active, Communities
The Secondary Plan encourages the provision of additional housing types and densities within the Municipality, consistent with the above stated policies. It also provides for an extensive network of parklands, interconnected trails and multi-use pathways.

Settlement Areas

Consistent with the PPS direction to focus growth within settlement areas, the Secondary Plan concentrates development within the existing urban boundary of Brighton. This approach promotes efficient use of land and infrastructure, aligning with provincial goals to manage growth sustainably. The NCOP emphasizes directing growth to designated settlement areas to promote efficient land use and infrastructure investment. The Secondary Plan concentrates development within the existing urban boundary of Brighton, aligning with the county's strategy to manage growth sustainably and maintain the rural character of surrounding areas. New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. The Secondary Plan provides policies to ensure that development takes place adjacent to existing built-up areas, permits a range of residential densities and allows for mixed use (residential and commercial) development.

Housing and Employment

The Secondary Plan promotes diverse and affordable housing types, consistent with the PPS policies on residential variety. Mixed-use developments providing live/work opportunities are encouraged to strengthen employment opportunities and economic growth, as recommended by the PPS and NCOP. The Secondary Plan identifies and designates lands for Commercial/Mixed Use that encourage a mix of residential and commercial uses primarily along the Main Street/County Rd 2 corridor. To complement residential growth, the PPS also provides direction for ensuring communities are healthy and active. The PPS promotes safe public streets, the provision of a full range of publicly accessible built and natural settings for recreation, ensuring public access to shorelines and recognizing provincial parks, conservation reserves and other protected areas. The Secondary Plan contains land use policies and schedules that provide for parks and open space uses as well as an extensive interconnected network of multi-use pathways and trails.

Economic Development and Commercial Opportunities

The PPS promotes economic vitality by supporting appropriate commercial development. The Secondary Plan designates areas for Commercial/Mixed Use development, encourages innovative live/work opportunities, and supports local business growth in harmony with the Plan's development policies.

Public Spaces

The Secondary Plan supports the PPS policies by ensuring that infrastructure and public service facilities are planned and provided in a coordinated, efficient, and cost-effective manner. It outlines strategies for servicing new development areas, including transportation networks and utilities, to support planned growth. Enhanced public spaces including parks, open spaces, and pedestrian-friendly areas are emphasized, aligning with NCOP objectives to enhance community wellness and quality of place. The NCOP outlines objectives for sustainable development and complete communities,

ensuring balanced residential, commercial, and community facilities. The Secondary Plan directly aligns with this by integrating residential neighbourhoods with commercial and mixed-use areas, and community facilities, creating vibrant, self-contained communities.

Infrastructure and Public Service Facilities
Infrastructure expansion within the SPAs is aligned with the PPS and NCOP by optimizing existing and planned municipal services to ensure efficient use of land and resources.

Sewage, Water and Stormwater
The Secondary Plan prioritizes efficient, integrated infrastructure servicing, consistent with the PPS and NCOP requirements. It designates and ensures that servicing capacities and stormwater management facilities are adequate to accommodate future development. The PPS directs that municipal sewage and water services should efficiently accommodate forecasted growth, prepare for the impacts of a changing climate and protect human health and safety and the natural environment. The use of green infrastructure to complement existing infrastructure is encouraged.

Energy Supply
Development guidelines encourage energy-efficient building designs and renewable energy integration consistent with PPS directives, promoting sustainability and resilience.

Transportation and Streets
The Secondary Plan promotes active transportation, consistent with PPS and the NCO policies. Proposed transportation schedules provide interconnected street networks, pedestrian paths, cycling routes, and accessible transit options, enhancing mobility and reducing auto-dependence. The PPS policies relating to transportation systems promote the provision of systems that are safe, energy efficient, facilitate the movement of people and goods and are appropriate to address projected needs. Furthermore, a land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation. The Secondary Plan policies and land use plan are consistent with the PPS policies relating to infrastructure and transportation facilities. The Secondary Plan has also integrated the policies of the Transportation Master Plan to further implement the PPS. As identified in Table 2 of this report, the Secondary Plan includes 8071m of Multi-Use Path and 2980m of Trail Network.

Wise Use and Management of Resources
Natural Heritage
The Plan clearly delineates Environmental Protection Areas consistent with PPS, NCOP, and Brighton OP policies, ensuring protection and enhancement of ecological systems, wildlife habitats, and natural corridors. To ensure development is appropriately planned and serviced; while also respecting the natural environment. Within the context

of the Secondary Plan, key directives from the PPS are applied to the SPA's. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas unless the ecological function of the adjacent lands has been evaluated, and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological function. The Secondary Plan policies mirror the environmental protection policies of the current Brighton Official Plan (2020).

Environmental Protection
Environmental stewardship is a priority in the NCOP, with policies aimed at protecting natural heritage features and maintaining ecological integrity. The Secondary Plan reinforces this through clearly defined Environmental Protection Areas, preservation of green spaces, and development guidelines that respect existing natural features.

Water
Water conservation and protection measures consistent with the PPS and NCOP are incorporated through stormwater management and land use controls, ensuring sustainable water resource management.

Cultural Heritage and Archaeology
Cultural heritage protection and integration are aligned with PPS and the NCOP. No cultural landscapes appear to be impacted by the Secondary Plan policies. Archaeological assessments will be required as appropriate during development applications.

Protecting Public Health and Safety
Natural Hazards
The Plan incorporates policies consistent with PPS and NCOP requirements, protecting future developments from flood risks, erosion, and other natural hazards by restricting development within identified hazard areas.

Human-Made Hazards
In alignment with PPS and NCOP, the Secondary Plan ensures public safety through appropriate setbacks, land use controls, and policies that address potential human-made hazards.

Northumberland County Official Plan Alignment
Following the Statutory Public Meeting, Northumberland County provided comments regarding recent updates to the Northumberland County Official Plan through Official Plan Amendment No. 2, approved by the Ministry of Municipal Affairs and Housing in

March 2026. County staff identified opportunities to further align the Secondary Plan with updated County policies related to Intensification (Policy B5), Minimum Greenfield Density Targets (Policy B6), and Strategic Growth Areas (Policy B13).
In response, staff have reviewed the proposed Secondary Plan and incorporated refinements to strengthen alignment with the County Official Plan. In particular, the Secondary Plan continues to support compact, mixed-use, and complete community development patterns within appropriate locations and will further consider opportunities to identify and support Strategic Growth Areas where appropriate to encourage mixed-use development, intensification, walkability, and efficient servicing.
Staff are satisfied that the Secondary Plan generally conforms with the Northumberland County Official Plan and Provincial Planning Statement, 2024, while recognizing that detailed land use implementation will continue to evolve through future development applications and implementing planning instruments.

Implementation Strategy
The Secondary Plan emphasize coordinated infrastructure provision, financial sustainability, and orderly development. The implementation strategies of the Secondary Plan reflect this intent, detailing how development applications and infrastructure expansions must conform to comprehensive municipal financial and capital planning. The Secondary Plan effectively aligns with the existing Comprehensive Zoning By-law, providing clear direction for future zoning updates and amendments. This alignment ensures a coherent regulatory framework that supports Brighton's long-term growth vision.
The Secondary Plan will be implemented through:

- Amendments and updates to the Brighton Zoning By-law and related By-laws.
- Coordination with municipal capital works and asset management planning.
- Financial strategies for equitable development charges, fiscal sustainability, and cost-effective infrastructure delivery.

Implementation of the Secondary Plan will occur through a combination of future development applications including draft plan of subdivision, zoning by-law amendments, site plan control, engineering approvals, and municipal capital planning. The conceptual land use structure and transportation network established through the Secondary Plan will guide future detailed planning and development approvals. It is anticipated that implementing zoning amendments will occur incrementally and in conjunction with future development applications to ensure alignment with finalized subdivision design, servicing availability, environmental constraints, transportation requirements, and municipal phasing objectives.

Final Approval Processes:
Following adoption by Council, the Secondary Plan will be submitted to Northumberland County for approval.

Legal/Legislative:
The Secondary Plan has been prepared in accordance with the requirements of the Planning Act and is intended to form part of the Municipality of Brighton Official Plan

through an Official Plan Amendment. Following Council adoption, the Amendment will be submitted to the County of Northumberland for approval.

Financial Implications:
The Secondary Plan itself does not create an immediate financial commitment. Future infrastructure investments and capital requirements associated with growth areas will be evaluated through subsequent development applications, development charges, capital budgeting, and municipal asset management planning.

Strategic Plan Alignment:
- Park and Parklands
- Economic Development
- Transit and Transportation
- Housing and Supply
- Infrastructure
- Environment and Sustainability

Additional Strategic Plan Information:
The proposed Brighton Area Wide Efficient Land Use Plan (Secondary Plan) is consistent with and advances the Municipality's Strategic Plan by supporting key priorities related to housing supply, infrastructure planning, environmental sustainability, economic development, and the creation of complete communities. The Plan facilitates a range and mix of residential housing types to accommodate projected population growth, while integrating commercial and mixed-use opportunities to support local economic vitality. It establishes a coordinated framework for transportation networks, including active transportation infrastructure and trail connectivity, and ensures that infrastructure and servicing are planned in a financially sustainable and efficient manner. Additionally, the Plan prioritizes environmental protection through the preservation of natural heritage systems, parks, and open space, while enhancing public safety and quality of life through well-designed, accessible neighbourhoods. Overall, the Secondary Plan implements the Municipality's Strategic Plan objectives by promoting balanced growth, sustainable land use, and the long-term resilience of Brighton's urban settlement areas.

Attachments:
Attachment 1 - Secondary Plan Areas & Urban Fringe Areas
Attachment 2 – Public and Agency Comments
Attachment 3 – Public Comments – Statutory Public Meeting Feedback
Attachment 4 – Feedback from Environmental Sustainability Advisory Committee
Attachment 5 – Council Comments – Statutory Public Meeting
Attachment 6 - Schedule 1
Attachment 7 - Schedule 2
Attachment 8 - Schedule 3
Attachment 9 - Schedule 4
Attachment 10 - Schedule 5

Attachment 11 - Schedule 6
Attachment 12 – By-law to adopt an Amendment to the Official Plan
Attachment 12- Brighton Secondary Plan (Area Wide Efficient Land Use Plan)

Approved by:	**Status:**
Paul Walsh, Director of Planning	Approved - 08 Jun 2026
Elana Arthurs, CAO	Approved - 11 Jun 2026
Candice Doiron, Municipal Clerk	Approved - 11 Jun 2026

Attachment 2

Summary of Public and Agency Comments & Staff Responses

Draft Brighton Secondary Plan – Version 3

1. Purpose

The following table summarizes key comments received through agency circulation, stakeholder engagement, and public consultation, and outlines how these comments have been addressed in the Draft Secondary Plan (Version 3).

Revisions reflected in Version 3 primarily consist of policy refinement, clarification of conceptual elements, and alignment with County and Provincial policy direction. No substantive changes to the overall land use framework are proposed.

2. Summary of Comments and Staff Responses

Comment Source	Key Issue / Request	Staff Response & Outcome
Northumberland County	Alignment with updated County Official Plan policies, including intensification, density targets, and Strategic Growth Areas	**Addressed – Policy Refined.** Policy framework strengthened to support intensification, compact development, and complete community objectives consistent with County policy direction.
Lower Trent Conservation Authority	Clarification of environmental terminology and hazard lands	**Addressed – Technical Refinement.** Terminology and mapping updated to reflect current environmental standards and hazard policy framework.
School Boards (KPRDSB & PVNC)	Identification of future elementary school site adjacent to parkland	**Acknowledged – No Change.** Schools remain permitted uses within residential designations; site location and timing to be determined through future subdivision planning in consultation with the School Boards.
Stephen Phillips (Landowner)	Recognition of intensification boundary and inclusion of future road connection	**Clarified – No Policy Change.** Transportation network remains conceptual. Road alignments and feasibility to be determined through

		detailed design and technical review at the implementation stage.
Mark Walas (Westgate Lands)	Concern that Urban Fringe designation limits development potential; request for alternative designation	**Acknowledged – No Change.** Urban Fringe designation retained to manage orderly and phased growth. Future land use may be considered through the Official Plan review process.
John Warner (Landowner)	Clarification of Special Policy Area and flexibility in location of parks, stormwater management, and trails	**Addressed – Clarification Added.** Mapping is conceptual in nature; policy language refined to emphasize flexibility in design at the subdivision and implementation stages.
Teresa Tome (Resident)	Traffic impacts, density, environmental protection, and neighbourhood character	**Acknowledged – No Change.** Secondary Plan provides a long-term policy framework balancing growth, infrastructure, and environmental considerations. Site-specific matters to be addressed through future development approvals.
Public Meeting Participants (April 13, 2026)	Traffic, density, accessibility, greenspace, and road network design	**Addressed – Clarifications.** Additional clarity provided regarding conceptual infrastructure and implementation timing. Policies continue to support accessibility, active transportation, and complete communities. Proposed roads aligned with property boundaries.
Accessibility Advisory Committee	Accessibility and universal design considerations	**Updated.** Feedback received and further refinements made to the Plan for accessibility and age-friendly policy direction.
Alderville First Nation	Consultation and engagement	**Updates** provided.

Attachment 3

Statutory Public Meeting Comments and Consolidated Staff Responses

Purpose: This attachment provides a consolidated summary of comments received through the statutory public meeting process and corresponding staff responses reflected in Version 3 of the draft Secondary Plan.

Staff Note: The comments summarized below consolidate submissions received from members of the public and Council during the statutory public meeting process. Similar comments have been grouped by theme to reduce duplication while maintaining traceability to the original source of input.

Table 1: Consolidated Statutory Public Meeting Comments Matrix

Comment Theme	Source	Summary of Comment(s)	Consolidated Staff Response (Version 3)	Status
Conceptual Road Network / Existing Residential Impacts (Georgina & Percy Street)	Teresa Tome; David Pierce; Jody Snow; Percy Street Residents	Concerns regarding conceptual road alignments, impacts on existing homes, traffic increases, shortcutting, and neighbourhood disruption. Requests for alternative alignments and clarity on approvals.	Secondary Plan confirms that the road network is **conceptual only**. Final alignments will be determined through future development applications, engineering studies, and public consultation. Additional explanatory text added to clarify implementation and refinement processes.	Clarified
Traffic, Safety & Neighbourhood Impacts	Multiple Residents; Jody Snow	Concerns related to traffic volumes, child safety, and pedestrian safety in	Transportation policies require future traffic studies. Active transportation, trail	Addressed Through Policy Framework

Comment Theme	Source	Summary of Comment(s)	Consolidated Staff Response (Version 3)	Status
		new and existing neighbourhoods.	systems, and traffic calming opportunities are incorporated to support safer community design.	
Community Character & Rural Edge Preservation	Multiple Residents; David Pierce; Sheryl Duxbery	Concerns regarding maintaining small-town character, rural edge conditions, and minimizing impacts of growth on existing neighbourhoods.	Policies strengthened addressing **compatibility, transitions, buffering, streetscape design, and open space integration** to maintain community character while accommodating growth.	Addressed Through Policy Refinements
Residential Density & Growth	Sheryl Duxbery; Public	Concerns about increased density, traffic, and impacts on community character and green space.	Density framework retained to align with Provincial and County policy. Additional language included to support compatibility and neighbourhood-sensitive design.	No Change Required
Municipal Servicing (including Well Users)	Jody Snow	Concerns regarding future servicing extensions and implications for private well users.	Existing servicing policies retained. Future servicing decisions to occur through infrastructure	No Change Required

Comment Theme	Source	Summary of Comment(s)	Consolidated Staff Response (Version 3)	Status
			planning and development approvals.	
Green Space / Environmental Protection	Public; Councillor Wheeldon	Support for protecting green space, environmental features, and natural systems.	Open space, natural heritage, and environmental policies strengthened and retained throughout Version 3.	Addressed
Accessibility & Universal Design	Councillor Wheeldon	Request for stronger direction on accessibility and inclusive community design.	New policies added supporting **Universal Design, accessibility, aging-in-place, and inclusive development**.	Addressed
Transit & Active Transportation (including Cycling)	Councillor Wheeldon	Requests for transit-supportive development and dedicated cycling infrastructure.	Policies updated to recognize **transit-supportive development and cycling infrastructure**, alongside active transportation networks.	Addressed
Conservation Authority & Policy Updates	Councillor Wheeldon	Need to update references due to agency changes and legislative updates.	References reviewed and updated where appropriate.	Addressed

Comment Theme	Source	Summary of Comment(s)	Consolidated Staff Response (Version 3)	Status
Additional Residential Units (ARUs)	Councillor Wheeldon	Request to align terminology with Provincial legislation.	Terminology updated to reflect current ARU framework.	Addressed
Urban Fringe Area Policies	Councillor Wheeldon	Request for clarification of severance restrictions and policy intent.	Additional explanatory text clarifies protection of future infrastructure corridors.	Addressed
Composting & Waste Policies	Councillor Wheeldon	Request to align policies with existing municipal programs.	Policies reviewed and updated to reflect current municipal composting practices.	Addressed
Mixed-Use Development & Commercial Areas	Councillor Rowley	Clarification and support for mixed-use development and traditional patterns.	Mixed-use designation retained and strengthened to support complete communities and integrated development.	Addressed
Prescott Parkway Corridor / Wildlife Movement	Councillor Wright	Requests to consider wildlife movement, turtle crossings, and environmental impacts in corridor planning.	Corridor study policies expanded to include environmental, wildlife, and natural heritage considerations.	Addressed
Urban Forestry (One Tree per Dwelling)	Councillor Wright	Clarification on implementation of	Policy retained; clarification added that implementation	Clarified

Comment Theme	Source	Summary of Comment(s)	Consolidated Staff Response (Version 3)	Status
		tree planting requirements.	will occur through subdivision agreements.	
Urban Agriculture / Livestock	Councillor Wright	Concerns regarding livestock permissions in urban areas.	Policy language reviewed and revised to remove or clarify references.	Addressed
Parkland Dedication (Cash-in-Lieu)	Councillor Rowley	Concern about reliance on cash-in-lieu vs. dedicated parkland.	Parkland policies reviewed for alignment with municipal objectives.	Addressed
Parking Standards (Cash-in-Lieu)	Councillor Rowley; Mayor Ostrander	Discussion on balancing parking supply and flexibility.	Policy retained; implementation to be addressed through Zoning By-law and development review.	No Change Required
Additional Public Consultation	Councillor Rowley	Request for more engagement with newly affected landowners.	Additional meetings and consultation opportunities were undertaken post-meeting.	Addressed

1. This attachment is intended to support Council's review of the draft Secondary Plan and identify how comments have been considered in Version 3.
2. Where multiple submissions raised similar issues, comments have been consolidated into a single theme for clarity and efficiency.
3. The table is provided for information purposes and should be read in conjunction with the staff report and the draft Secondary Plan.

Attachment #5

Environmental Sustainability Advisory Group – Comment/Response Matrix

Comment ID	Comment Source	Summary of Comment	Staff Response	Recommended Action
ESAG-01	Pamela Vanderburg (June 2, 2026)	Requests incorporation of **cycling and walking paths**, including **nature trail connections** linking neighbourhoods to the **Waterfront Trail, Downtown, and neighbouring communities**; emphasizes need for **alternate routes** and notes existing delays in local trail implementation.	Staff acknowledge the importance of an integrated active transportation network. The Secondary Plan includes policies supporting pedestrian and cycling connectivity; however, opportunities to strengthen direction regarding off-road trail linkages and external connections will be reviewed. Coordination with ongoing municipal and regional trail planning initiatives will also be considered.	Strengthened policies related to active transportation connectivity and trail integration.
ESAG-02	Pamela Vanderburg (June 2, 2026)	Recommends inclusion of **treed boulevards on all streets** to support **climate change mitigation**	Staff recognize the role of urban tree canopy in climate resilience and community comfort. The Plan includes urban	**Refined policy** to strengthen streetscape direction.

		(temperature moderation).	design and streetscape policies; staff will review whether additional direction is warranted to support consistent implementation of treed boulevards.	
ESAG-03	Pamela Vanderburg (June 2, 2026)	Requests **adequate green spaces**, including **community vegetable gardens**, and emphasizes the importance of **community green space for well-being and mental health**; indicates that such spaces should not be reduced or omitted.	Staff acknowledge the importance of accessible green space for public health and well-being. The Secondary Plan provides a framework for parkland and open space; staff will review whether additional clarity is needed regarding the inclusion of community-oriented spaces such as gardens within the broader parks and open space network.	**Refined** parkland policies to ensure flexibility for community gardens and enhanced open space programming.

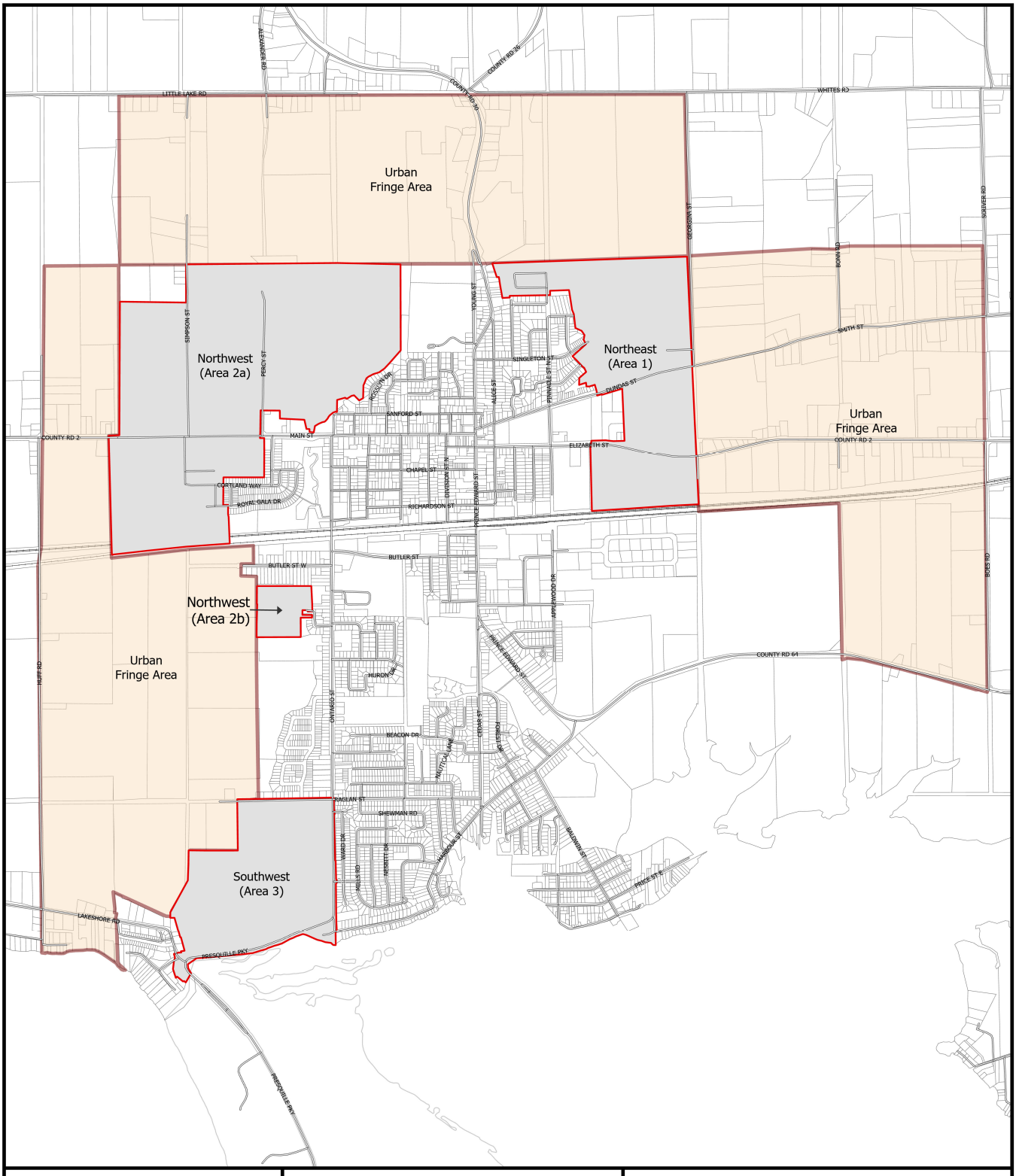


Figure 1
Secondary Plan Areas

Date : June 2026

Municipality of Brighton

Legend

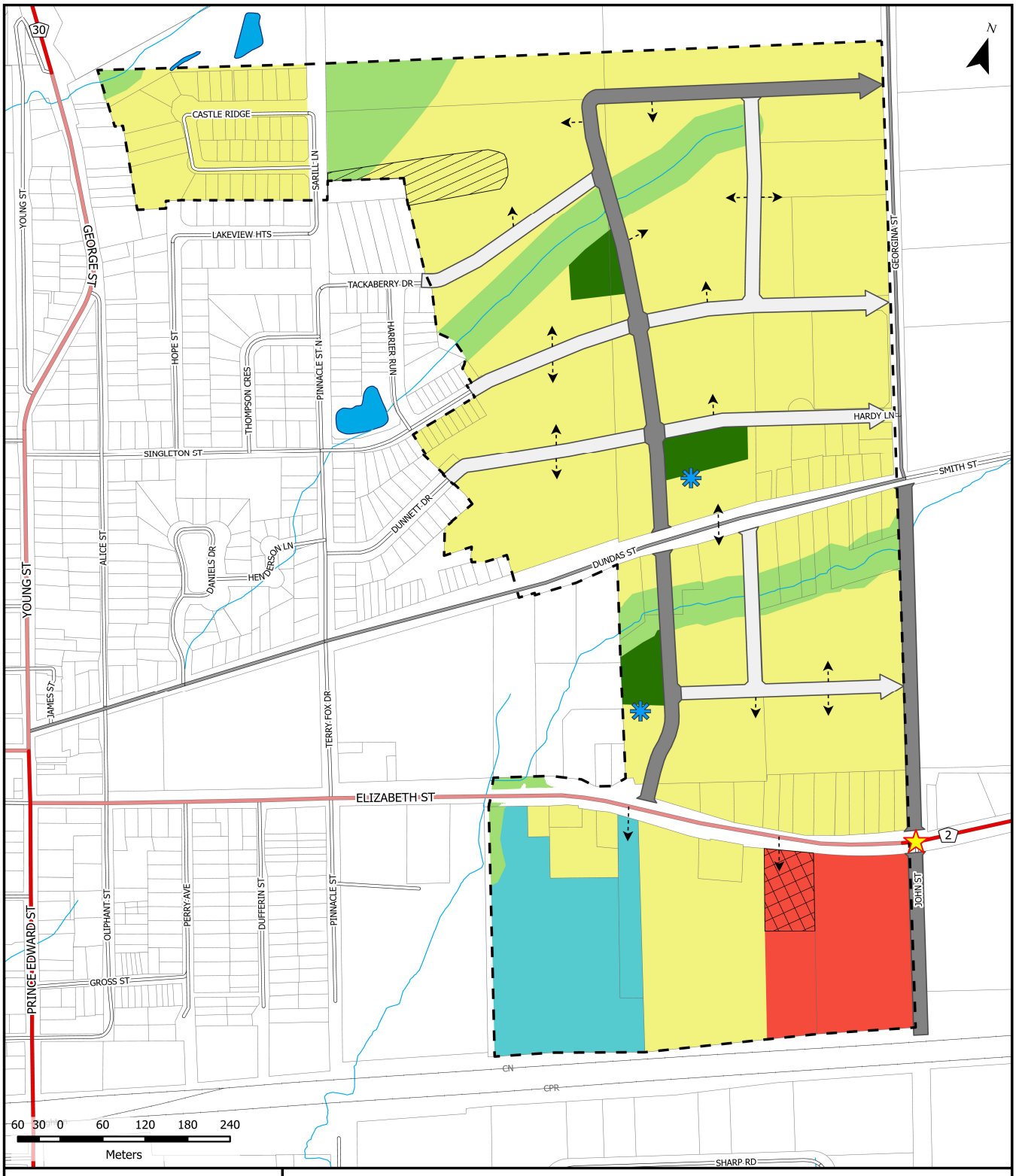
Secondary Plan Area

Urban Fringe Area

N

400 200 0 400 800 1,200

Meters



Draft Schedule 1 Land Use

Secondary Plan
Northeast Area 1

Date : June 2026

Municipality of Brighton

Legend

Land Use Designations

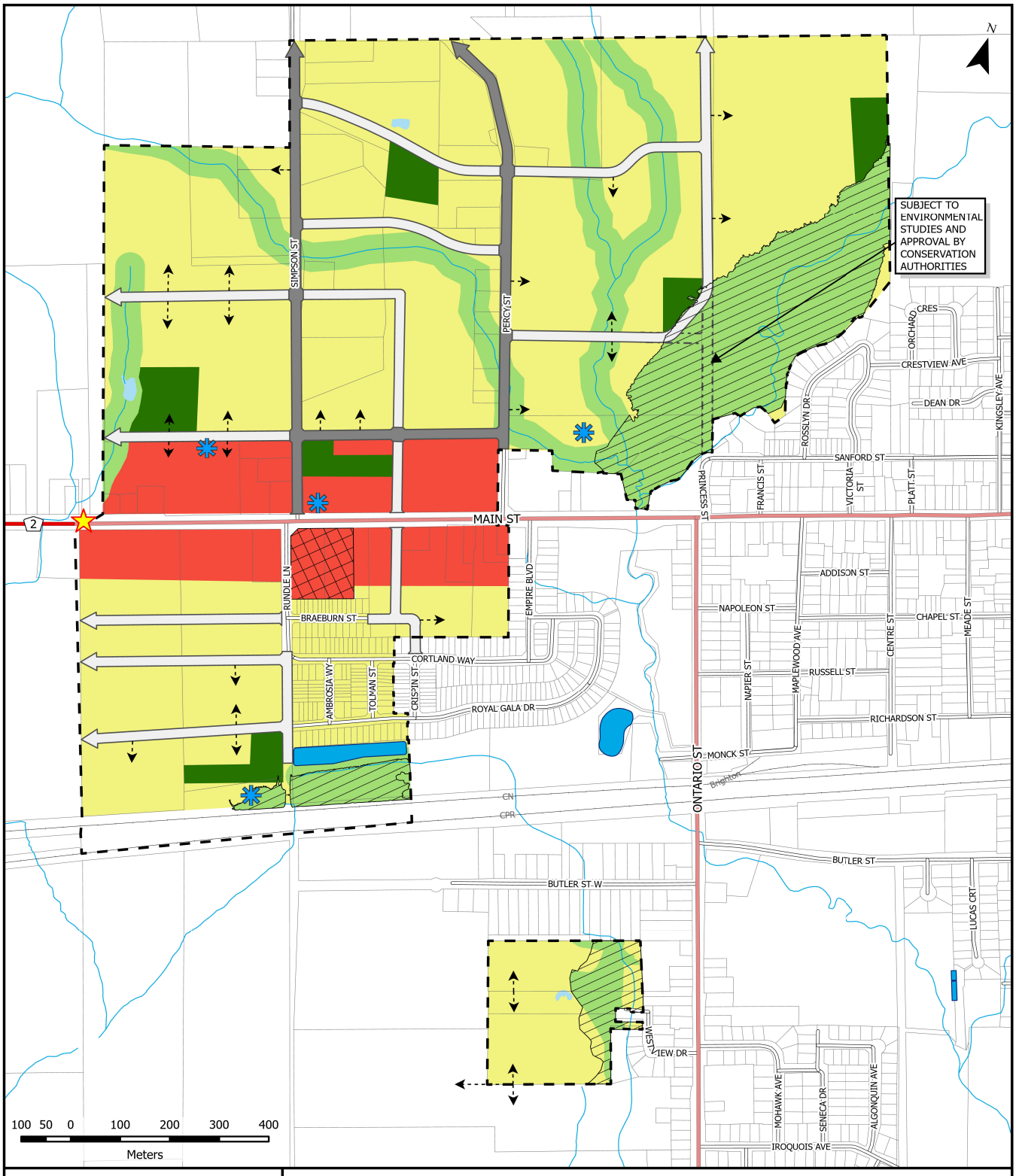
- Residential
- Commercial/Mixed Use
- Parks & Open Space
- Environmental Protection
- Community Facility
- Special Policy Areas (Refer to OP Special Policy Area #3 section 4.14.3)
- Special Development Areas (Refer to OP Special Development Area #14 section 4.15.14)

Transportation Elements

- Local Roads
- Collector Roads
- Arterial Roads
- County Arterial Roads
- Potential Local Road Connections (Refer to SP section 4.2)
- Potential Collector Roads
- Potential Local Roads

General Map Elements

- Elizabeth St Gateway
- Stormwater Management Facility
- Watercourse
- Stormwater Ponds
- Waterbodies
- Property Boundaries
- Secondary Plan Areas



Draft Schedule 2 Land Use

Secondary Plan
Northwest Area 2a and 2b

Date : June 2026

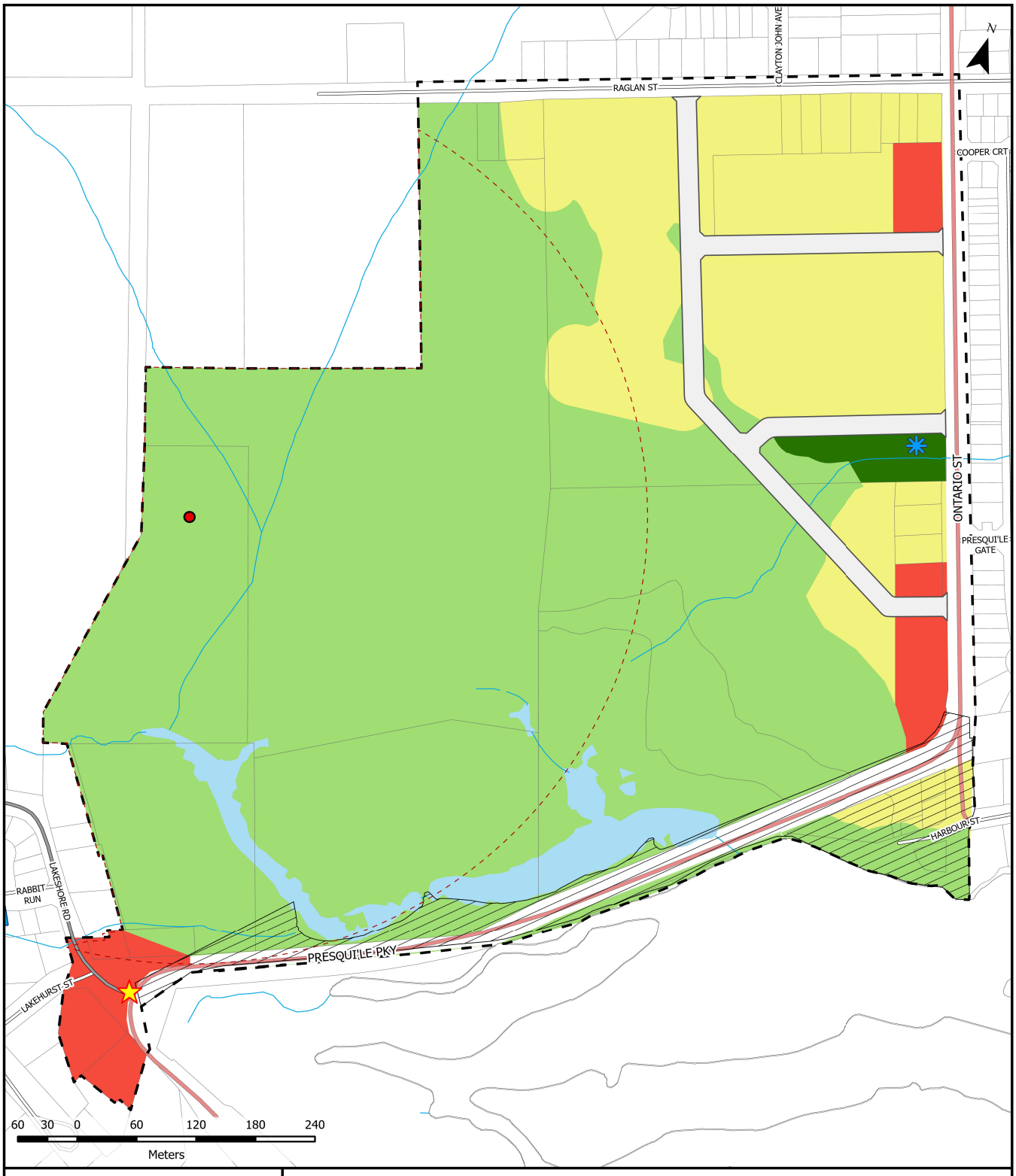
Municipality of Brighton

Legend

Land Use Designations
- Residential
- Commercial/Mixed Use
- Parks & Open Space
- Environmental Protection
- Special Policy Areas (Refer to OP Special Policy Area #1 section 4.14.1)
- Special Development Areas (Refer to OP Special Development Area #15 section 4.15.15)

Transportation Elements
- Local Roads
- Collector Roads
- Arterial Roads
- County Arterial Roads
- Potential Local Road Connections (Refer to SP section 4.2)
- Potential Collector Roads
- Potential Local Roads

General Map Elements
- Main St Gateway
- Stormwater Management Facility
- Watercourse
- Stormwater Ponds
- Waterbodies
- Property Boundaries
- Secondary Plan Areas



Draft Schedule 3 Land Use

Secondary Plan
Southwest Area 3

Date : June 2026

Municipality of Brighton

Legend

Waste Management
- Landfill
- Waste Disposal Assesment Area

Land Use Designations
- Residential
- Commercial/Mixed Use
- Parks & Open Space
- Environmental Protection
- Special Policy Areas (Refer to OP Special Policy Area #6B section 4.14.3)

Transportation Elements
- Local Roads
- Collector Roads
- Arterial Roads
- County Arterial Roads
- Potential Local Road Connections (Refer to SP section 4.2)
- Potential Collector Roads
- Potential Local Roads

General Map Elements
- Presqu'ile Gateway
- Stormwater Management Facility
- Watercourse
- Stormwater Ponds
- Waterbodies
- Property Boundaries
- Secondary Plan Areas



Draft Schedule 4 Transportation

Secondary Plan
Northeast Area 1

Date : June 2026

Municipality of Brighton

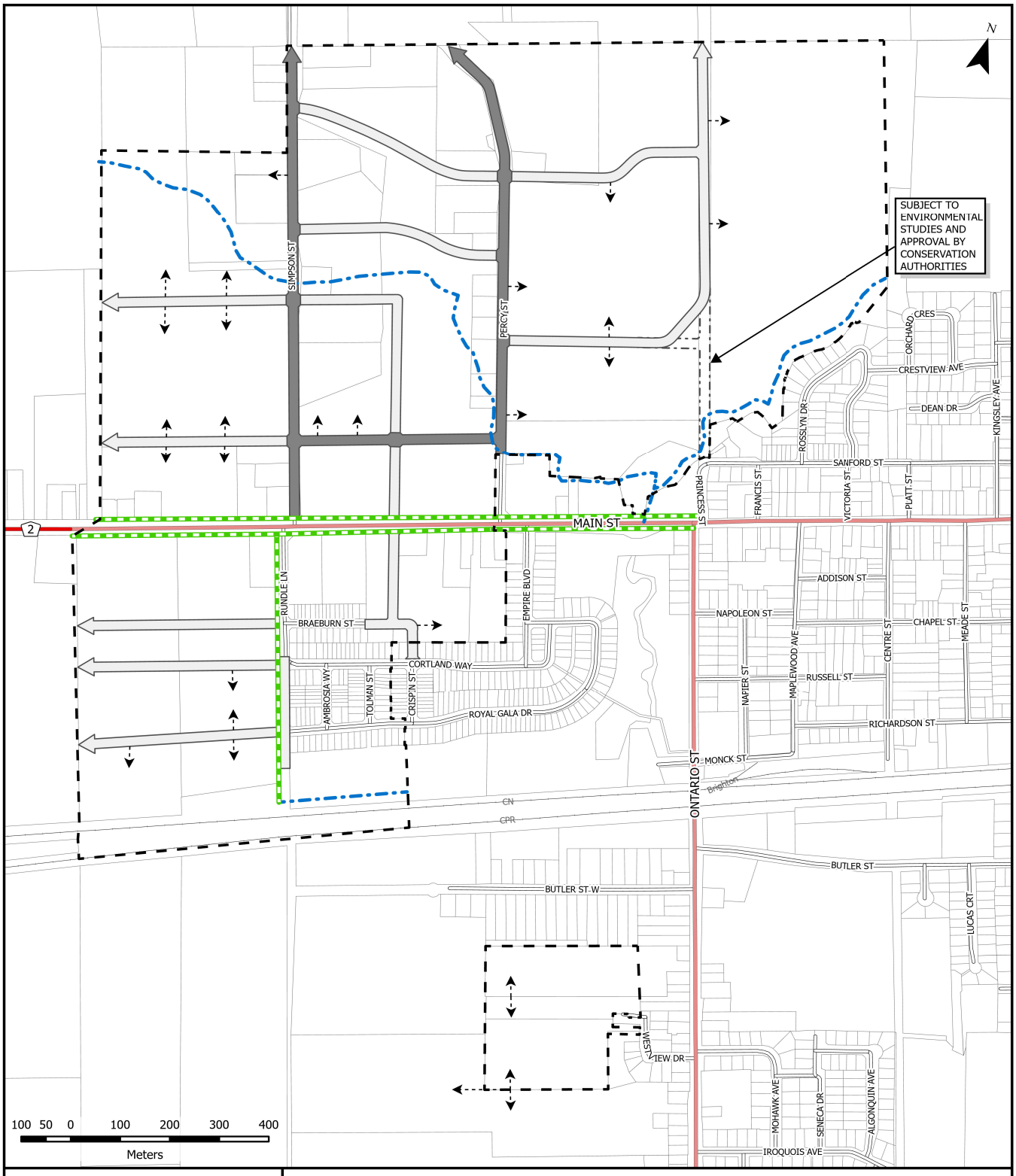
Legend

Trail and Pathway Networks
- Multi-Use Path (MUP)
- Trail Network

Transportation Elements
- Local Roads
- Collector Roads
- Arterial Roads
- County Arterial Roads
- Potential Local Road Connections (Refer to SP section 4.2)
- Potential Collector Roads
- Potential Local Roads

General Map Elements
- Property Boundaries
- Secondary Plan Areas

* Local streets will form block faces of 100m to 150m in length



Draft Schedule 5 Transportation

Secondary Plan
Northwest Area 2a and 2b

Date : June 2026

Municipality of Brighton

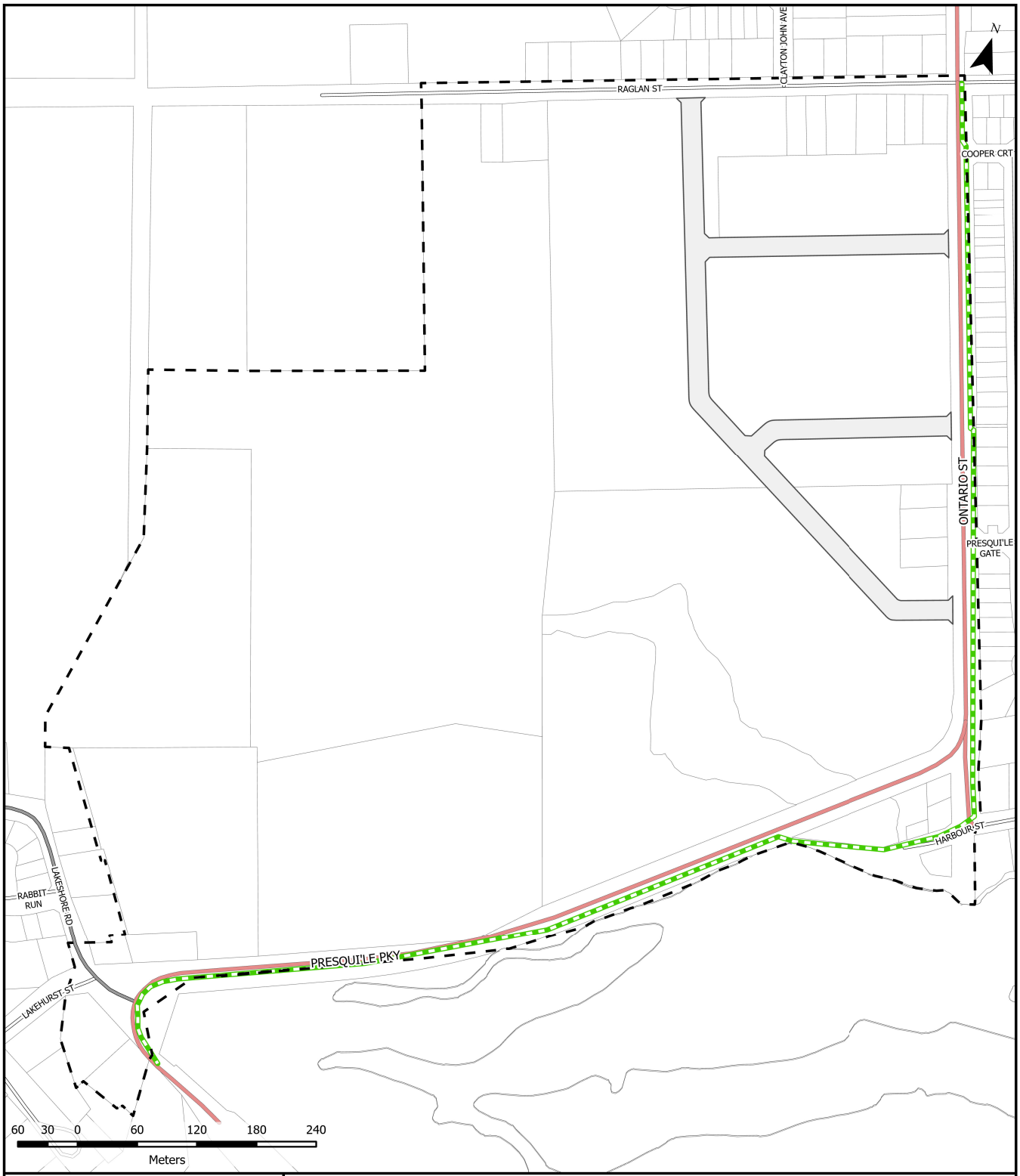
Legend

Trail and Pathway Networks
- Multi-Use Path (MUP)
- Trail Network

Transportation Elements
- Local Roads
- Collector Roads
- Arterial Roads
- County Arterial Roads
- Potential Local Road Connections (Refer to SP section 4.2)
- Potential Collector Roads
- Potential Local Roads

General Map Elements
- Property Boundaries
- Secondary Plan Areas

* Local streets will form block faces of 100m to 150m in length



Draft Schedule 6 Transportation

Secondary Plan
Southwest Area 3

Date : June 2026

Municipality of Brighton

Legend

Trail and Pathway Networks
- Multi-Use Path (MUP)
- Trail Network

Transportation Elements
- Local Roads
- Collector Roads
- Arterial Roads
- County Arterial Roads
- Potential Local Road Connections (Refer to SP section 4.2)
- Potential Collector Roads
- Potential Local Roads

General Map Elements
- Property Boundaries
- Secondary Plan Areas

* Local streets will form block faces of 100m to 150m in length

The Corporation of The Municipality of Brighton

By-law No. _23__

Being a By-law to adopt an Amendment to the Official Plan of the Corporation of the Municipality of Brighton.

Whereas Amendment No. 23 to the Official Plan of the Municipality of Brighton has been considered and recommended for adoption by the Municipality of Brighton Planning Council**;**

And Whereas a Public Meeting on the proposed amendment has been held pursuant to the requirements of Section 17 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended;

Now Therefore the Council of the Corporation of the Municipality of Brighton in accordance with the provisions of Section 17 and 21 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, hereby enacts as follows:

1. **That Amendment No.23** to the Official Plan of the Municipality of Brighton, consisting of the attached explanatory text is hereby adopted.

2. The Clerk is hereby authorized and directed to make application to the County of Northumberland for approval of Amendment No. 23 to the Official Plan.

3. The Clerk is hereby authorized and directed to proceed with the giving of notice under Section 17(23) of the Planning Act.

4. **This By-law** shall come into force and take effect on the day of final passing thereof.

This By-Law Read a First, Second and Third Time, and Finally Passed This 15th Day of June 2026

_____ _____

Candice Doiron, Clerk Brian Ostrander, Mayor

Area Wide Efficient Land Use Plan
(Brighton Secondary Plan)

Official Plan Amendment No. 23

Municipality of Brighton

June 15th 2026

Amendment No. 23 to the Official Plan
of the
Municipality of Brighton

The attached explanatory text, constituting Amendment No. 9 to the Official Plan of the Municipality of Brighton, was prepared by the Council of the Corporation of the Municipality of Brighton under the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended.

The amendment was adopted by the Council of the Corporation of the Municipality of Brighton by By-law No.23 in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, on the 15th day of June 2026.

Amendment No. 23 is subject to final approval by the County of Northumberland pursuant to Section 17(9) of the Planning Act, R.S.O. 1990 and Ontario Regulation 525/97, amended to O. Reg. 45/01. The decision of the Council of the Corporation of the County of Northumberland is final pursuant to Section 17(27) of the Planning Act, R.S.O. 1990, Chapter P. 13 if no appeals are received against Amendment No. 23 within the time allowed for appeal, in accordance with the requirements of Section 17 of the Planning Act, R.S.O. 1990, Chapter P. 13.

_____
Candice Doiron, Clerk

_____
Brian Ostrander, Mayor

The Constitutional Statement

Part A - The Preamble	-	does not constitute part of this amendment.
Part B - The Amendment	-	consisting of the following text and mapping constitutes Amendment No. 9 of the Municipality of Brighton Official Plan.

Amendment No. 23
To the Official Plan
of the Municipality of Brighton

Part A - The Preamble

Introduction to the Amendment:

The purpose of this Amendment is to amend of the Municipality of Brighton's Official Plan to implement the Brighton Area Wide Efficient Land Use Plan (Secondary Plan), which establishes a comprehensive policy framework to guide long-term growth and development within designated Secondary Plan Areas.

Location:

The lands affected by this Amendment include the Secondary Plan Areas identified as:

Northeast Secondary Plan Area (Area 1)
Northwest Secondary Plan Areas (Areas 2a and 2b)
Southwest Secondary Plan Area (Area 3)

These lands are located within the urban settlement boundary of the Municipality of Brighton.

Part B - The Amendment

This part of the document, entitled "Part B - The Amendment", and consisting of the following changes to the text, constitutes Amendment No.23.

1. Title:

The following text constitutes Amendment No. 23. The Minister of Municipal Affairs and Housing approved the Official Plan on April 25, 2014.

2. Purpose and Effect of the Application:

The **Purpose** of Amendment No. 23 is to introduce policies, land use framework, infrastructure planning, and environmental protection measures for Secondary Plan Areas.

The **Effect** of the Amendment will be to establishes land use designations, transportation networks, environmental policies, and coordinated growth framework.

3. Location of the Affected Lands:

The lands affected by this Amendment include the Secondary Plan Areas identified as:

Northeast Secondary Plan Area (Area 1)
Northwest Secondary Plan Areas (Areas 2a and 2b)
Southwest Secondary Plan Area (Area 3)

These lands are located within the urban settlement boundary of the Municipality of Brighton.

4. Basis of The Amendment:

The basis for this Amendment is contained in the Council Planning Report dated June 15, 2026. The Municipality of Brighton has initiated this Official Plan Amendment to implement the Brighton Area Wide Efficient Land Use Plan (Secondary Plan), which establishes a comprehensive policy framework to guide long-term growth within designated greenfield lands inside the urban settlement boundary. The Amendment is required to appropriately plan for projected population growth to the horizon year of 2051, ensure the orderly and efficient use of land and infrastructure, and provide a coordinated approach to land use planning, transportation, servicing, environmental protection, and community development. The Secondary Plan has been prepared in accordance with the requirements of the Planning Act and has regard for matters of provincial interest. The Amendment is consistent with the Provincial Planning Statement, 2024, and generally conforms to the Northumberland County Official Plan. It directs growth to designated settlement areas, promotes compact and complete communities, and supports a range and mix of housing types, including opportunities for affordable and attainable housing. The Amendment has been informed through comprehensive public consultation, including a statutory public meeting held pursuant to Section 17 of the Planning Act, as well as consultation with municipal departments, the Development Review Team, external agencies, and Indigenous communities. The Secondary Plan does not approve specific development applications. Rather, it establishes a long-term planning framework and conceptual land use structure that will guide future Planning Act approvals, including draft plans of subdivision, zoning by-law amendments, site plan control, and supporting technical studies. This Amendment forms part of a broader implementation strategy that includes subsequent regulatory and infrastructure planning tools to ensure coordinated, financially sustainable, and orderly development over time. The Amendment also ensures that development within adjacent Urban Fringe Areas will not compromise the long-term extension of municipal infrastructure or planned growth within the Secondary Plan Areas.

5. Details of The Amendment:

A complete version of the Secondary Plan is attached in Appendix XX, attached hereto and forming part of this Official Plan Amendment.

A. Addition of New Secondary Plan Section

A new section is added to the Official Plan to introduce the **Brighton Area Wide Efficient Land Use Plan (Secondary Plan)** applying to the following areas:

- Northeast SPA (Area 1)
- Northwest SPA (Areas 2a and 2b)
- Southwest SPA (Area 3)

The Secondary Plan establishes policies related to:

- Land Use
- Community Facilities and Services
- Transportation and Active Transportation
- Environmental Protection
- Implementation and Phasing

B. Land Use Framework

The following designations are introduced and applied through the Secondary Plan schedules:

- Residential
- Commercial/Mixed Use
- Environmental Protection
- Parks and Open Space
- Community Facility
- Special Policy Areas
- Special Development Areas

These designations are illustrated on the Secondary Plan Land Use Schedules.

C. Transportation Framework

The Amendment introduces a transportation network including:

- Arterial, collector and local roads
- Multi-use pathways and trail systems
- Future road connections and network planning
- The plan identifies approximately:8,071 m of multi-use paths and 2,980 m of trail networks
- Promote transit supportive densities, include affordable and attainable housing, provide appropriate densities within the development, encourage

energy efforts into the design, flexibility to parkland and maintain available rental housing.

D. Environmental and Servicing Framework

The Secondary Plan:

- Identifies Environmental Protection Areas and natural heritage features;
- Establishes policies for stormwater management and servicing;
- Ensures development does not negatively impact ecological functions.

E. Secondary Plan Schedules

The following schedules form part of this Amendment:
Schedule 1 – Land Use (Northwestern Area 1)
Schedule 2 – Land Use (Northwest Areas 2a & 2b)
Schedule 3 – Land Use (Southwest Area 3)
Schedule 4 – Transportation (Northeast Area 1)
Schedule 5 – Transportation (Northwest Areas 2a & 2b)
Schedule 6 – Transportation (Southwest Area 3)
Additionally, Figure 1 – Secondary Plan Areas identifies the broader plan context

F. Implementation and Interpretation

The implementation of this Amendment shall occur through:

- Subdivision approvals
- Zoning by-law amendments
- Site plan control
- Future technical studies and detailed design
- Municipal capital planning

The interpretation of this Amendment shall be in accordance with the policies of the Municipality of Brighton Official Plan.

6. Implementation and Interpretation

The implementation and interpretation of this Amendment shall be in accordance with the policies of the Municipality of Brighton Official Plan.

Appendices & Attachments

The following appendices and attachments are not intended to form part of Amendment No.23 but are included only for the purposes of providing information in support of this Amendment.

Appendix I

Statement Certifying the Requirements of Sections 17(15), 17(17) and 17(23) of The Planning Act, R.S.O. 1990, Chapter P. 13 have been complied.

It is hereby certified that the requirements for the giving of Notice and the holding of at least one (1) Public Meeting, as required by Section 17 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, have been complied with.

_____

Candice Doiron, Clerk

Appendix II

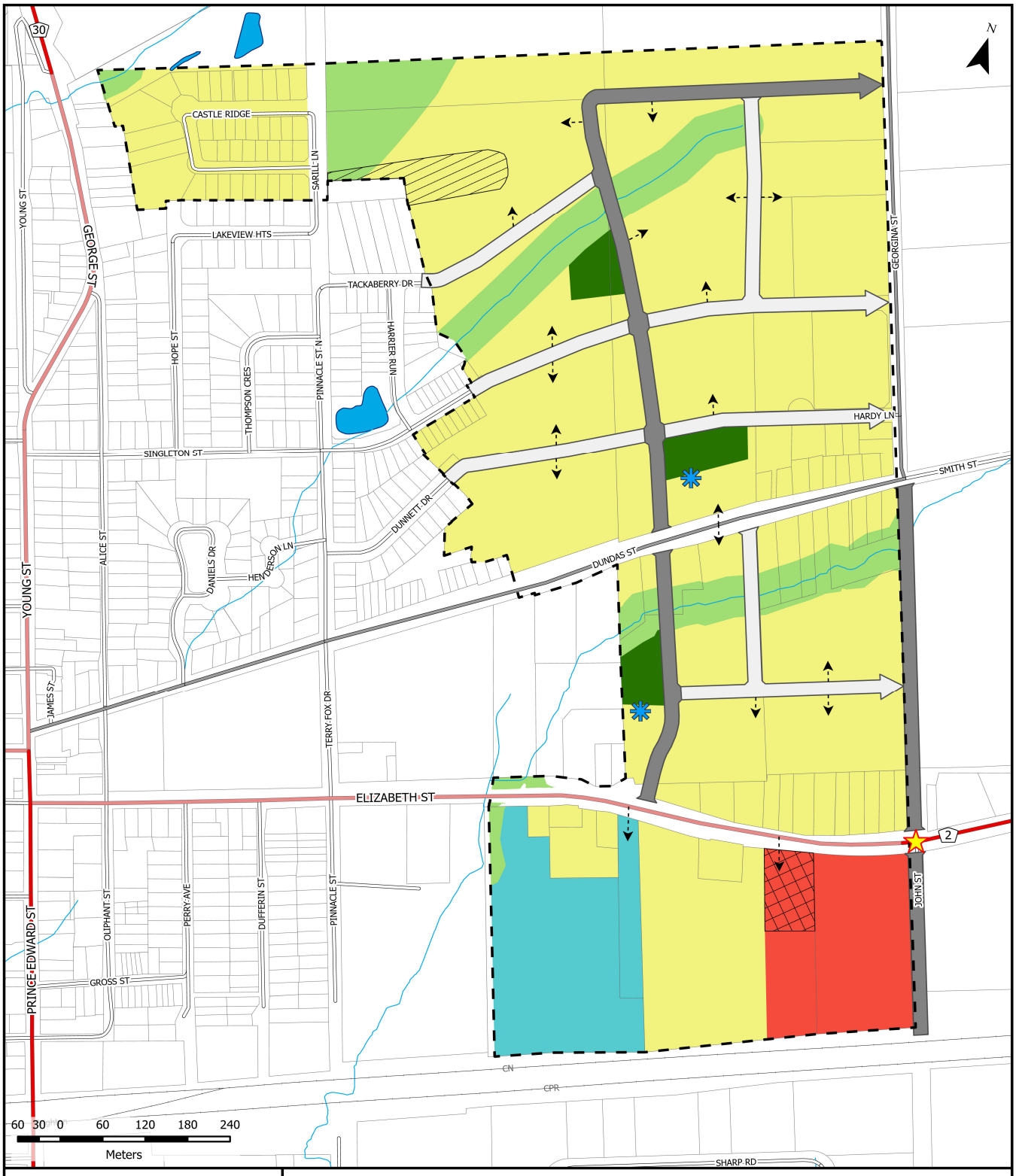
Declaration Under Section 17(28) Of the Planning Act, R.S.O. 1990, Chapter P. 13.

I, Candice Doiron, Clerk for the Corporation of the Municipality of Brighton, hereby declare that Notice of Adoption of Official Plan Amendment No.23 by Municipal Council on the 15th day of June, 2026 was given as required by Section 17(23) of the Planning Act, R.S.O. 1990, Chapter P. 13. I also declare that the twenty (20) day appeal period expired on the _____ day of _____, 2026 and to this date no notice of appeal under Section 17(24) of the Planning Act, R.S.O. 1990, Chapter P. 13 has been filed with any person in the Office of the Clerk of the Municipality of Brighton.

Dated this _____ day of _____, 2026

_____

Clerk, Candice Doiron



Draft Schedule 1 Land Use

Secondary Plan
Northeast Area 1

Date : June 2026

Municipality of Brighton

Legend

Land Use Designations

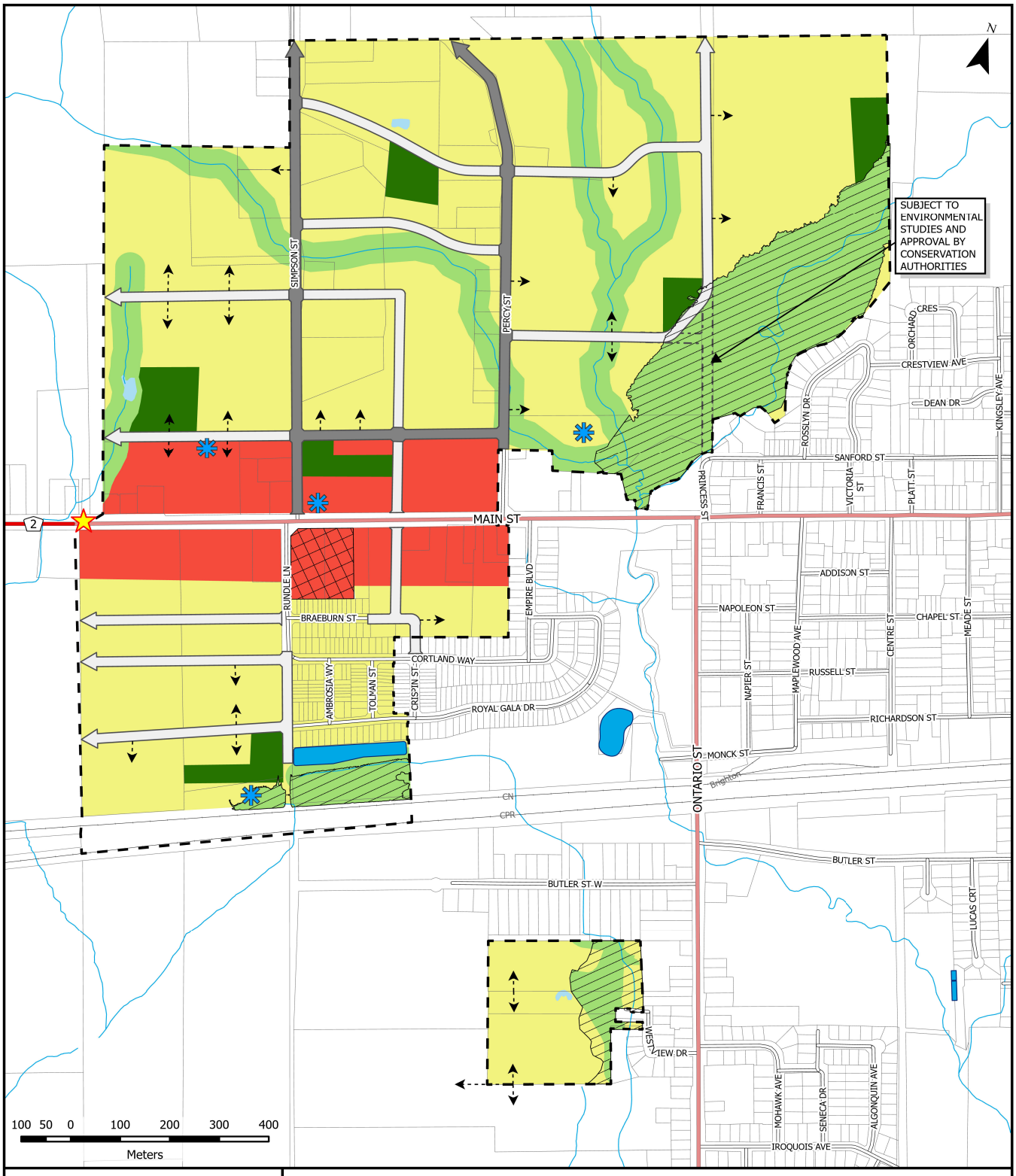
- Residential
- Commercial/Mixed Use
- Parks & Open Space
- Environmental Protection
- Community Facility
- Special Policy Areas (Refer to OP Special Policy Area #3 section 4.14.3)
- Special Development Areas (Refer to OP Special Development Area #14 section 4.15.14)

Transportation Elements

- Local Roads
- Collector Roads
- Arterial Roads
- County Arterial Roads
- Potential Local Road Connections (Refer to SP section 4.2)
- Potential Collector Roads
- Potential Local Roads

General Map Elements

- Elizabeth St Gateway
- Stormwater Management Facility
- Watercourse
- Stormwater Ponds
- Waterbodies
- Property Boundaries
- Secondary Plan Areas



Draft Schedule 2 Land Use

Secondary Plan
Northwest Area 2a and 2b

Date : June 2026

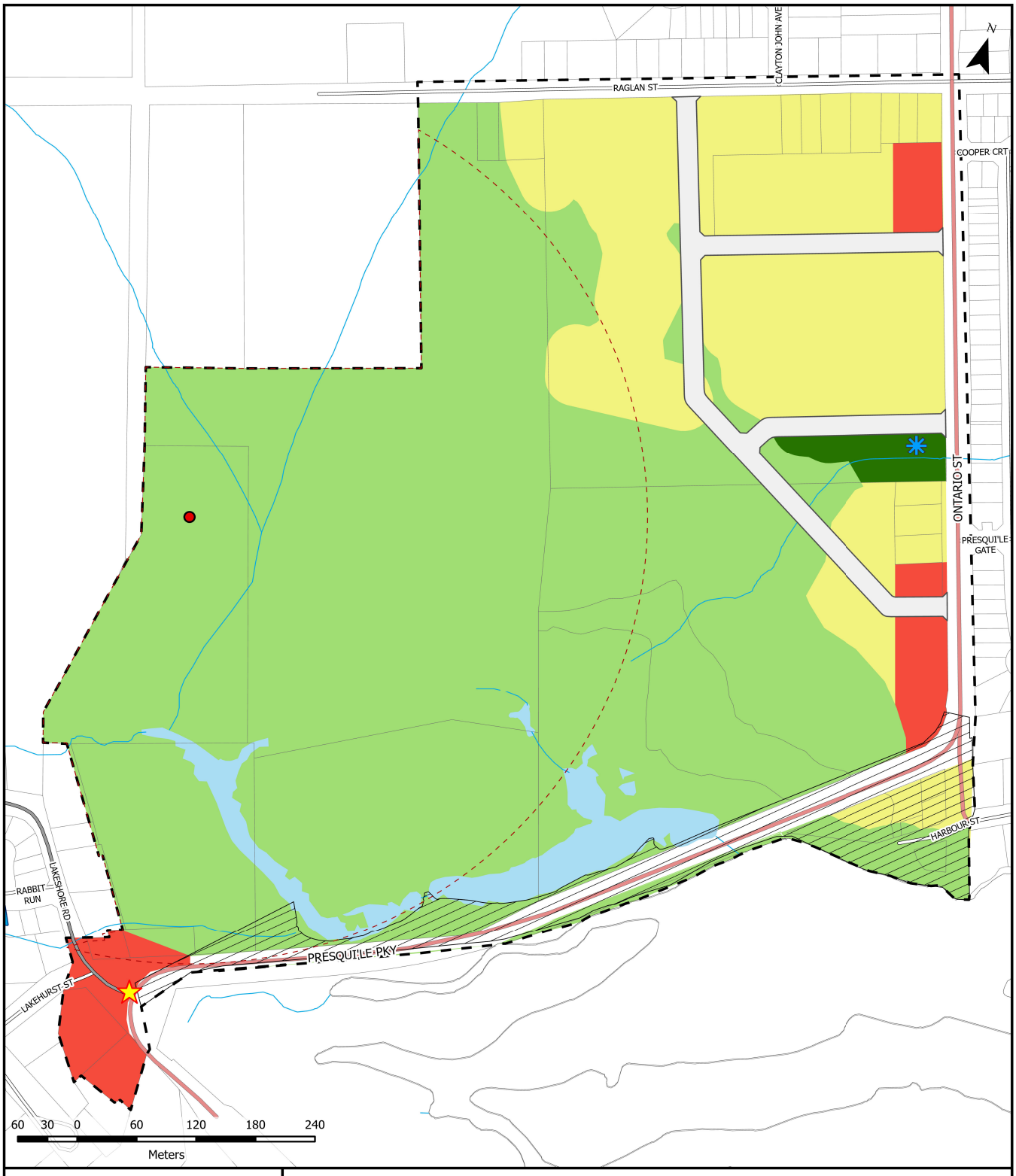
Municipality of Brighton

Legend

Land Use Designations
- Residential
- Commercial/Mixed Use
- Parks & Open Space
- Environmental Protection
- Special Policy Areas (Refer to OP Special Policy Area #1 section 4.14.1)
- Special Development Areas (Refer to OP Special Development Area #15 section 4.15.15)

Transportation Elements
- Local Roads
- Collector Roads
- Arterial Roads
- County Arterial Roads
- Potential Local Road Connections (Refer to SP section 4.2)
- Potential Collector Roads
- Potential Local Roads

General Map Elements
- Main St Gateway
- Stormwater Management Facility
- Watercourse
- Stormwater Ponds
- Waterbodies
- Property Boundaries
- Secondary Plan Areas



Draft Schedule 3 Land Use

Secondary Plan
Southwest Area 3

Date : June 2026

Municipality of Brighton

Legend

Waste Management
- Landfill
- Waste Disposal Assesment Area

Land Use Designations
- Residential
- Commercial/Mixed Use
- Parks & Open Space
- Environmental Protection
- Special Policy Areas (Refer to OP Special Policy Area #6B section 4.14.3)

Transportation Elements
- Local Roads
- Collector Roads
- Arterial Roads
- County Arterial Roads
- Potential Local Road Connections (Refer to SP section 4.2)
- Potential Collector Roads
- Potential Local Roads

General Map Elements
- Presqu'ile Gateway
- Stormwater Management Facility
- Watercourse
- Stormwater Ponds
- Waterbodies
- Property Boundaries
- Secondary Plan Areas



Draft Schedule 4 Transportation

Secondary Plan
Northeast Area 1

Date : June 2026

Municipality of Brighton

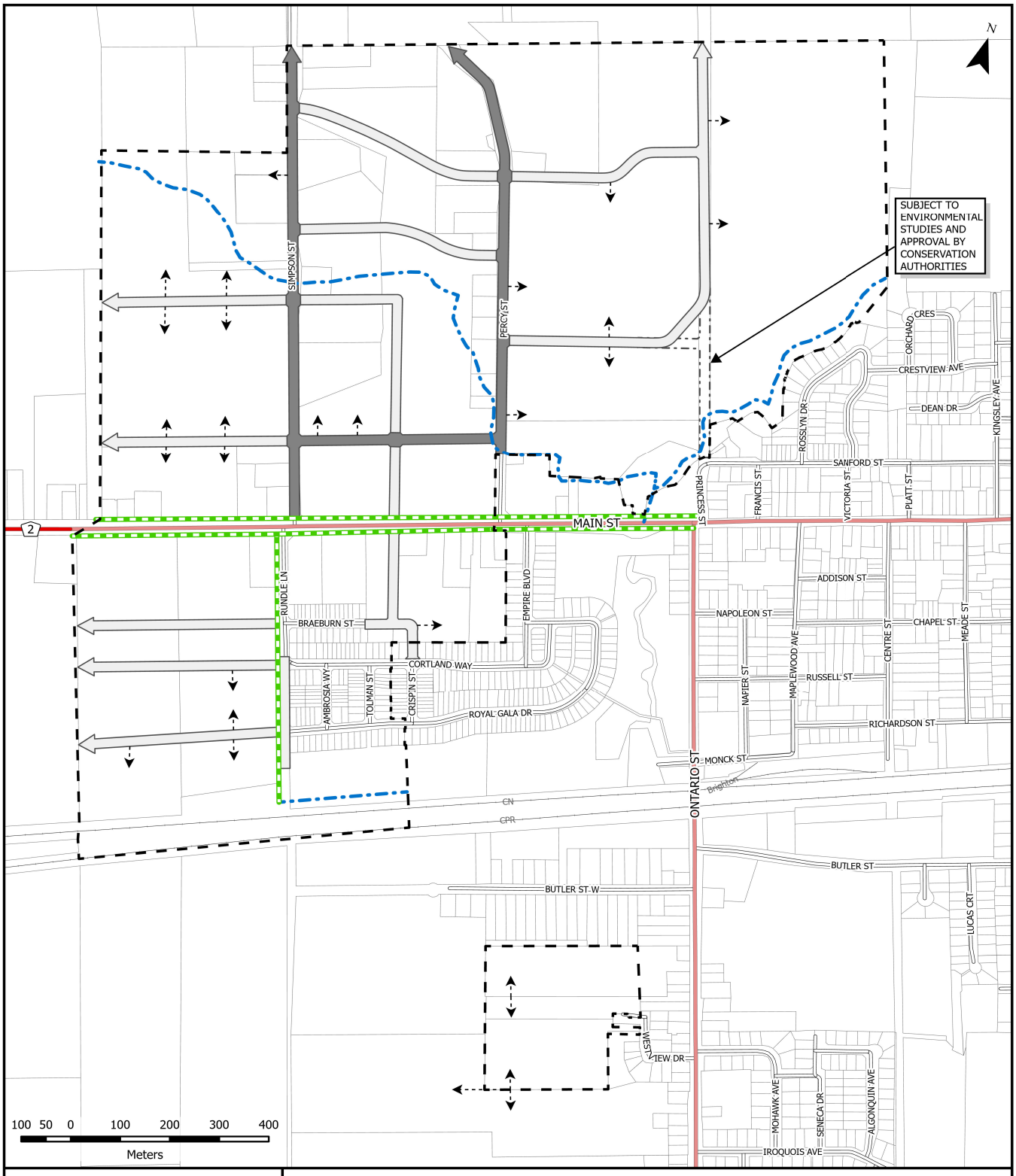
Legend

Trail and Pathway Networks
- Multi-Use Path (MUP)
- Trail Network

Transportation Elements
- Local Roads
- Collector Roads
- Arterial Roads
- County Arterial Roads
- Potential Local Road Connections (Refer to SP section 4.2)
- Potential Collector Roads
- Potential Local Roads

General Map Elements
- Property Boundaries
- Secondary Plan Areas

* Local streets will form block faces of 100m to 150m in length



Draft Schedule 5 Transportation

Secondary Plan
Northwest Area 2a and 2b

Date : June 2026

Municipality of Brighton

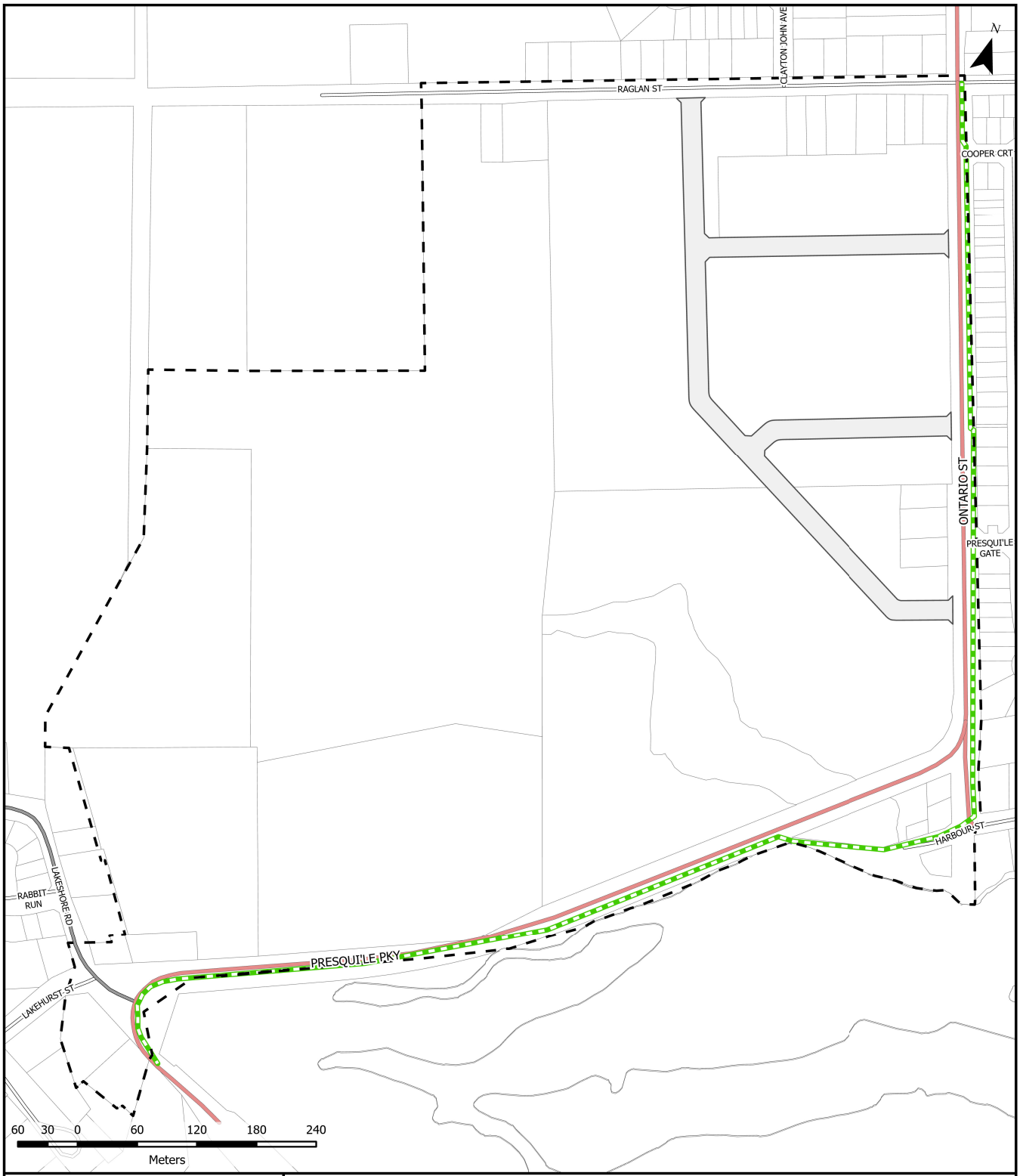
Legend

Trail and Pathway Networks
- Multi-Use Path (MUP)
- Trail Network

Transportation Elements
- Local Roads
- Collector Roads
- Arterial Roads
- County Arterial Roads
- Potential Local Road Connections (Refer to SP section 4.2)
- Potential Collector Roads
- Potential Local Roads

General Map Elements
- Property Boundaries
- Secondary Plan Areas

* Local streets will form block faces of 100m to 150m in length



Draft Schedule 6 Transportation

Secondary Plan
Southwest Area 3

Date : June 2026

Municipality of Brighton

Legend

Trail and Pathway Networks
- Multi-Use Path (MUP)
- Trail Network

Transportation Elements
- Local Roads
- Collector Roads
- Arterial Roads
- County Arterial Roads
- Potential Local Road Connections (Refer to SP section 4.2)
- Potential Collector Roads
- Potential Local Roads

General Map Elements
- Property Boundaries
- Secondary Plan Areas

* Local streets will form block faces of 100m to 150m in length

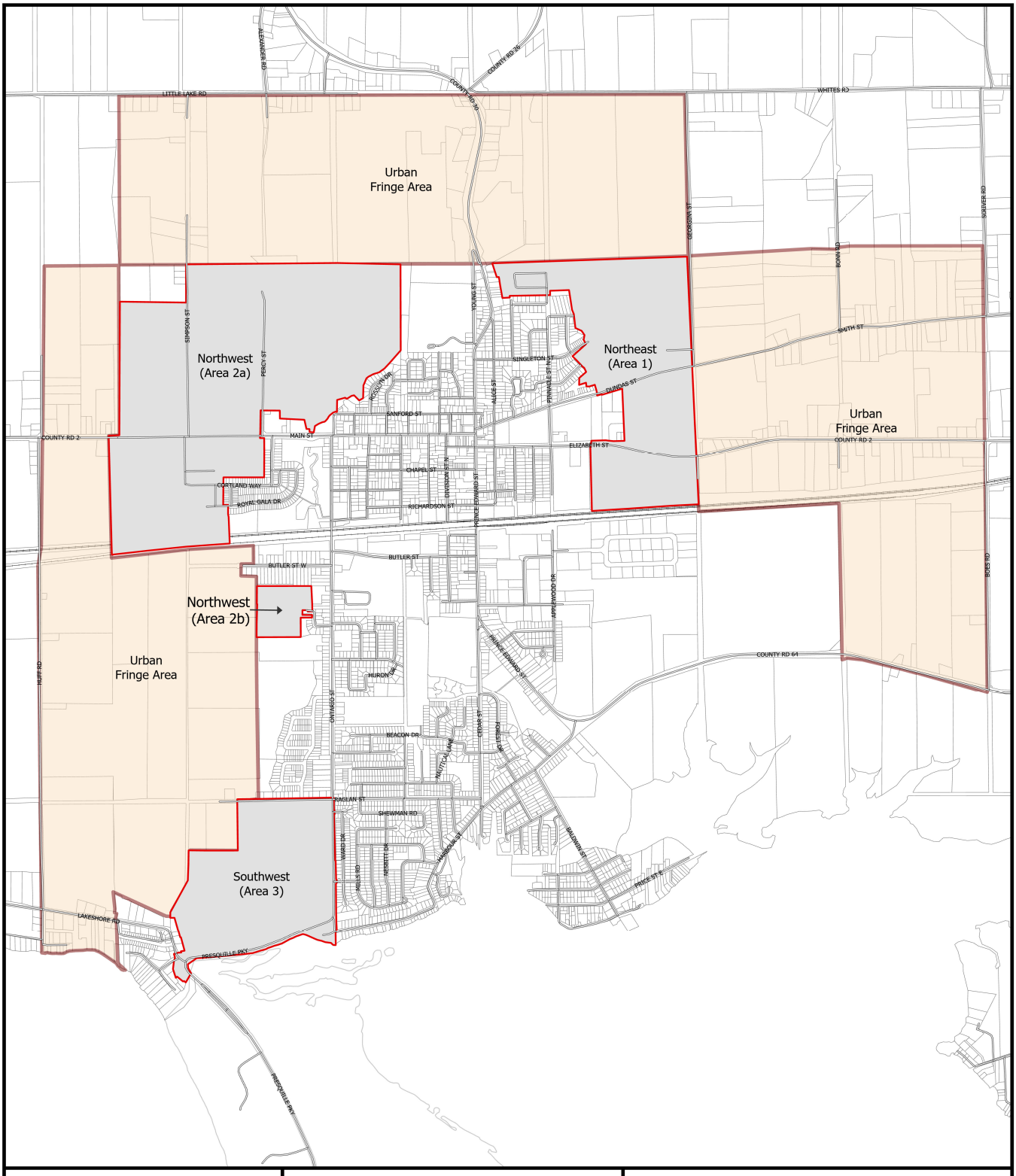


Figure 1
Secondary Plan Areas

Date : June 2026

Municipality of Brighton

Legend

- Secondary Plan Area
- Urban Fringe Area

N

400 200 0 400 800 1,200

Meters

Brighton Secondary Plan

Area Wide Efficient Land Use Plan

Prepared by:
Planning & Development
planning@brighton.ca

06/08/2026

brighton.ca

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DRAFT

Land AcknowledgementLand Acknowledgement

Brighton respectfully acknowledges that the Municipality of Brighton is located on the Brighton respect
Mississauga Anishnabeg (AMississaugaAnishnabeg) territory (and is the traditional territory of bek) territory an
Mississauga. Here in the Municipality of Brighton we also acknowledge that the Mississauga. Here in t
MIssissauga Nations are the collective stewards and caretakers of these lands and ississauga Nations
waters in perpetuity, and that they continue to maintain this responsibility to ensure their waters in perp
health and integrity for generations to come.health and integrity for generations to come.

DRAFT

PART ONE: BRIGHTON URBAN GROWTH AREASPART ONE: BRIGHTO

1.01.0 IntroductionIntroduction

As a result of increased development pressures As a result of increased development pressures in the Municipality of Brighton, the Municipality of Brighton is in process of preparing a Secondary Plan (the Plan) for the "greenfield" lands of the urban process of preparing a Secondary Plan (the Plan) for the "greenfield" lands of the urban area of Brighton. The existing Official Plan for the municipality was approved by the area of Brighton. The existing Official Plan for the municipality was approved by the County of Northumberland in 2020 and designates lands within the Secondary Plan Areas (SPA's) for County of Northumberland in 2020 and designates lands within the Secondary Plan Areas (SPA's) for potential long term urban development. The policies of this Plan are in compliance with and build upon the current policies in the Official Plan. The Plan is intended to be consistent with the Provincial Planning Statement and conform with the Provincial Planning Statement and policies and growth management framework of the Northumberland County Official Plan. policies and growth management framework of the Northumberland County Official Plan.

A vision for future development is important for the community's urban growth areas. This A vision for future development is important for the community's urban growth areas. This Plan articulates that vision. It frames and offers direction to guide future growth and development in such a way that the vision can be achieved. Plan articulates that vision. It frames and offers direction to guide future growth and development in such a way that the vision can be achieved.

Part One outlines the purpose of the Plan for the urban growth areas and the process by which it was prepared, including community involvement. It describes the integration of the municipality's urban growth areas with the existing built urban area and summarizes the potential scenarios for growth upon which the Plan is based. All lands within the Secondary Plan Areas are located within the existing Urban Boundary as identified in the Northumberland County Official Plan and the Brighton Official Plan. The Secondary Plan Areas currently have a variety of land use designations as outlined in the Brighton Official Plan. This Secondary Plan serves to redesignate those lands in accordance with attached Land Use Schedules.Part One outlines the purpose of the Plan for the urban growth areas and the process by which it was prepared, including community involvement. It describes the integration of the municipality's urban growth areas with the existing built urban area and summarizes the potential scenarios for growth upon which the Plan is based. All lands within the Secondary Plan Areas are located within the existing Urban Boundary as identified in the Northumberland County Official Plan and the Brighton Official Plan. The Secondary Plan Areas currently have a variety of land use designations as outlined in the Brighton Official Plan. This Secondary Plan serves to redesignate those lands in accordance with attached Land Use Schedules.

The Plan is a collection of policies that focus on what could be achievable in the next 25 years. These policies are meaningful only if translated into actions that are tangible and can be implemented. Within the vision for future development is an embraced of Brighton's rich past and the quality of place it provides. This quality of place is vital in attracting new residents and businesses to the community and in ensuring that Brighton is a healthy and sustainable place to live, work, and play.The Plan is a collection of policies that focus on what could be achievable in the next 25 years. These policies are meaningful only if translated into actions that are tangible and can be implemented. With this rich past and the quality of place it provides. This quality of place is vital in attracting new residents and businesses to the community and in ensuring that Brighton is a healthy and sustainable place to live, work, and play.

Brighton's Urban Growth Areas will be resilient, connected, and diverse in housing and economic opportunities growing through development that aligns with infrastructure readiness, natural features, and neighbourhood character.Brighton's Urban Growth Areas will be resilient, connected, and diverse in housing and economic opportunities growing through development that aligns with infrastructure readiness, natural features, and neighbourhood character.

The Secondary Plan supports a flexible, application-based development approach that encourages the evolution of complete communities over time guided by land use policies and designations.The Secondary Plan supports a flexible, application-based development approach that encourages the evolution of complete communities over time guided by land use policies and designations.

designations that identify appropriate areas for residential, mixed-use, commercial, and recreational development.

While detailed phasing of density and form will occur at the subdivision or development application stage, the Plan encourages logical sequencing of infrastructure investment and land servicing to ensure efficient and cost-effective growth, particularly in areas where capacity is limited.

Distinct opportunities within each Secondary Plan Area will be supported:

- **SPA 1 & 2** will accommodate a range of residential densities and mixed-use areas, with commercial and service nodes to support new neighbourhoods.
- **SPA 3** will add to the residential inventory and strengthen Brighton's tourism economy with active transportation routes, improved public access to the waterfront, and seasonal/recreational uses.

DRAFT

1.11.1 Purpose of the PlanPurpose of the Plan

This Plan serves several purposes:This Plan serves several purposes:

- It provides a blueprint for Brighton's urban It provides a blueprint for Brighton's urban physical development that reflects the aspirations of the community and physical developme Council's vision while managing the effects of such development on the Council's vision whi social, economic, and environmental well-being of the community, and the environment.

- It provides strategies and specific implementing actions that will allow this It provides strateg blueprint to be accomplished.blueprint to be accomplished.

- It establishes a basis for judging whether specific development proposals and It establishes public works are in harmony with the Plan.public works are in harmony with the Plan.

- It allows public agencies, and property owners to coordinate and design It allows public ager projects that will enhance the character of the community.projects that will enhance the char

- It provides the basis for establishing and setting priorities for relevant studies, It provides the plans, and programs that will implement the Plan.plans, and programs that will implement th

- It reflects and is consistent with the 2024 Provincial Planning Statement, and It reflects and is consistent with the 20

- It reflects and conforms with the It reflects and conforms with the general intent and purpose of the County of with the genera Northumberland Official Plan.Northumberland Official Plan.

This Plan provides the framework within which decisions on how to grow, provide public This Plan pro services and facilities are to be made within the urban growth areas. The three SPA's are services and identified as the Northwest Secondary Plan Area, the Northeast Secondary Plan Area identified as the and the Southwest Secondary Plan Area (Figure 1). The Plan provides the basis for the and the Sout passing of related municipal by-laws, and initiation of the planning process, and the laws, admini matters to be considered in the evaluation of land development. The Plan also identifies matters to be consid land outside of the Secondary Plan Areas designated Urban Fringe Areas (Figure 1). land outside Development of lands in the Urban Fringe Areas will be closely monitored to ensure that Development any development within the Urban Fringe Areas does not jeopardize the efficient and any developmer extension and implementation of long-term road and servicing infrastructure connections term road an identified in the Secondary Plan Areas. Once this Plan comes into effect, no by-laws shall be identified in the Sec be passed, and no public work undertaken that does not conform to this Plan be passed, and no public w

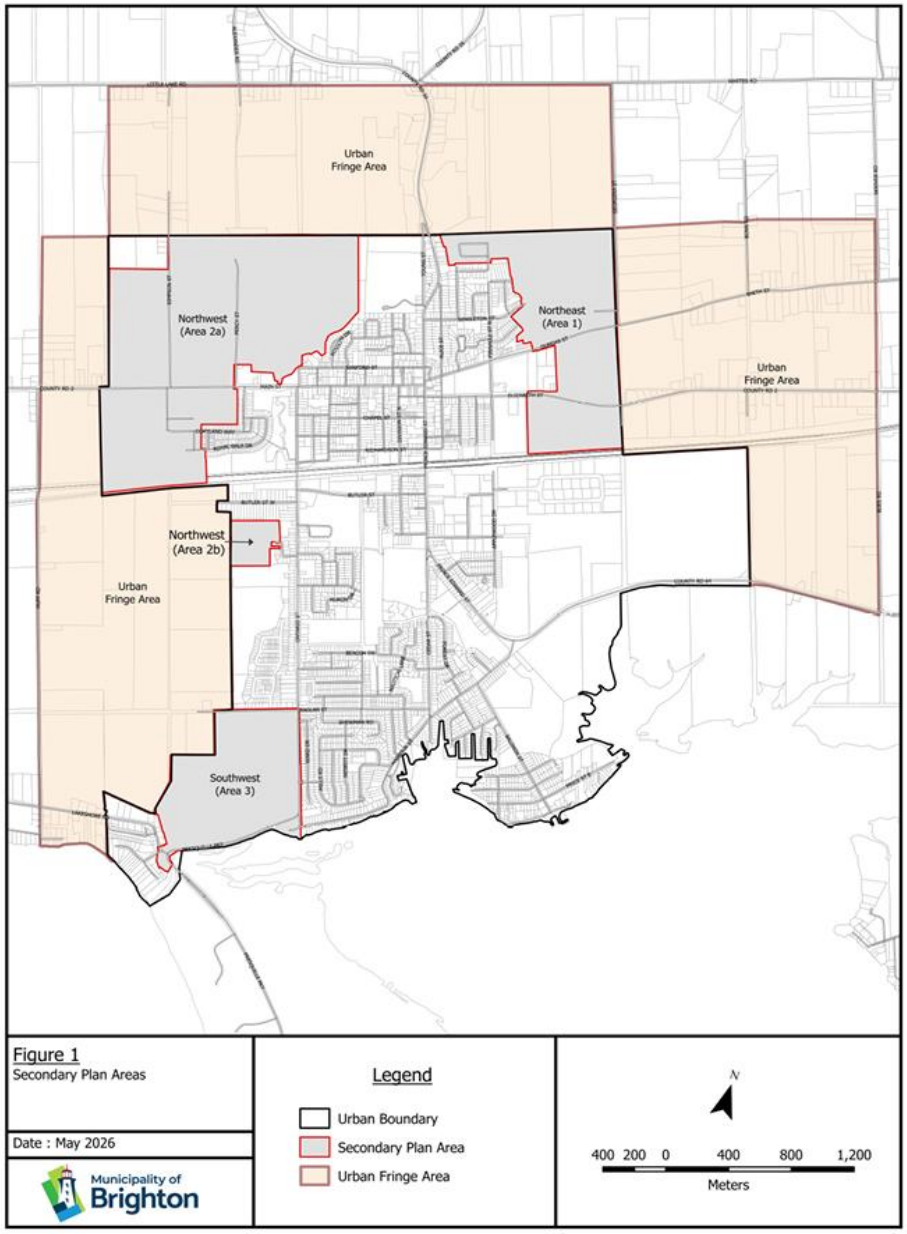


Figure1: Secondary Plan AreasFigure1: Secondary Plan Areas

1.2 1.2Community Planning ProcessCommunity Planning Process

As a first step in the Secondary Plan process a series of Technical Background Reports As a first step were prepared. These documents present a “snapshot” summary of the existing were prepared. These conditions in Brighton with respect to a variety of components, including land use; conditions in Brighto population projections; residential and commercial land need; servicing infrastructure; n projections; re transportation and circulation; urban design; cultural, natural heritage and hazards. The transportation technical reports identified a range of issues to be addressed in the Secondary Plan.technical reports i

The aim of the Secondary Plan is to define a land use pattern and governing policies, The aim of th integrating transportation, stormwater management and sewer and water servicing integrating tr strategies while upholding community character and vision within the urban growth areas. strategies wh Extensive community engagement was a priority throughout the project to gather insights xtensive com from citizens and stakeholders.from citizens and stakeholders.

A Community Consultation and Engagement program was undertaken, and a Summary A Community Report was prepared. This report highlights three key components: Background on the Report was p Study processes, Summary of consultation strategies, and Summary of public input.Study processes,

Various consultation methods were employed, including public notification, advertising, Various consul and outreach, which involved direct contact with organizations and stakeholders, and outreach, which neighborhood walking tours as well as public meetings and open houses. The neighborhood walking t Municipality's website served as a central platform for information dissemination and 's website served accessing surveys. An online survey, released in two versions, collected residents' accessing surveys. feedback on various aspects such as housing, transportation, and public spaces. A feedback on variou Technical Advisory Committee (TAC), comprised of various municipal and public ry Committee (TAC), agency staff, provided a platform for detailed discussions.agency staff, provided a platform for detailed

Feedback from public events and the online survey underscored residents' appreciation Feedback fror for the small-town feel, proximity to key amenities, and the importance of housing town feel, proximity variety and commercial support for the economy. Concerns regarding transportation variety and comm focused on commuting patterns, the need for improved active transportation routes, and ed on commu the desire for more public spaces like parks and walking trails.the desire for more public spaces like parks and wa

Overall, the report indicates a comprehensive engagement process aimed at gathering Overall, the re diverse perspectives to inform the development of the Secondary Plan Areas.diverse perspectives to i

As a result of these efforts, this Secondary Plan reflects the desires and decisions of all As a result o who took part in the community planning process.who took part in the community planning process.

1.3 Creative Sustainable Development1.3 Creative Sustainable Development

In the past decade, Brighton has seen an influx of new residents moving from major urban In the past de centres. The municipality’s high quality of place and desirable lifestyle combined with centres. The advances in technology that facilitate the ability to “work from anywhere”, area advances in technology

persons working in the creative economy who have chosen to live and work here. This persons work
trend has resulted in increased local economic expansion and serves as the basis for trend has res
Brighton's drive to encourage and promote its diverse and creative economy. The Brighton's dr
Municipality has Municipality has also been a particular attraction to early retirees and seniors, many still ality has also
active in employment capacities or in volunteer activities. This trend is expected to active in em
continue going forward.continue going forward.

Future development in the Secondary Plan Areas is intended to preserve and enhance Future develo
the quality of place in Brighton while providing for opportunities to accommodate a the quality o
growing economy as much as is reasonable and appropriate. The Secondary Plan growing eco
encourages:encourages:

1.3.11.1 New residential neighbourhoods to be similar to Brighton's existing traditional New residen
neighbourhoods in terms of walkability while also offering a choice in housing neighbourhoo
forms.forms.

1.3.21.2 Connectivity in the Secondary Plan Areas to be developed not for drivers, to be develop
but for the benefit of pedestrians and cyclists so as to provide healthy,
environmentally friendly, and economic choices in getting aroundenvironmentally friendly, and e

1.3.31.3 Parkland and open space continue to define the community as being healthy and Parkland and
green and that these resources serve all in the community equally.green and that these resourc

1.3.41.4 Regarding opportunities to accommodate commercial development, the
Secondary Plan recognizes that:Secondary Plan recognizes that:

a) Great potential is offered for live/work opportunities in the emerging Great potent
residential neighbourhoods; andresidential neighbourhoods; and

b) Land use areas and supporting policies should incorporate a mix of Land use ar
commercial uses across the Secondary Plan AreasAreas and should
recommend zoning tools to enable creative development.recommend zoning tools to er

1.4 1.4 Looking Ahead: Growth Scenario for BrightonLooking Ahead: Growth Scenario for Brigh

The population projections used in this secondary Plan represents a planning scenario used to The population
assess potential land use patterns, infrastructure requirements and community design within the assess potenti
Secondary Plan Areas. Final population allocations for the municipality will be confirmed Secondary Plan Areas. Final population allo
through the Official Plan review and will conform with the growth forecasts established in the through the Officia
Northumberland County Official Plan.Northumberland County Official Plan.

The Secondary Plan is based on population projections to the year 2051 prepared in The Secondary F
accordance with Provincial and County guidelines. The projected population for the accordance with P

entire Municipality of Brighton to the year 2051 is up to 17,825 representing an increase entire Municip
of up to 5,225 persons from 2024 (12,600 est.). Based on an average of 2.25 persons of up to 5,225 p
per dwelling unit, up to 2,322 dwelling units will be required to accommodate the per dwelling unit, up t
increased population in the municipality. For the purposes of this plan the additional increased popula
population and resulting number of dwelling units have been allocated to various population and result
locations throughout the municipality as follows:locations throughout the municipality as follows:

Rural Brighton Rural Brighton 10% or 522 persons (232 dwelling units)10% or 522 persons (232 dwelling units)

Urban infill and intensification Urban infill and intensification 20% or 1044 persons (464 dwelling units)20% or 1044 persons (46

Northeast SPA Northeast SPA 25% or 1,306 persons (580 dwelling units)25% or 1,306 persons (580 dwelling units)

Northwest SPA Northwest SPA 35% or 1,829 persons (812 dwelling units)35% or 1,829 persons (812 dwelling units

Southwest SPA Southwest SPA 10% or 522 persons (232 dwelling units)10% or 522 persons (232 dwelling units)

As a result of this allocation a total of 1,624 dwelling units are required to house an As a result of this a
additional population of 3,654 persons in the Secondary Plan Areas.additional population of 3,654 per

Based on the proposed overall dwelling unit density of 30 units per net hectare for low Based on the pr
density, 60 units per net hectare for medium density and 100 units per net hectare for density, 60 units
high density, the available lands designated for residential purposes within the SPA's, SPA's, the availa
can easily accommodate the projected population growth.can easily accommodate the projected popu

1.5 1.5Organization of the PlanOrganization of the Plan

This Plan includes two interrelated components This Plan includes two interrelated components and u
must be considered together when determining the relevance to a particular land area or must be cons
proposed development scenario. The policies of this Plan organized into five main parts and servepropose

Part 1: Brighton Urban Growth AreasPart 1: Brighton Urban Growth Areas

This Part outlines the purpose of the Plan and the process by which it was prepared. It This Part out
describes and summarizes the potential scenarios for growth upon which the Plan is describes an
based. Finally, it describes how the Plan is organized and the policies within are based. Final
structured.ructured.

Part 2: Land UsePart 2: Land Use

This Part outlines the land use strategy for the Brighton Urban Growth Areas and provides This Part outl
the physical framework for development in these areas. It establishes policies related to the physical f
the use, location, and intensity of development. It also outlines criteria by which, which, location, ar

development in the Brighton Urban Growth Areas is evaluated to ensure it is compatible development with existing uses and development.with existing uses and development.

Part 3: Community Facilities and ServicesPart 3: Community Facilities and Services

This Part provides various standards for community facilities and services, including This Part pr vehicular, cycling and pedestrian circulation, sanitary sewer and water infrastructure and vehicular, cy utilities, and stormwater management.utilities, and stormwater management.

Part 4: Quality of Place in Brighton Urban Growth AreasPart 4: Quality of Place in Brighton Urb

This Part outlines policies and guidelines for the further preservation and enhancement This Part out of Brighton's quality of place with respect to urban design, cultural heritage, housing, of Brighton's economic development, and community improvement which includes parks, open space, economic devel and environmentally sensitive landsand environmentally sensitive lands

Part 5: Implementing the Brighton Secondary PlanPart 5: Implementing the Brighton Secondary

This Part outlines actions to be taken to regulate development, how progress will be This Part ou monitored and reviewed, how the Plan will be administered and interpreted, and how Plan monitored an implementation will be coordinated with the municipality's public works and financial implementation management efforts.management efforts.

The Land Use Schedules of this Plan are organized into six Schedules:The Land Use Schedules of thi

1. **Schedule 1: Northwest Secondary Plan Land Use Schedule;** This Schedule is a graphic representation of the general location, distribution, and extent of land uses envisaged by the Plan.**Schedule 1: Northwest Secondar** This Schedule is a graphic rep uses envisaged by the Plan.
2. **Schedule 2: Northeast Secondary Plan Land Use Schedule;** This Schedule is a graphic representation of the general location, distribution, and extent of land uses envisaged by the Plan.**Schedule 2: Northeast Secondar** This Schedule is a graphic rep uses envisaged by the Plan.
3. **Schedule 3: Southwest Secondary Plan Land Use Schedule;** This Schedule is a graphic representation of the general location, distribution, and extent of land uses envisaged by the Plan.**Schedule 3: Southwest Secondar** This Schedule is a graphic rep uses envisaged by the Plan.
4. **Schedule 4: Northeast Transportation Schedule;** This Schedule is a graphic representation of the existing and proposed road and active transportation network of the existing envisaged by the Plan.**Schedule 4: Northeast Transportation** This Schedule is a graphic representation of the existing envisaged by the Plan.

5. **Schedule 5: Northwest Transportation Schedule;** This Schedule is a graphic representation of the existing and proposed road and active transportation network representatio envisaged by the Plan.envisaged by the Plan.

6. **Schedule 6: Southwest Transportation Schedule;** This Schedule is a graphic representation of the existing and proposed road and active transportation network representatio envisaged by the Plan.envisaged by the Plan.

All Schedules are to be interpreted in conjunction with the policies of this Plan.All Schedules are to be

1.6 How to Read the Plan

With the exception of Part 1, each Part of the Secondary Plan includes a brief background information to establish the context for the policies in that section. This background information material is neither a comprehensive statement of existing conditions nor does it contain a co adopted information.

The numbered policies are intended to reflect and assist in achieving the long-term vision for the Brighton urban growth areas and establish planning requirements, programs, standards, and criteria for development review. A commitment to action on the part of the municipality should not be construed as a commitment to proceed immediately. Commitments will be undertaken in a phased manner, as determined by Council, subject to budget considerations and program availability.

The use of "shall", "will", or "must" in the Implementing Policies indicates a mandatory requirement, whereas the use of "should", "would", "may" in the Implementing Policies indicates that a statement is advisory, not binding, and that details need to be addressed in the implementation of this Plan. Where the same topic is addressed in more than one part, sections and policies have been generally cross-referenced.

PART TWO: LAND USEPART TWO: LAND USE

2.02.0 IntroductionIntroduction

This Part of the Secondary Plan constitutes the framework for land use planning in the This Part of t
Brighton Urban Growth Areas to the year 2051. The guiding principles of the land use Brighton Urb
framework, the land use classification system, and the Secondary Plan land use framework, t
schedules are then presented. This is the heart of the Plan as it is the policy framework ules are then
intended to guide community development in the SPA's for the next 25 years.intended to guide commu

2.1 2.1Land Use FrameworkLand Use Framework

The Secondary Plan comprises three distinct and largely undeveloped areas of the The Secondary Pla
Brighton urban area including the northwest area, located north and south of Main Brighton urban area
Street, the northeast urban growth area, located north and south of Elizabeth Street, as Street, the nor
well as the southwest area bordering the west side of Ontario Street south of Raglan as the southwest
Drive and along Presqu'ile Parkway. These areas are currently largely undeveloped but Drive and alor
do contain various historic land uses typical of those found in the rural part of the do contain various hi
municipality including agriculture and large lot residential uses. Portions of these areas icipality includi
are designated as Urban in the current Official Plan and have experienced some urban are designated
development particularly in the northeast (No Frills) and the northwest (Main Street development particu
commercial uses and newly developed retirement residence).commercial uses and newly developed r

2.2 The Land Use Designations2.2 The Land Use Designations

The Secondary Plan land use framework is comprised of five land use designations as The Seconda
well as special policy areas. These designations and their associated policies are well as spec
intended to be broad to give landowners and the municipality flexibility in providing intended to
sufficient direction to implement the Plan. Detailed provisions and standards will be ficient directi
included in future zoning for Brighton as appropriate and in conformity with the Secondary included in fu
Plan. Plan.

The land use designations established by this Secondary Plan for the Brighton Urban The land use
Growth Areas are as follows:Growth Areas are as follows:

SectionSection	DesignationDesignation
2.42.4	ResidentialResidential
2.52.5	Commercial/Mixed UseCommercial/Mixed Use
2.62.6	Environmental Protection AreasEnvironmental Protection A
2.72.7	Parks and Open Space Parks and Open Space
2.82.8	Community Facilities and ServicesCommunity Facilities ar
2.9.12.9.1	Presqu'ileParkwayCorridor Gateway AreaParkway Corrid
2.9.22.9.2	Main Street Gateway AreaMain Street Gateway Area
2.9.32.9.3	Elizabeth Street Gateway AreaElizabeth Street Gateway A
2.102.10	Special Policy AreasSpecial Policy Areas

2.3 2.3 Secondary Plan Land Use SchedulesSecondary Plan Land Use Schedules

The Secondary Plan land use framework is illustrated on Schedule 1 (Northwest The Second Secondary Plan Area), Schedule 2 (Northeast Secondary Plan Area) and Schedule 3 Secondary P

(Southwest Secondary Plan Area). These Schedules are attached to and form part of this (Southwest S
Plan. They illustrate predominant land uses and the spatial relationships between them Plan. They ill
and are a graphic representation of the goals and policies of this Plan. The Schedules are a graphic
are to be used and interpreted only in conjunction with the text of the Plan.are to be used and interpret

2.4 Residential Areas2.4 Residential Areas

The Secondary Plan includes one Residential land use designation to manage growth in The Seconda
the emerging residential neighbourhoods of Brighton. The policies of the Residential the emerging
designation are intended to maintain and enhance the quality of the community by designation a
encouraging development that is compatible with existing land uses and the extension of raging develo
new neighbourhoods into surrounding undeveloped areas. New residential
neighbourhoods will be integrated and compatible with Brighton's existing traditional neighbourhoo
neighbourhoods. A high quality of place will be maintained or enhanced.A high quality of place will be

Development within the Residential Areas is anticipated to result from the extension of Development
existing neighborhoods and the creation of new neighborhoods. Existing neighborhoods will however, tak
support a wide choice in housing form with an increased residential density as a means support a wid
of increasing the mix of housing types in Brighton, encouraging the provision of more of increasing
affordable forms of housing, and maximizing the use of existing municipal services and infrastructure affordable forms of housing, and maximiz
facilities.facilities.

The policies of these areas permit all residential uses at all densities. Neighbourhood-The policies o
scale non-residential uses intended to serve the local neighbourhood, including schools, residential us
libraries, places of worship, home-based business, and convenience retail, are also also permitted. business, a
permitted. These uses are permitted as a means of creating and encouraging complete permitted. Th
neighbourhoods that include a balance of facilities and services to meet the everyday neighbourhoo
needs of residents and make the most of existing municipal infrastructure. All
development in the Residential area must maintain and enhance the character of the velopment in
existing neighbourhood and be in conformity with the neighbourhood design policies of existing neigh
Section 4.1 of this Plan.Section 4.1 of this Plan.

2.4.1 2.4.1 Guiding Residential PoliciesGuiding Residential Policies

The intent of the Residential Area of this Plan is to:The intent of the Residential Area of this Plan is to:

1.1. Support a diverse range of housing types at a range of residential densities that Support a div
meet the existing and future needs of the community.meet the existing and future needs of the

2.2 Encourage the creation of complete neighbourhoods that meet the everyday needs of residents and make the most of existing municipal infrastructure.

2.4.2 Implementing Residential Design Policies

The Residential designation of his Plan permits all types of residential dwellings including single and semi-detached, angle and street group homes, as well as seniors long-term care homes. A single Residential designation affords the municipality and landowners the flexibility of developing property over time as needs change without the need for a Secondary Plan amendment. There are however policies within this Plan as well as other municipal planning tools to ensure that residential development in the SPA's SRA:

2.4.2.1 New and Existing Neighbourhood Design Policies

a) Where applicable, ensure that new development in the urban growth areas occurs as an extension of the surrounding existing neighbourhood fabric. The development will integrate the new with the existing street network and blend the built form and character with the existing neighbourhoods in Brighton.

b) Permit a mix of residential unit types in new neighbourhood development, including single detached, semi-detached, duplex, triplex, townhouse, and apartment.

c) Require a minimum residential density of 17.3 units/net hectare (7.0 units/net acre) in new neighbourhood development with a preferred target residential density of 30 units/net hectare (12 units/net acre). Permit residential densities of 60 units/net hectare (25 units/net acre) in new neighbourhood development, as appropriate. Higher density may be permitted in exchange for the provision of community benefits in accordance with the policies of Subsection 5.1.4 of this Plan with respect to height and with the policies density bonusing.

d) Permit a mix of neighbourhood-scale residential uses in new neighbourhood development, including assisted and special needs housing, senior housing, and long-term care homes, as a means of meeting the full range of community housing needs.

e) Permit a mix of neighbourhood-scale community uses in new neighbourhood development, including schools, places of worship, libraries, community centres, parks, and daycares. Neighbourhood-scale commercial uses are also permitted, including home-based businesses.

neighbourhood-serving convenience retail. Neighbourhood-scale community and commercial uses should ideally have direct access to a collector street.

f) Ensure that new neighbourhood development connects with existing sewer and water services by means of streets, sidewalks, walkways or multi use paths, and open space. Such connections will provide access to schools, parks, shopping, and workplaces and integrate new development in the existing urban fabric. Connections shall encourage modes of active transportation and facilitate the safe separation of pedestrian and vehicular traffic (refer to Section 3.4 of this Plan). The removal of any existing connection with surrounding neighbourhoods is strongly discouraged.

g) Ensure that new neighbourhood development is consistent with the urban design, and environmental management policies of Sections 4.1, 4.2, and 4.4 of this Secondary Plan.

2.4.2.2 Street Townhouse Units

Street townhouse units provide transitional density between multi-storey buildings and lower scale uses such as single and semi-detached dwellings (or existing residential neighbourhoods).

a) Townhouse blocks should be oriented parallel to the street to reinforce a consistent street wall. Where townhouse blocks are located perpendicular to streets (i.e. due to lot constraints), end units should be oriented toward the street.

b) Slight variations in setbacks may be appropriate to create a more interesting streetscape.

c) Where townhouses abut single or semi-detached dwellings, a step-back is encouraged on the upper storey(s) to increase separation and ensure compatibility with the adjacent dwelling. Where upper-storey step-backs are provided, they should be 1.5-3.0m to accommodate usable outdoor amenity space (i.e. patios).

d) Where stacked and stacked back-to-back townhouses abut single or semi-detached dwellings, the entire end unit (at a minimum) should step down in height to minimize overlook/shadow on the adjacent property.

e) Where stacked and stacked back-to-back townhouses back onto single or semi-detached dwellings, a 45 degree angular plane from

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the rear lot line should be applied to mitigate shadow/privacy impacts to m
of the upper storeys of the building.
f) On stacked townhouses, access to lower units may be provided up to
1.5m below grade. This access should be well integrated into the
building and should not be visually obtrusive from the public realm.

2.4.2.3 Detached Dwellings

a) Detached dwellings should be oriented parallel to the street to reinforce a consistent street wall.
b) Slight variations in setbacks may be appropriate to create a more interesting streetscape.
c) A range of distinct but complementary façade designs, colours, and materials and architectural details are encouraged within a streetscape.
d) Detached dwellings should be well articulated with recesses and projections, windows, bays, and the porches, and other architectural features. Individual floors should be easily discernible from the exterior of the building to reduce the perceived height of the dwelling into easily recognizable sections.
e) On corner lots, a similar degree of articulation should be provided on both frontages. Ornamental elements, such as porches, should wrap around the corner. On corner detached dwellings with a flat roof, a parapet wall may be appropriate at the upper storey to help conceal the roof and reduce the perceived height of the building and reinforce a human scale.
f) Detached dwellings should use appropriate materials that are appropriate within their local context, and may predominantly include brick, wood and or/stone.
g) Facade materials should reflect their intended use and should not be used to imitate other materials.
h) Monolithic elements, such as vertical features and/or materials that extend the entire height of the dwelling should be avoided.

2.4.2.4 Landscaping and Open Space

a) Private front yard landscaping should create a clear, but unobtrusive interface between the public and private realm. Low fences that do not obstruct visibility may be appropriate.
b) Private trees are encouraged in the front yard to enhance the urban tree canopy. One tree per residential lot shall be provided on all lots single, semi-detached and street townhouse lots. All trees should have access to 30.0m3 of high quality soil volume.

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c)c) Where front yard parking is provided, at least 50% of the front yard yard parking is p
should remain landscaped.should remain landscaped.

2.4.2.52.4.2.5 Access, Parking and ServicingAccess, Parking and Servicing

a)a) Front yard garages/driveways are discouraged. Where garages/driveways are discouraged
provided, they should be provided, they should be located at the back of each dwelling and located at the bac
accessed from a rear lane to avoid curb cuts on the public sidewalk.access from a rear lane to avoid curb cuts on the public sidewalk.
Where front yard garages are provided, they should be visually subservient to the main building and should not occupy more than 50% of the building frontage.Where front yard garages are provided, they should be visually subservient to the main building and shou
50% of the building frontage.

2.5 2.5 Commercial/Mixed Use AreasCommercial/Mixed Use Areas

The Secondary Plan includes three areas designated as Commercial/Mixed Use areas. The Seconda
The policies pertaining to these areas are intended to preserve and enhance the quality The policies
of place by ensuring that Brighton provides a range of convenient services for its residents and visitors of place by ensuring
and visitors in commercial areas that are compatible with surrounding neighbourhoods and visitors i
and of high quality design.and of high quality design.

The policies of these areas are intended to maintain and enhance these areas as an The policies
expansion to the existing retail and service commercial uses of the community. It is expansion to
anticipated that the Commercial/Mixed Use areas will accommodate mixed-use use
(commercial/residential) development as a means of meeting the future needs of the community.(esidential) de
community.

The policies of the Commercial/Mixed Use Areas are intended to encourage a compatible The policies
mix of land uses along two key corridors – Main Street (west) and Elizabeth Street (east) Main Street (
leading into the existing commercial core area and a third area located at the southern end of Ontario Street. While the two corridor areas are already home to a range of uses, leading into the existi
end of Ontari
it is important that future development establish these corridors as gateways to the it is importar
Brighton urban area and respect the urban design goals of the community. Brighton urban area ar
duplicating or competing with the downtown commercial core. The Commercial/Mixed duplicating o
Use areas are intended to accommodate commercial and mixed-use development in a setting that does not reflect the traditional main street style of development. These settings Use areas are intended to accommodate development in a setting that does nc
often occur in residential buildings or require a larger building, a larger lot, or more off-street parking than is appropriate in a downtown commercial core location.often occur in
street parking than is appro

The Municipality shall encourage the development of compact, walkable, mixed-use areas within appropriate locations of the Secondary Plan Areas that may function as Strategic Growth Areas in accordance with the Northumberland County Official Plan, where supported by servicing capacity, transportation infrastructure, market demand, and compatibility with surrounding land uses.The Municipality
areas within
Strategic Gro
pported by se
compatibility with surrounding land uses.

2.5.1 2.5.1 Guiding Commercial/Mixed Use PoliciesGuiding Commercial/Mixed Use Policies

The intent of the Commercial/Mixed Use areas of this Plan is to:The intent of the Commercial/Mixed U

1.1. Concentrate commercial shopping, business, office, tourism, and creative storefront economic uses in the Commercial/Mixed Use areas.storefront economic uses in the C

2.2. Support a diverse mix of complementary residential and community uses that meet Support a div the existing and future needs of the community.the existing and future needs of the community.

3.3. Where mixed residential and commercial uses are proposed, applicants may be Where mixed required to complete pre-consultation with the Municipality and relevant agencies consultation to identify potential environmental, servicing, or land use compatibility considerations.considerations.

2.5.2 2.5.2 Implementing PoliciesImplementing Policies

The Commercial/Mixed Use areas include the properties that front on Main Street (west) The Commer and Elizabeth Street (east) entrances to the Brighton urban area and lands located at the and Elizabeth southern end of Ontario Street. As such, it is important that future development in these important tha areas enhance the community's quality of place and the entry experience for both visitors areas enhanc and residents. The policies of these areas permit a range of local and regional serving commercial uses, most of which require a large building mass on a large lot with a large amount of parking than is appropriate in a traditional downtown commercial core location. and residents. The p or a large building, as well as large amounts of parking, relative to the amount of building mass offer lo
Residential uses in these areas will be limited to apartment dwellings typically found within Residential u a mixed-use building. use building.

2.5.2.12.5.2 Commercial/Mixed Use Design PoliciesCommercial/Mixed Use Design Policies

Mixed-Use Development is encouraged along arterial roadways. Single storey buildings encouraged a are strongly discouraged in favour of residential and office uses or other commercial uses are strongly d on second and higher storeys.on second and higher storeys.

For taller buildings, the scale of the ground floor plate is encouraged to be a human scale For taller buil while adding floor area upward or downward. For larger at-grade floor plates, articulation may be appropriate on the ground floor to reflect the extent of interior use(s) and to accentuate building entrances or other key features, including extra tall ground floors, extensive setbacks, cantilevers, double-height glazing, and/or features that constitute for multiple storeys.for multiple storeys

a) Concentrate community scale business, office, tourism, community facilities and scale business, office, tourism, community facilities and creative economic uses in the Commercial/Mixed Use Areas.

   i. Support a diverse mix of complementary residential and community uses that meet the existing and future needs of the community and encourage a healthy and vibrant Commercial/Mixed Use Area.

b) Establish the Commercial/Mixed Use Areas as the primary gateways to the Brighton urban area with development that is of high quality design and with a high quality interface with surrounding neighbourhoods.

c) Recognize the Commercial/Mixed Use Areas as major gateways to the Brighton urban area and the ancillary mixed-use areas to the downtown and community nodes that require a larger building or more off-street parking than is appropriate in the downtown core.

d) Permit a mix of regional and community scale commercial uses including but not limited to retail; personal and business services; tourist and tourism related uses; office; auto and equipment sales and service; and parks and open space.

e) Such development shall be subject to the urban design policies of Section 4.1 of this Plan and enhance the viability and vitality of the areas.

f) Focus higher density residential development in Commercial/Mixed Use Areas as a means of supporting the long-term viability of local businesses, strengthening the live/work relationship, and encouraging the provision of more affordable forms of housing.

g) Permit new buildings in the Commercial Mixed-Use Areas that are compatible in height, bulk and massing. This Plan offers flexibility in building design and orientation that may be necessary to accommodate mixed use buildings with varying floor heights.

h) Direct buildings to be placed in proximity to street frontages in order to provide a connected relationship between the building and the public realm. A continuous building line will generally be presented, punctuated where appropriate by active transportation connections or open space.

i) Consider passing a community benefits charge by-law to impose a community benefits charge in the Commercial/Mixed Use Areas in exchange for facilities, services, or matters in the form of community benefit, provided such development is in conformity with the urban design policies of Section 4.1 of this Plan and the mixed-use policies of Section 4.5 of this Plan and enhanced.

j)j) Require that new development in the Commercial/Mixed Use Areas be of high- Require that n
quality design and support the role of the area as a gateway to the community.quality design ar

k)k) Buildings located at the corners of a main intersection, should wrap the corner to Buildings loc
create a continuous streetscape and be designed to reinforce the visually higher- create a conti
profile location.profile location.

l)l) Parking is preferred to be provided underground or in a structure. Where surface Parking is pr
parking is provided, it should be located in the rear or side yard and screened from parking is pro
view.view.

m)m) Open storage or compounds in public view are discouraged.Open storage or compounds in pul

n)n) Fencing of large areas of lot coverage or segments of frontage will not be Fencing of l
permitted, particularly within public view. Fencing will be aesthetically pleasing and permitted, pa
kept within interior side yards or rear yards.kept within interior side yards or rear yards.

o)o) To support accessibility, new transit stops are encouraged. To support accessibility, new transit
are around areas with the highest concentration of commercial and residential are around areas
densities, with a particular focus on areas where new streets are envisioned.densities, with a pa

p)p) Parklands will be strategically located to ensure all residents have access to Parklands wi
recreational areas within a convenient walking distance. Parkettes will be located recreational a
within approximately 200m of residential uses.within approximately 200m of residential uses.

q)q) To further enhance the open space network, and the aesthetic appeal of the areas, To further enl
private amenity spaces atop buildings or plazas adjacent to new and infill private amen
developments should offer additional open spaces, thereby contributing to the development
overall well-being and recreational opportunities for the community. These plazas d recreationa
should be seamlessly integrated between buildings and strategically located at key should be sea
intersections of development parcels. Promenades will offer mid-block cross- block cross-connections development
building connections while also offering added landscape enhancements, providing added lan
conveniences, and sitting areas. As predominantly hardscaped areas,
promenades and plazas should include street furnishings and street trees and promenades
should offer space for streetscape enhancing uses such as commercial spill-out should offer space for s
areas. Plazas should be strategically positioned, particularly in close proximity to areas. Plaza
Mixed-Use areas.Use areas.

r)r) Discourage “strip” development in the Commercial/Mixed Use Areas whereby Discourage “
commercial uses are disconnected from the surrounding neighbourhood. commercial uses are

s) Identifying key locations for more intense mixed-use development so as to establish distinct activity nodes.

t) Encouraging new development to locate parking at the side or rear of a property so as to reduce negative visual impacts.

u) Encouraging new development to locate buildings nearer to the street, while considering the setback of existing neighbouring buildings, to create a sense of enclosure consistent with compact urban form.

v) Requiring new development to minimize driveways to improve pedestrian safety and vehicular flow, and to landscape areas along sidewalks to improve pedestrian and vehicular safety and comfort; and

w) In addition to the foregoing policies council should consider the preparation of design guidelines for the Commercial/Mixed Use Areas as a means of guiding and evaluating applications for new development and ensuring that it is sensitive and evaluating to and supports the role of the area as a gateway to the community.

x) These guidelines could address:

- Building orientation, design, and setbacks;
- Landscaping, screening, and fencing;
- Outdoor storage;
- Signage;
- Access controls;
- Parking and loading;
- Outdoor eating areas;
- Gateway entry features.

y) Minimize and mitigate potentially adverse off-site impacts, such as noise, lighting, of new commercial development on adjacent residential properties by establishing buffering and screening works.

z) Ensure that all new development or significant redevelopment in the Commercial/Mixed Use Areas provides adequate off-street parking. Cash-in-lieu of parking may be considered as an alternative means of meeting this policy.

aa) Strengthen the links between the Commercial/Mixed Use Areas and the downtown core by means of gateway development, visual and physical connections, sidewalk extensions, bicycle lanes, signage, etc.

bb) Enforce property standards in the Commercial/Mixed Use Areas as a priority to ensure that the quality of place of Brighton is maintained and enhanced. Refer to Section 5.6.

2.62.6 Environmental Protection Area

The Environmental Protection Area represents a significant component of the green infrastructure in Brighton. These areas are intended to preserve and enhance lands with inherent environmental sensitivity. The boundaries of the Environmental Protection Area are based on analysis and mapping completed by other agencies, including Conservation authority and the Ministry of Natural Resources. These boundaries may change over time as a result of additional analysis or project specific Environmental Impact Studies (EIS).

Development in or adjacent to the Environmental Protection Areas of this plan will be subject to the policies of Sections 3.9 and 4.11 of the existing Brighton Official Plan where applicable.

2.7 Parks and Open Space

Parks and Open Space areas can define a community more than any other physical element. Park and Open Space areas support exercise, play, community interaction, and provide contact with nature. These areas contribute greatly to quality of life in Brighton and portray it as a community that is healthy, green, and attractive to both residents and visitors.

In the next twenty-five years, the urban population of Brighton may increase by up to 5225 permanent residents. By current municipal standards, an additional 7.5 hectares of parkland may be required. However, it is important to note that the provision of parkland and recreation facilities is not solely related to the provision of physical space – there also needs to be a diversity and equitable distribution of park and recreation facilities throughout the community. This will be accomplished through the provision of community, neighborhood and parkette facilities throughout the secondary plan areas.

2.7.12.6 Guiding Parks and Open Space Policies

The intent of this Plan is to:

1.1 Recognize park and open space lands as important contributors to the quality Recognize pa
of place in Brighton and as invaluable to the longe[illegible]
of its residents.of its residents.

2.2 Work toward the creation of an interconnected network of park and open space Work toward
lands linked by the active transportation system to surrounding
neighbourhoods.neighbourhoods.

2.7.2 2.7.3 Implementing PoliciesImplementing Policies

Council shall:Council shall:

a) a) Provide for a range of park types, recreation facilities, and open space Provide for a
areas in Brighton and their equitable distribution in the community to areas in Brig
ensure access to a diversity of recreation opportunities.ensure access to a diversity of

b) b) Open spaces shall be distributed so that all residents are generally within Open spaces
a 250 to 500 metre walking distance (2.5 to 5 minutes) of a public park, a 250 to 500
trail, or passive recreational area.trail, or passive recreational area.

c) c) Provide for both active and passive elements within all parks, as
appropriate, to meet the recreation needs of all ages and interests.appropriate, to mee

d) d) Provide a minimum setback of 7.5m between any active public parkland Provide a mi
facility and the nearest property boundary.facility and the nearest property boundary.

e) e) Identify and secure active transportation connections between new and Identify and
existing parkland and open space areas and new and existing
neighbourhoods during the development approval process. These “green neighbourho
ways” should include enhanced streetscaping and pedestrian[illegible]
Refer to Section 3.4 of this Plan.Refer to Section 3.4 of this Plan.

f) f) Work with other levels of government and agencies to coordinate
strategies and funding opportunities to acquire and preserve park and strategies an
open spaces areas. open spaces areas.

g) g) Require parkland dedication for residential development and
redevelopment equivalent to 5 percent of the subject land area, and/or redevelopme
dedication at a rate of one hectare per 600 units. For commercial and dedication at
industrial development and redevelopment, require dedication[illegible]
to 2 percent of the total site area.to 2 percent of the total site area.

h)h) Consider cash-in-lieu of parkland dedication under the following circumstances;circumstances;

i.i. The required dedication fails to provide an area of suitable The required size, location, and shape for parkland development to the size, locatior satisfaction of the municipality.satisfaction of the municipality.

ii.ii. The required dedication would render the remainder of the The required site unsuitable or impractical for development.site unsuitable or impractical

iii.iii. The area within which the development is proposed is well The area wit served by existing park and open space areas and no further served by ex areas are required.areas are required.

i)i) Require that the land accepted for parkland dedication can achieve the Require that municipalities' requirements for the type of parkland to be provided, and municipalities is in conformity with the goals, policies, and schedules of this Plan.is in conformity with

j)j) Consider the provision of sustainability features to address climate Consider the change in proposed development in lieu of parkland conveyance where change in pr suitable lands are not available for parkland development. Such features suitable lands may include green roofs. may include green roofs.

k)k) Permeable surfaces; tree planting; renewable energy technologies; and Permeable s water efficiency and conservation measures. Refer to Section 4.4 of this water efficien Plan.Plan.

i)i) Encourage private recreation development to complement public recreational opportunities and support the involvement of private recreation groups in the planning, operations, and maintenance of recreation g parkland in Brighton.parkland in Brighton.

j)j) Parkland planning shall consider both the quantity and functional diversity of open space, including passive, active, and community-diversity of o oriented uses.oriented uses.

k) Refer to Parks and Recreation Master Plan for Brighton that establish k) Refer to standards for the following:standards for the following:

i.i. Parkland classification scheme, including for neighbourhood Parkland cla and community parks.and community parks.

ii.ii. Parkland area required for each type of parkland by population.population.

iii.iii. Size and service area for each type of parkland.Size and service area for e

iv.iv. Potential facilities and activities permitted within each type of Potential faci parkland; andparkland; and

v.v. Locational requirements for each type of parkland, including Locational re access and parking, collocation with other facilities, etc.access and parking

2.8 Community Facility2.8 Community Facility

The Community Facility designation identifies The Community Facility designation identifies large publicly community recreational facility or infrastructure purposes. Development standards of community r these lands will be guided by future recreational and infrastructure needs or requirements. these lands w

2.9 Gateway Areas 2.9 Gateway Areas

Traditionally County Road 2 (Main Street and Elizabeth Street) has been the main Traditionally east and west gateways to the urban area of the Municipality of Brighton. In addition, east and wes the Presqu'ile Parkway has played an important role in defining the history and the Presqu'il character of the Brighton region. As such, it is the intent of this plan to ensure that r of the Brigh these areas maintain and enhance these roles by designating them as Gateway these areas Areas. Areas.

The policies of this Section are to be considered in addition to any other policies in the The policies Plan that may apply to the underlying land use area. Gateway Areas are identified on Plan that ma Schedules 1, 2 and 3:Schedules 1, 2 and 3:

2.9.1 Presqu'ile Parkway Corridor Gateway Area2.9.1 Presqu'ile Parkway Corridor Gat

The Presqu'ile Parkway Corridor Gateway Area extends from the intersection of Ontario The Presqu'il Street and Presqu'ile Parkway in the east to the entrance of Presqu'ile Provincial Park Street and Pres in the west. This corridor provides the municipality with the opportunity to enhance the west. This corric existing transportation, recreational and land use infrastructure in the area. It is the existing transporta primary route taken by visitors from across the country and beyond to Presqu'ile primary route taken b Provincial Park. With this in mind, Council will consider completing a corridor design study that would address the following issues: Provincial Park. With study that would address the following issues:

- Upgrades to the existing multi use pathway;Upgrades to the existing multi use pathway
- Stabilizing the banks of Presqu'ile Bay;Stabilizing the banks of Presqu'ile Bay
- Landscaping and signage;Landscaping and signage
- Design Guidelines for commercial development;Design Guidelines for commercial development
- Alternative road designs to improve the intersection of Presqu'ile Parkway and intersection of P Ontario Street;Ontario Street
- Expansion of the commercial node at the west end of Presqu'ile Parkway;Expansion of the comm
- Further enhancement of the recreational opportunities at the Ontario Street Further enhanceme municipal docks;municipal docks
- Protection of wildlife habitat (i.e. turtle nesting areas);Protection of wildlife habitat (i.e. turtle nes
- Maintain a wildlife corridor from Presqu'ile Provincial Park to lands further north.Maintain a wildl

2.9.2 Main Street Gateway Area2.9.2 Main Street Gateway Area

The Main Street Gateway Area defines the entrance to the Brighton urban area for The Main Street Ga those travelling from the west and includes all lands fronting on Main Street within the those travelling Secondary Plan Area. Given its function and visibility this area should demonstrate a Secondary Plan high level of urban design for both private and public development. With this in mind high level of urba

Council will consider the completion of a Main Street Gateway design study that would Council will cor address the following issues:address the following issues:

- Gateway feature at the west end of Main Street that would celebrate Brighton's Gateway featur rich history and character. The design of this feature should be coordinated with rich history an a similar feature located at the east end of Elizabeth Street.a similar feature located at the east
- Pedestrian and multi use pathway design.Pedestrian and multi use pathway design.
- Streetscaping to incorporate street furniture, street lighting, signage and Streetscaping to incorp landscaping features. landscaping features.
- Architectural guidelines for public and private development.Architectural guidelines for public ar
- Entrance and intersection design guidelines.Entrance and intersection design guidelines.

2.9.3 Elizabeth Street Gateway Area2.9.3 Elizabeth Street Gateway Area

Similar to the Main Street Gateway Area, the Elizabeth Street Gateway Area defines the Similar to the entrance to the urban area of Brighton for those travelling from the east and includes all entrance to th lands fronting on Elizabeth Street within the Secondary Plan Area. As such, thelands fronting on Elizabe Elizabeth Street Gateway Area policies should be similar in nature to showcase a Elizabeth Street Gat common theme for those entering the Brighton urban area from either the east or west. common them With this in mind Council will consider the completion of an Elizabeth Street Gateway With this in mind design study that would address the following issuesesign study that would address the following issue

- Gateway feature at the east end of Elizabeth Street that would celebrate Gateway feature at the Brighton's rich history and character. The design of this feature should be Brighton's rich history coordinated with a similar feature located at the west end of Main Street.coordinated with a sim
- Architectural guidelines for public and private development.Architectural guidelines for public ar
- Pedestrian and multi use pathway design.Pedestrian and multi use pathway design.
- Streetscaping to incorporate street furniture, street lighting, signage and Streetscaping to incorp landscaping features. Architectural guidelines for public and private development.landscaping fe
- Entrance and intersection design guidelinesEntrance and intersection design guidelines

2.10 Special Policy Areas2.10 Special Policy Areas

Northeast Secondary Plan Area: Northeast Secondary Plan Area:

Special Policy Area #3Special Policy Area #3 , as referenced in Section 4.14.3 in the Brighton Official Plan., as referenced ir

Notwithstanding any policies to the contrary, the future development of the Special Notwithstanding ar Policy Area #3, being Part of Lot 34, Concession A, Registered Plan Number 28, is Policy Area #3, be subject to the policies found in Section 4.14.3 of the existing Brighton Official Plan.subject to the polici

Southwest Secondary Plan Area:Southwest Secondary Plan Area:

Special Policy Area # 6Special Policy Area #6 , as referenced in Section 4.14.6 in the Brighton Official Plan., as referenced i

The Special Policy Area # 6 designation on Schedule “A” of the current Official Plan The Special Policy recognizes the area of the Municipality that is subject to the Waterfront Master Plan. recognizes the ar

The Special Policy Area # 6 designation has been applied to five (5) specific areas The Special Policy within the waterfront areas of the Brighton Urban Area, including one (Area B) within the within the wa Southwest SPA:Southwest SPA:

Area A ~~Area~~Gosport Waterfront Area (n/a)Gosport Waterfront Area (n/a)

Area B ~~Area~~Harbour Street/Ontario Street/Presqu’ile Parkway Boat Launch & Parkette Harbour Street (within the Southwest SPA)(within the Southwest SPA)

Area C Harbour Street Parkette (within the Southwest SPA) (n/a)Area C Harbour Street Parkette (

Area D ~~Area~~Price Street East Landing (n/a)Price Street East Landing (n/a)

Area E ~~Area~~Presqu’ile Landing (n/a)Presqu’ile Landing (n/a)

Refer to Section 4.14.6 of the current Brighton Official Plan for detailed development Refer to Section policies.policies.

2.11 2.11Urban Fringe AreasUrban Fringe Areas

- The subdivision of lands is generally discouraged within the Urban Fringe Area. The subdivision of lands in the Urban Fringe area are not eligible for the number of consents for new lots in the Urban Fringe are available through section 5.2.1.1 of the Brighton Official Plan.available through section 5.2.1.1 of the Bri

- The location of new buildings on existing lots will be placed only to accommodate future transportation and infrastructure corridors and other long-term growth objectives. The location of transportation and infrastructure corridors

- Conditions of approval may include conveyance of future street allowances or infrastructure corridors as applicable. Conditions of approval may include conveyance of future street allowances or infrastructure corridors as applicable.

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PART THREE: COMMUNITY FACILITIES AND SERVICESPART THREE:

3.0 3.0 IntroductionIntroduction

This Part of the Plan provides policies governing community facilities and services This Part of including transportation and utility services that are the basis for future development in including tran the Secondary Plan Areas. These policies are intended to be read in conjunction with the Secondary Plan other policies of this Plan.of this Plan. Community facilities should incorporate Universal Design Community f principles to accommodate people of all ages, abilities and mobility levels.principles to accommodate Community facilities, civic buildings and public gathering spaces shall be designed to meet or exceed facilities, civic the accessibility requirements of the Accessibility for Ontarians with Disabilities Act the accessib (AODA).(AODA).

3.1 3.1 Transportation and CirculationTransportation and Circulation

The transportation system in the Brighton urban area is an essential part of achieving the The transport community vision of the Secondary Plan and has a direct influence on land use, quality community vi of life, and community health. The transportation system comprises several components of life, and community for the movement of goods and people in the urban area with connections to other for the move communities in the County and beyond. These components include a network of roads communities and trails.and trails.

While the majority of traffic using the transportation system is motor vehicle based, there While the ma are opportunities to increase the modal share for forms of active transportation in the are opportun urban area, including walking, cycling and wheelchair. Such opportunities are important in the urban area, including pursuing if the transportation system in Brighton is to be safe, efficient, equitable, and pursuing if th sustainable.sustainable.

3.1.1 3.1.1 Guiding PoliciesGuiding Policies

The intent of this Plan is to:The intent of this Plan is to:

1.1. Integrate transportation and land use decision-making to support the Integrate transportation and land use decision development of Brighton as a compact and complete community.development of Brighton as a

2.2. Enhance the connectivity of the transportation network in Brighton for both Enhance the motorized and active modes of transportation.motorized and active modes of transportation.

3.3. Utilize transportation demand management to influence travel patterns and reduce Utilize transp auto dependency in Brighton.auto dependency in Brighton.

4.4. Encourage active transportation in Brighton by providing safe and barrier-free access, human-scaled, built environments, pedestrian-oriented streetscapes, and connected amenities, and a network of connected destinations.

5.5. Recognize the relationship between active transportation and a healthy community.

6.6. Encourage developments to achieve transit-supportive densities at appropriate locations.

7.7. The layout of future streets will achieve a highly permeable network.

3.1.2 Implementing Policies

Transportation system planning is an important part of community development. System planning that incorporates the consideration of land use, alternative modes of transportation, and connectivity is most likely to achieve the long-term vision for a community.

Council shall:

a) Ensure that all services comprising the transportation system in Brighton, including their planning and construction, support the goals and policies of this Secondary Plan.

b) Provide adequate transportation system capacity to meet local needs taking into consideration changes in seasonal demand. Consider addressing changes in seasonal demand by means of transportation demand management practices.

c) Accommodate and integrate both motorized and active modes of transportation system planning and construction in Brighton.

d) Develop a scheduled data collection program that is undertaken every three to five years that includes vehicular, parking, and pedestrian counts at major roadways and intersections. The scheduled data collection program may be integrated with the development approval process whereby developers are required to complete traffic counts of nearby intersections impacted by their development to supplement the inventory.

e) Protect corridors and rights-of-way for significant transportation facilities in Brighton as required to implement the goals and policies of this Secondary Plan. The use of corridors and rights-of-way shall be maximized such that multiple

modes of transportation and joint use with other utilities are accommodated, as appropriate. Such efforts shall be explored prior to acquiring new rights-of-way and/or building new roads.

f) Mandate a more grid-like pattern of streets in the planning of new development as a means of encouraging compact development, providing more direct and accessible routes for pedestrians and cyclists, and distributing vehicle traffic more evenly.

g) Establish connections between developed neighbourhoods and future development in the Residential Area. These connections shall provide the framework for a grid-like pattern of streets (refer to Schedules 4, 5 and 6 of this plan).

h) Recognize that the potential future road connections to the transportation system in Brighton as shown on Schedules 4, 5 and 6 are illustrative only and may not occur precisely as indicated. Such studies as may be required will be completed in conjunction with any proposed system improvements.

i) Consider potential environmental and human health impacts when evaluating improvements to the transportation system. Such impacts may include noise, vibration, air quality, and protection of environmental resources. Adverse impacts on the environment, public safety, or public health, shall be avoided (where possible), minimized, and mitigated in the planning, design, and construction of the improvement.

j) Require that the potential impact of proposed development on the transportation system in Brighton be determined by means of a traffic impact study to be completed by the applicant. Where the transportation system is deemed inadequate, the applicant shall be required to:

    i. Improve the system at no cost to the municipality to accommodate the development.

    ii. Make the necessary financial contributions for the required improvement; and/or

    iii. Dedicate rights-of-way for the development of roads.

k) The applicant shall pre-consult with the municipality pursuant to Policy 5.8 of this Plan to determine the specific need for and scope of the traffic impact study.

l) Require that land to be conveyed for the purpose of widening an existing right-of-way as a condition of consent, subdivision, or site plan approval occur at no cost to the municipality. Widening shall generally be equal on both sides of the right-of-way, except where site-specific conditions necessitate an unequal widening.

m) Consider alternative forms of intersection control, including roundabouts or other similar roadway features, subject to an evaluation by the municipality of the functional, operational, servicing, safety and financial issues associated with their use.

n) Coordinate transportation system planning in Brighton with the County of Northumberland, as necessary, to ensure compatibility and effectiveness of future County initiatives and improvements.

3.2 Road Network Hierarchy

Public roads in Brighton are classified into a hierarchy on the basis of function, user characteristics, speed, and connections. The classification of existing and proposed roads of the Brighton Road network is shown on Schedule 4,5 and 6: Secondary Plan Transportation Schedules.

3.2.1 Implementing Policies

Council shall:

Continue to utilize a functional classification system for roads to aid in the planning, development, and maintenance of the transportation and circulation system in Brighton. Road classifications include Arterial Roads, Collector Roads, Major Local Roads, Local Roads and Activity Routes.

a) **Arterial Roads** are designed to carry relatively high traffic volumes and are designed to provide for the movement between principal traffic generators and the interconnection of County Road Network. Arterial Roads have a design right-of-way width of 30 metres, include two to four traffic lanes, and accommodate normal traffic speeds of 50 km/hr or more.

b) **Collector Roads** are designed to collect and distribute traffic at relatively low operating speeds to and from Local Roads and Arterial Roads. Collector roads have a design right-of-way width of 20 metres, include two lanes, and accommodate normal traffic speeds of 50 km/hr or more. Intersection spacing for collector roads in the plan areas should range from a minimum of 60 metres to 120 metres depending on local conditions.

c)c) **Local Roads****Local Roads** are designed to provide access to abutting properties at low operating speeds. Local Roads have a design right-of-way width of 18.0 metres (23.0 metres, unless otherwise approved by the Municipality, include two metres, unless lanes, and accommodate normal traffic speeds of less than 50 km/h. In addition, Major Local Roads (23.0m ROW) include Local Roads (20.0m ROW) in addition, Major Local Roads (all of the .0m ROW) in following functions and characteristics:following functions and characteristics:

i.i. **Major Local Roads****Major Local Roads**

Serve adjacent or lead to higher density developments Serve adjacent or l which generate high pedestrian and vehicular traffic as well as requiring which generate hi more municipal and utility services,more municipal and utility services,

- Provide a higher proportion of “through” traffic;Provide a higher proportic
- A design that facilitates higher volumes at higher speeds;A design that fa
- Connect arterial or collector roads to Minor local Connect arterial or coll residential streets;residential streets
- Need to accommodate existing or future transit service;Need to accomm
- Meet other design needs: e.g. major trunk Meet other design needs: e.g utility/municipal service corridors, major overland flow utility/municipal s routes for conveyance of storm water;outes for conveyance of storm wa
- Include sidewalks on both sides, preferably away from Include sidewalk curb;curb
- Extend existing streets with similar characteristics;Extend existing street

ii.ii. **Minor Local Residential Roads (Minor Local (Residential Roads**

Minor Local Residential Roads include some or all of the Minor Local Resid following functions and characteristics:following functions and characteristic

- The main function is to provide access to adjacent The main function is property and accommodate local traffic only, at low property and accom speeds;speeds;

- Any underground infrastructure can be reasonably maintained within the right-of-way;
- Connects to other local streets;
- Carries low pedestrian and vehicular volumes;
- Extends existing roads with similar characteristics;
- Permit a change in the function of a road by means of an amendment to the classification system shown on Transportation Schedules 4, 5, and 6;
- Recognize that alternatives to the minimum right-of-way widths required for each road classification may be considered in cases where the reconstruction of existing roads to required standards may be physically or economically infeasible due to the location of existing services, buildings, driveways, etc. Alternative development standards may be considered in new neighbourhood development provided such standards support the goals and policies of this Plan of encouraging the provision of more affordable forms of housing and more compact development.

3.33.3 Transportation and Land Use

Higher density and mixed land uses are directed to locate in relation to collectors or arterial roadways. Low density developments will locate away from collector or arterial roadways and be accessed through local street patterns.

Traffic sensitive land uses will locate on local streets where volumes and speed of traffic afford safe and quiet environments. Developments along collector or arterial roadways will maintain or improve the mobility of traffic flows.

Proposed access to any public street or roadway will conform to the Municipality's entrance requirements for separation spacing and design requirements, particularly in achieving safe sightlines.

3.3.1 3.3.1 Transportation Demand Management, Traffic Calming, and Strategies

Transportation Demand Management (TDM) refers to a wide range of policies, programs, Transportatic
services, and products that influence how, why, when, and where people travel as a services, anc
means of making travel more sustainable. TDM can be used to make more efficient use means of ma
of the transportation system, such as shifting travel from peak to off-peak periods, shifting travel
from automobile to alternative means of transportation, and shifting from dispersed to from automo
closer destinations. It can also be used to alleviate seasonal congestion. closer destinations. It can als

3.3.1.13.3.1.1 Implementing PoliciesImplementing Policies

Council shall:Council shall:

a) Design streets to encourage slower speeds by including traffic calming measures. New neighbourhood development shall incorporate traffic calming measures, as appropriate. Such measures may include, but are not limited to:

   i. Roadway narrowing.

   ii. Speed tables/humps.

   iii. Crosswalks.

   iv. Trails.

   v. Bicycle lanes.

   vi. Curb extensions; or

   vii. Tree planting.

b) Improve the pedestrian realm on public streets in Brighton through the use of traffic calming measures and landscape features that provide shade and make the road seem narrower to drivers thus slowing traffic speed. Such features are also an important part of encouraging active transportation

3.4 Active Transportation System

Promoting active transportation in Brighton is important to the health and well-being of residents and visitors alike. Active transportation includes any mode that

is non-motorized, including walking, cycling, skateboarding, rollerblading and motorized, ir
wheelchair.

Not only is active transportation important for human health, but also it contributes Not only is ac
to Transportation Demand Management (TDM) by providing safe, efficient, and to Transporta
sustainable means of traveling without the need to drive. Active transportation in sustainable n
Brighton must be safe, accessible, and an integrated part of community
development.

3.4.1 Implementing Policies

Council shall:

a) Create a network of activity routes in Brighton that includes sidewalks, multi-use paths (MUP), and trails to accommodate all forms of active transportation. Activities should connect neighbourhoods to various activity centres, including the commercial, parkland and open space areas. The active transportation system is illustrated on Schedule 4,5 and 6: Secondary Plan Transportation Schedules. Changes to this system may be completed at the time of subdivision plan review in accordance with Section 5.11.1 of this Plan.

b) Consider adapting existing roads to provide safer travel for pedestrians and cyclists, as appropriate. Adaptation could include the addition of or repair to sidewalks making them barrier free and consistent with the *Accessibility for Ontarians with Disabilities Act*

c) Consider relocation of obstacles to pedestrians and cyclists such as light standards and utility poles. Other improvements may be identified as part of the street inventory process as noted in the policy above.

d) Ensure that all new roads in Brighton accommodate active transportation facilities including sidewalks and/or multi-use paths, as appropriate. Ensure that activity routes incorporate enhanced facilities, including but not limited to sidewalks; on-road bicycle lanes; pedestrian-oriented lighting; pedestrian signage/wayfinding; seating areas; bicycle parking; activity centres; and high quality landscaping materials. Priority for the provision of enhanced facilities shall be activity routes that coincide with "green ways" or Multi-use Pathways (MUP). A Multi-use Pathway (MUP) is a surfaced pathway designed to accommodate multiple forms of active transportation, including walking, cycling, mobility devices, wheelchairs and strollers. MUPs are designed to accommodate non-motorized transportation (walking, cycling, wheelchair, etc.) on facilities that include

sidewalks, paths, and trails. Activity routes may use a road right-of-way, a dedicated right-of-way, or

e) Require that traffic signals in Brighton include a push-button actuator for pedestrians and cyclists located at standard wheelchair height and located free from barriers.

f) Educate the general public, cyclists, pedestrians, motorists, and enforcement agencies regarding the safe practices, rights and responsibilities of pedestrians, cyclists, and motorists.

g) The Municipality shall prioritize connections between the local active transportation network and existing or planned regional trail systems, including the Waterfront Trail and connections to neighbouring municipalities, where feasible and appropriate.

h) The design of active transportation facilities shall consider anticipated user volumes, safety, accessibility, and the needs of pedestrians, cyclists and mobility device users. Where warranted by projected use, separate pedestrian and cycling facilities may be provided.

3.5 Parking

Parking management should support future development in Brighton that is accessible, integrated, compact, and accommodating of multiple modes of transportation.

Implementing Policies

Council shall:

3.5.1 Require adequate off-street parking and loading for all development in the municipality in accordance with standards established in the Zoning By-law. Alternative means of meeting this policy should be considered, such as cash-in-lieu, shared parking, public parking facilities, etc.

3.5.2 Consider excluding listed or designated cultural resources in the municipality from the off-street parking and loading standards established in the Zoning By-law as a means of facilitating their continued use.

3.5.3 Promote active transportation as a means of reducing parking demand in Brighton (refer to Section 3.4 of this Plan).

3.5.43.64 Develop standards for the design and layout of parking areas in Brighton that encourage compact form, screening and buffering from streets and adjacent properties using landscape treatment, and reduced conflicts between vehicles and pedestrians.

Develop star
encourage c
properties us
pedestrians.

3.63.6 Services and UtilitiesServices and Utilities

As Brighton develops, demand will continue for various services and utilities such as water, sewer, hydro, gas, cable, and telecommunications. These services should be provided concurrently in a coordinated, efficient, and cost-effective manner that is sensitive to, and with principles of good planning and meet the current and projected needs of Brighton. Such services must also be provided and paid for in an equitable manner without an undue financial burden on the municipality.

As Brighton
water, sewer
provided concurrently in a coordinated, efficient, and cost-effective manner that is sensitive to, and
with principle
Such service
undue financial burden on the municipality.

Guiding PoliciesGuiding Policies

The intent of this Plan is to:The intent of this Plan is to:

1. Provide adequate utilities and services for existing and future residents and businesses.businesses.

1. Provide a

2. Ensure that provision of utilities and services occurs in an environmentally and fiscally sound manner.fiscally sound manner.

2. Ensure tha

3.6.1 3.6.1 Implementing PoliciesImplementing Policies

Council shall:Council shall:

a)a) Require that all new developments in the Secondary Plan areas, including lot creation, proceed on full municipal water and sewer services.creation, proceed on full municipa

Require that

b)b) Require that new development provide either directly or through fees all new infrastructure facilities, and services that must be created, expanded, or modified to serve such development where these are not otherwise covered by or the responsibility of the municipality.

Require that
infrastructure
to serve suc

c)c) Base the timing and priority of development in the Secondary Plan areas on the following principles of serviceability and location:following principles of serviceability and locatio

Base the tim

i.i. There is a logical extension of municipal services to There is a logical ext contiguous development areas such that large contiguous development a undeveloped tracts of land do not have to be crossed.undeveloped tracts

ii.ii. A compact form and pattern of development is maintained.A compact for

iii.iii. The impacts on any environmental features are avoided The impacts on (where possible), minimized, and adequately mitigated.(where possible),

iv.iv. The provision of all municipal services proceeds in an The provision of al economically viable manner; andeconomically viable manner; and

v.v. Priority is given first to reserving servicing capacity for Priority is given firs infilling, intensification, and redevelopment.infilling, intensification, and re

vi.vi. Allocate water and wastewater servicing capacity only if Allocate wat there is or will be sufficient capacity to do so, or in accordance with a services allocation by-law.accordance with a services alloc

vii.vii. Ensure that the decision-making process for allocating water and wastewater servicing capacity considers the following:Ensuring that the decision making proc water and w following:

- Recognition of responsible environmental protection;Recognition of resp
- Responsible financial management;Responsible fiscal management
- Principles of good land use planning;Principles of good land use plannin
- Economic opportunities for the municipality;Economic opportunities for t
- Development of a responsible servicing strategy; andDevelopment of a
- Matching the financial benefit of planning approvals with the financial commitments necessary to construct and expand municipal infrastructure.Matching the financial benefit of planning approvals with the financial commitments necessary to construct and expand municipal infrastructure.

viii.viii. Consider the reallocation of servicing capacity from lapsed development approvals or deemed plans of subdivision to other developments or areas of Brighton.Consider the reallocation of servicing capacity from lapsed development approvals or deemed plans of subdivision to other developments or areas of Brighton.

ix. Refer to the policies of Subsection 5.3.3. of this Plan regarding lapsing approvals and deeming of registered plans of subdivision.

x. Consider reserving a portion of unallocated water and wastewater servicing capacity to ensure that important municipal projects may proceed.

xi. Monitor water and wastewater servicing capacity to ensure that sufficient capacity exists to accommodate the 3, 10 and 15 year housing supply targets required under the Provincial Planning Statement.

xii. Ensure that the existence of a public utility or service does not entitle, justify, or otherwise permit the creation of a new use or the expansion of an existing use that is otherwise inconsistent with this Secondary Plan.

xiii. Work with utility and service providers in Brighton to ensure that any future expansion of local facilities is designed and planned in a manner that is cost-effective and efficient with minimal impact on existing and future residents, including:

- Encouraging shared and multiple use of corridors and towers for utilities;
- Ensuring that utility and service providers can adequately service proposed development; and
- Requiring that all utilities serving new development be located underground, as appropriate.

xiv. Consider establishing a buffer area around municipal treatment facilities and pump stations to ensure compatibility with surrounding neighbourhoods and minimize potential impacts on adjacent development. Refer to Policy 4.5.14.

xv. Require the use of stormwater management facilities, or storm water management best management practices, for development and redevelopment in order to control potential flooding and erosion and protect water quality and aquatic habitat. Stormwater management is to address quantity and quality control in

accordance with Municipal, MOE and Conservation Authority requirements and be undertaken in accordance with the MOE Stormwater Management Planning and Design manual. The municipality may consider the use of alternative stormwater management facilities. Developers proposing such alternatives shall demonstrate that these facilities do not put undue financial burden on the municipality.

accordance
requirements
municipality may
shall demons

xvi. Require the preparation of master drainage plans for large development areas. Such plans should be prepared in regard to this plan.

xvi.

xvii. Require the preparation of master service plans for large development areas. Such plans should be prepared in conjunction with regard to this plan.

xvii.

xviii. This Plan recognizes that the existing Wastewater Pollution Control Plant does not currently have the treatment capacity to fully accommodate development of the growth projections outlined in this plan. The municipality is currently expanding its sewage treatment capacity which will fully accommodate the growth projections of this plan.

xviii.
Control Plant d
fully accommodate
The municipalit
fully accommoda

xix. In addition to the Wastewater Pollution Control Plant expansion, multiple upgrades (13 pipes) are required in the Prince Edward Street trunk sewer system required to accommodate the growth in the northwest and northeast Secondary Plan areas. This work should be undertaken upon these pipes reaching 80% capacity. Sanitary sewage capacity is adequate to accommodate growth in the southwest Secondary Plan area.

xix.
multiple upgrad
Street trunk sewer system requir
in the northwest Secondary Pla

xx. This Plan further recognizes that the municipal water supply and treatment systems are adequate to fully accommodate the projected growth projections of this plan. The municipality's intent is to initiate the appropriate planning studies to investigate the expansion of these systems prior to them reaching 80% capacity. Localized upgrades of the water distribution system should be undertaken to accommodate growth.

xx.
This Plan furt
treatment systems are not adequate to
projected growth p
intent is to ini
the expansion of t
localized upgrades of the water distribution system s
should be undertaken to accom

xxi. Future water pressure issues for the development of lands at higher elevations are anticipated to accommodate growth in the northwest and northeast Secondary Plan areas. The municipality should conduct appropriate studies to determine

xxi.
Future water pre
higher elevatio
northwest and northeast
municipality shou

the preferred solution, timing and cost of upgrades to the water the preferred s
distribution system.distribution system.

xxii.xxii. Proponents of developments will be directed to confirm the Proponents of deve
availability of water supply and sanitary collection through field availability of w
verification of the respective mains capacities.verification of the respective mai

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PART FOUR: PART FOUR QUALITY OF PLACE IN BRIGHTONQUALITY OF PLACE IN

4.04.0 IntroductionIntroduction

Quality of Place is the combination of physical, social, environmental and cultural features Quality of Pla
that contribute to a community's attractiveness, livability, accessibility, comfort, identity that contribut
and overall quality of life. This Part outlines the overall quality of life and guidelines for the preservation This Part out
and enhancement of Brighton's quality of place with respect to neighbourhood design, and enhance
cultural heritage, housing, community improvement, green infrastructure (park, open cultural herit
space, and environmental spaces), and environmental management. These policies are These p
intended to be read in conjunction with the other policies of this Plan.intended to be read in conjunctio

4.1 4.1 Neighbourhood DesignNeighbourhood Design

Neighbourhood design is an important element of community building and of creating a Neighbourho
sense of place since it shapes the look and feel of a place. Design is not simply about sense of plac
buildings but also the public spaces around them, including streets. There is an increasing interest in buildings but also the p
awareness in Brighton about design, and with that, an expectation that new development awareness in
needs to "fit" better with the existing context.needs to "fit" better with the existing context.

The Secondary Plan is intended to provide a coherent approach to design within the areas The Seconda
that can be used to guide the creation of compatible and creative places. The Secondary that can be u
Plan is intended to identify key elements of design to be considered in new development Plan is intended to ider
in Brighton. This identification of the key elements of design should not be construed as in Brighton. T
design guidelines but as interim direction until such time as the municipality provides more design guidel
detailed design direction and objectives or prepares guidelines.detailed design direction and objectives

4.1.1 4.1.1 Guiding PoliciesGuiding Policies

The intent of this Plan is to:The intent of this Plan is to:

1.1. Recognize design as an integral contributor to the quality of place and Recognize d
ensure that new development and in Brighton enhances community look ensure that r
and feel.and feel.

2.2. Recognize that design relates to the many physical elements that comprise Recognize th
a community, including buildings, public spaces, streets, open space, and a community
natural heritage features.natural heritage features.

3.3. Recognize design as an important part of achieving the Community Vision Recognize de
for Brighton with respect to sustainability.for Brighton with respect to sustainability.

4.4. Brighton will be an accessible community where residents and visitors of all Brighton will l ages and abilities can move freely and use the municipality's services, ages and ab facilities and public spaces.facilities and public spaces.

5.5. Ensure that all development be designed to meet or exceed accessibility Ensure that a requirements and support independent use by people with disabilities, requirements consistent with universal design principles.consistent with universal design principles.

4.1.2 4.1.2 Implementing PoliciesImplementing Policies

Council shall:Council shall:

a)a) Consider design an integral component of new development in Brighton. Consider des Council should require a design statement with all planning applications to Council shou ensure that the design considerations of this Plan, and relevant design ensure that t guidelines that may be prepared, are addressed.that may be prepared, are a

b)b) Establish design guidelines for specific types of development, for specific Establish des areas, as means of guiding and evaluating applications for new development in Brighton. Priority areas for the preparation of design development guidelines include the Presqu'ile Parkway Corridor, Elizabeth Street and Presqu'ile Par Main Street Gateways.Main Street Gateways.

c)c) Prepare a streetscape master plan for Prepare a streetscape master plan for Main Street Gateways. The plan should include design guidelines and recommended projects to enhance key elements of the public realm. Such elements could include:include:

i.i. Sidewalks and planters.Sidewalks and planters.

ii.ii. Street lighting and furniture.Street lighting and furniture.

iii.iii. Street trees.Street trees.

iv.iv. Parking and curb cuts.Parking and curb cuts.

v.v. Signage and wayfinding.Signage and wayfinding.

vi.vi. Integration of active transportation facilities (refer to Section 3.4 Integration of of this Plan).of this Plan).

d)dJ Ensure that the design of new development is visually compatible with the surrounding neighbourhood, including its cultural and natural heritage features. Elements of compatibility to be considered include:

i.i. Siting, scale, and design of new development in relation to the characteristics of the surrounding neighborhood, such as scale, massing, setbacks, access, landscape treatment, building materials, exterior design elements, and lighting.

ii.ii. Protection and enhancement of cultural and natural heritage features by means of siting, building design, and landscape design; and

iii.iii. Architectural style, street pattern, and site arrangement where such style or arrangement represents a defining component of the surrounding neighbourhood or the historic or cultural significance of the area.

e)eJ Ensure that new development and redevelopment consider the range of elements that contribute to accessible, safe, and sustainable development in Brighton. Future design guidelines should also reflect these elements, including:

i.i. Pedestrian amenities that cater to people of a range of ages, abilities, and needs in terms of access, signage, visual or auditory aids, landscape, seating, etc.

ii.ii. Site safety and security including enhanced lighting, visibility from the street, well-located and clearly marked building entries, accessibility for emergency services, limited pedestrian and vehicle interface, and other principles of Crime Prevention Through Environmental Design (CPTED).

iii.iii. Integration and interface between public spaces and private development, including pedestrian circulation to and through the site, streetscape and landscape, buffering and screening of yards.

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iv. green design of buildings, landscapes, active transportation facilities, and the preservation of natural features and areas; and

v. Integration, preservation, and enhancement of cultural heritage resources.

f) Establish standards to manage signage in Brighton to ensure that it contributes to the character and sense of place and does not detract from the architectural, heritage, and rural background of the community. Key considerations should include type, location, size, materials, and lighting. No signage should dominate a building, streetscape, viewscape or landscape. Pylon signs are discouraged.

g) Implement the neighbourhood design policies of this Plan by one or more of the following means:

h) Zoning, site plan control (exterior design control), plan of subdivision design guidelines, sign by-law, any other development approval process or guideline adopted by the Municipality

i) Preparation and implementation of a streetscape master plan for Elizabeth and Main Street Gateway.

j) Design, construction, and installation of municipal works and facilities.

k) Where feasible, all new public streets shall incorporate street tree planting and landscaped boulevards to support canopy coverage, climate resilience, and pedestrian comfort.

l) The Municipality shall encourage the inclusion of community gardens and shared food production spaces within new and existing parkland, where appropriate, to support local food systems and community well-being.

4.2 Residential Design

With respect to future development in the Residential Area, compatibility, compact design and connectivity are the primary concerns.

a) Consider slightly taller buildings of three and four stories in the extension of existing neighbourhoods and in new neighbourhoods but locate such buildings together on interior streets away from existing low-rise development. Intensification using three-level forms of townhouses and stacked

occur at the periphery of these areas and at major intersections. Such occur at the
buildings could incorporate neighbourhoods scale commercial uses. incorporate neighbourhoods.

b) Where townhouse or stacked townhouse developments abut lower b) Where townhouse o
residential dwellings, upper storey setbacks of 1.5 to 3.0 metres and a backs of 1.5
45 degree angular plane from the shared lot line shall be applied to ensure degree angul
compatibility of scale, privacy, and sunlight access. compatibility of scale, privacy, and su

c) Front yards shall maintain a minimum of 50 percent soft landscaping and c) Front yards s
at least one tree per lot, with each tree provided access to a minimum of at least one t
30 cubic metres of high quality soil to support healthy growth 30 cubic metres of high quality soil to support healt

d) Encourage the extension of existing neighbourhoods in the Residential d) Encourage th
Area and new neighbourhoods based on a grid pattern of streets to provide a Area and new neighbourhoods based on a grid pattern of streets to provide a
strong circulation network. Cul-de-sacs are strongly discouraged. Such a network should link residents with important community elements, amenities, and adjacent neighbourhoods and provide sufficient access for both vehicular and active modes of transportation. This Plan recognizes that a fine-grained block network will transportation. This Plan will recognize that a fine-grained block network
offer longer-term adaptability of urban fabric, added opportunities for on-street parking, convenient movements of vehicles and pedestrians while availing traffic calming. Streets and block arrangements will be designed to encourage active transportation, facilitate public transit, and support efficient emergency services. Accordingly, block size shall be designed in keeping with the following criteria:

i. Require future development on small block sizes (400m perimeter) to maximize access and walking.

ii. the preferred block size should have a block perimeter of between 400 meters and 650 metres or between a 400 metre and 650 metre walk. This is directive yields walkable block sizes of between 75 to 100 metres by 150 to 200 metres. While the perimeter can vary among the different block faces, it generally maintains smaller sizes block faces that generally maintain to 150 metres for square blocks.

iii. Block sizes along streets or roadways that are planned as major local, collector or arterial roadways may have larger block faces to the extent that maintain the level of service planned for such higher-order roadways.

iv. Block lengths shall generally not exceed 100 metres; where longer blocks are unavoidable, publicly accessible mid-block pedestrian

connections shall be provided at intervals of approximately 60 to 100 connections s
metres to maintain pedestrian permeability and support active
transportation.transportation.

e)e) Ensure that community uses in the extension of existing neighbourhoods Ensure that c
in the Residential Area are visually compatible with surrounding
development. Such uses should be connected with surrounding
development by means of streets, sidewalks, walkways or bicycle paths, or by means
and open space. Planting should be used to buffer parking and service and open sp
areas from surrounding development.areas from surrounding development.

f)f) The design of collector and major local roadways will support the grid The design of coll
network of local streets. Collector or major local streets may be designed network of lo
in a curvilinear fashion provided high volumes and higher speeds of traffic in a curvilinea
are facilitated.are facilitated.

g)g) Establish residential design guidelines for new development in the
Residential Area to ensure that the design and development intent of this Residential A
Plan are achieved. Design elements to be considered by the guidelines Design elem
include:include:

i.i. Site design and building orientation, including orientation to Site design a
the street; prevailing setbacks; prevailing lotting and grading;
orientation to reduce shadows, improve privacy, increase
solar gain; tree and landscape preservation.

ii.ii. Built form, height, and massing, including building height and Built form, he
local context; separation distance and window offsetting;
outdoor amenity views/privacy; upper building storey face
stepbacks to reduce building mass and reduce shadows;
transition from taller to shorter buildings (45° angular plane).

iii.iii. Building articulation and detailing, including architectural
style; preferred finishing materials; accesses and entrances;
façade design; windows; roofs, gables, and dormers; porches
and building projections; heritage building
alterations/additions; parking and garage location/design;
screening of parking and service areas/utilities.

iv.iv. Street design, including prevailing front yard landscaping, Street design, inc
landscape/streetscape integration; private walkway/sidewalk
connection; street tree planting; landscaped buffer/noise

attenuation on major corridors; active transportation network attenuation o
integration/connections.integration/connections.

v.v. Front yards shall maintain a minimum of 50 percent soft Front yards
landscaping and at least one tree per dwelling, with each tree landscaping
provided access to a minimum of 30 cubic metres of high-provided acce
quality soil to support healthy growth."quality soil to support healthy growth

vi.vi. Community and commercial uses, including site design and Community
building orientation; built form, height, and massing; building building orier
articulation and detailing; parking location and design;
pathway and trail connections.pathway and trail connections.

vii.vii. Establish design guidelines for residential development to Establish de
ensure that the design and development intent of this Plan are ensure that th
achieved. Design elements to be considered by the guidelines achieved. De
include:include:

- Neighbourhood structure and layout, including green infrastructure (natural heritage system, park and open space lands); natural connections and corridors; tree and landform preservation; stormwater management; neighbourhood activity centres (community and commercial uses); street, pathway, and trails network and connections; development block dimensions; school location and dimensions; park type location and dimensions;dimensions

infrastructure
space lands)
commercial u

- Street design, including street cross-section (vehicle lanes, bicycle/parking lanes, boulevard, utilities' locations, sidewalks, street tree/median planting, building setbacks); landscaped buffer/noise attenuation on major corridors;landscaped buffe

lanes, bicycle
sidewalks, st

- Neighbourhood gateways/arrival elements; traffic calming/accessibility elements; active transportation network integration/connections;network integration/connections

- Site design and building orientation, including orientation to streets and open space; setback averaging; mix of building types; orientation to reduce shadows, improve privacy, increase solar gain;privacy, increase solar gain

Site design a
to streets ar
building type

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- Built form, height, and massing, including building height and local context; landmark building locations; upper storey building face stepbacks to reduce building mass and reduce shadows; transition from taller to shorter buildings (45° angular plane);
Built form, he
storey buildi
and reduce
buildings (45° angular plane)

- Building articulation and detailing, including preferred finishing materials; accesses and entrances; façade design; windows; roofs, gables, and dormers; porches and building projections; garage and driveway location/design; building proje
screening of parking and service areas/utilities
design; windo
screening of parking areas/utilities

- Community and commercial uses including site design and building orientation; built form, height, and massing; building articulation and detailing; parking location and design; pathway and trail connections; and
Community and commercial uses including site design
building artic
design; pathway and trail co

- Greenspaces, including accessible frontages and views from neighbourhood; landscape buffers around natural features/stormwater facilities; pathway and lighting design.
Greenspaces
from neighbo
features/storm

4.3 4.3 Mixed Use Design Mixed Use Design

Establish design guidelines for mixed use development to ensure that the development intent of this Plan are achieved (refer to Section 2.5). Design elements to be considered by the guidelines include:
Establish design guidelines for the design and use developmer
development ir
be considered by the guidelines include:

a) Site design and building orientation, including orientation to the street; prevailing setbacks/streetwall; parking location; orientation to reduce shadows, improve privacy, increase solar gain; tree and landscape preservation.
Site design a

b) Built form, height, and massing, including building height and local context; separation distance and window offsetting; outdoor amenity views/privacy; visual stepbacks to reduce building mass and reduce shadows; transition from taller to shorter buildings (45° angular plane).
Built form, he
separation di
visual stepba
(45° angular plane).

c) Building articulation and detailing, including architectural style; preferred finishing materials; accesses and entrances; façade design; streetwall height; windows/glazing; pedestrian weather protection; heritage building alterations/additions; parking design; screening of areas/utilities; and
Building artic
finishing materials;
alterations/additions; parking design;

d) Street design, including landscape/streetscape integration; private walkway/sidewalk connection; street tree planting; lighting; signage; bicycle parking; mid-block connections; active transportation network integration/connections.

4.3.1 Development along Major Streetscapes

The design and orientation of development along Collector Roads, Arterial Roads, and Parkways shall reinforce the role of these corridors as important components of the public and semi-public realm. Development adjacent to such corridors shall be designed to contribute to a vibrant, safe, and visually engaging streetscape that supports active transportation and a human-scale pedestrian experience.

Council shall:

a) Ensure that buildings are generally located in close proximity to the street line, reinforcing the street edge and promoting walkability. Where necessary, a maximum of a single row of parking may be permitted between the building and the street to address site constraints and facilitate short-term drop-offs.

b) Require front door entrances to be oriented to the public street to enhance street-level activity, visibility, and accessibility for pedestrians.

c) Encourage commercial and mixed-use buildings to incorporate transparent display windows and articulated frontages, contributing to visual interest and active street life.

d) Support the establishment of patios and seating areas for food and beverage establishments within front yards where they contribute positively to the streetscape and do not impede pedestrian movement or sightlines.

e) Direct private or communal residential amenity areas to side or rear yards, or to upper-level terraces, so as to maintain an engaging and uncluttered public frontage.

f) Encourage the use of enhanced landscaping, street furniture, and public art along these corridors to strengthen placemaking and civic identity.

These policies shall be read in conjunction with the urban design guidelines of Section These policie
4.1 and may be further implemented through zoning provisions and streetscape master 4.1 and may
plans.plans.

4.4 4.4 Green DesignGreen Design

Green design is an important part of reducing greenhouse gas emissions community-Green design
wide and mitigating the impacts of community development on climate change. Green wide and mit
design can also provide the means for a community to prepare for and adapt to changes design can al
that are likely to result from climate change. By incorporating green design in new e likely to re
development in Brighton, the community contributes locally to addressing a global issue development
while creating a more desirable and sustainable place to live, work, shop, and play. Green while creating
design can improve the following environmental aspects:design can improve the following environmen

- Air quality.Air quality.
- Water use and quality.Water use and quality.
- Energy efficiency and greenhouse gases.Energy efficiency and greenhouse gases.
- Urban agriculture and local food.Urban agriculture and local food.
- Transportation.Transportation.
- Waste materials; andWaste materials; and
- Local environmental impact.Local environmental impact.

4.4.1 4.4.1 Guiding PoliciesGuiding Policies

The intent of this Plan is to:The intent of this Plan is to:

1.1 Encourage green design in Brighton to support clean air, water, energy, food, Encourage g
transportation, waste materials, and the environment.transportation, waste materials, and th

2.2 Encourage the use of the Leadership in Energy and Environmental Design Encourage th
New Construction (LEED-NC) standard for new buildings and LEED
Neighbourhood Development (LEED-ND) standard for new neighbourhoods.ND) standard f

3.3 Lead by example by adopting and implementing green design in new
municipal facilities within Brighton.facilities within Brighton.

4.4 Provide incentives to private development and redevelopment to encourage green design and construction.

4.4.2 Implementing Policies

Council shall:

a) Support green design initiatives to improve air quality in Brighton, including:

i. Developing or expanding active transportation facilities inclusive of bicycle parking, bicycle racks, sidewalk connectivity, sidewalk curb ramps, etc.

ii. Planting trees to improve air quality and provide shade for pedestrians.

iii. Using locally sourced materials in construction to reduce transportation related emissions; and

iv. Building compact, higher density developments that consume less land.

b) Support green design initiatives that reduce water use and improve water quality in Brighton including:

i. Exploring greater efficiencies in municipal water treatment and distribution.

ii. Reducing demand for water use within buildings by water-saving fixtures and appliances.

iii. Reducing demand for water for landscaping by using drought-tolerant plants, high-efficiency irrigation technology, captured rainwater, or recycled site water.

iv. Installing rain barrels; and storm laterals

c) Support green design initiatives that increase energy efficiency, including:

   i. Orientating and designing buildings to promote daylighting to minimize energy demand through passive solar heating and lighting.

   ii. Encouraging on-site energy generation such as site renewable geothermal, solar, and small-scale wind power.

   iii. Using energy efficient light fixtures and home appliances.

   iv. Minimizing air leakage using energy efficient windows and ensuring doors are properly sealed; and

   v. Encouraging the use of high-efficiency heating and cooling equipment.

d) Foster a culture of urban agriculture and local food production that supports long-term food security. Green design initiatives that support urban agriculture and local food systems include:

   i. Incorporating community gardens/shared garden plots into existing municipal-owned properties and new parkland space in Brighton.

   ii. Encouraging temporary farmers' markets, as appropriate.

   iii. Permitting the keeping of poultry for personal use.

   iv. Encouraging development both within the public and private realm that incorporates edible landscaping (the use of ornamental plants that also produce edible vegetation).

   v. Encouraging the use of composting containers as part of residential development.

e) Support green design initiatives that reduce the need to drive, including:

   i. Creating walkable streets to promote walking by providing continuous sidewalks on both sides of the street, supporting connectivity through the provision of a grid-like pattern of streets, where possible, and

and setting a maximum speed limit of 40 km/h on new residentialand setting a r
only streets; andonly streets; and

ii.ii. Developing or expanding active transportation facilities inclusive of Developing c
bicycle parking, bicycle racks, sidewalk connectivity, sidewalk curb bicycle parkir
ramps, etc.ramps, etc.

f)f) Support green design initiatives that reduce waste materials, including:Support green d

i.i. Reducing waste generated from construction by diverting waste to Reducing wa
recycling facilities and/or salvaging materials.recycling facilities and/or salvaging

ii.ii. Reusing salvaged, refurbished or reused materials as part of Reusing salv
building materials in new buildings.building materials in new buildings.

iii.iii. Constructing durable buildings to maximize the building's life by Constructing
minimizing the need to replace materials and assemblies.minimizing the need to

iv.iv. Encouraging the use of composting containers as part
residential development, implementing composting units that residential de
service neighbourhoods, and implementing a composting service neig
program to serve Brighton.program to serve Brighton.

g)g) Support green design initiatives that reduce the impacts of development, Support gree
including:including:

i.i. Moderating heat island effect by promoting vegetated
landscapes and reducing the area of impervious surfaces, landscapes
providing shade through landscaping, and using light-
coloured/high albedo materials; andcoloured/high albedo materials; and

ii.ii. Mitigating light pollution by ensuring that exterior lighting is Mitigating lig
properly shielded and does not fall outside of the building properly shie
envelope and that interior lighting does not extend to the envelope an
exterior of the building.exterior of the building.

h)h) Consider giving development applications incorporating green design elements Consider giving dev
priority by providing incentives, such as fee waivers, or
streamlining the review and approval process. To be considered for streamlining
incentives or priority processing, the proposed development shall demonstrate priority processing
conformity with the sustainability policies of this Plan and with the sustainability policies
LEED LEED or LEED ND LEED

4.5 4.5 HousingHousing

Housing is vital to the creation of a healthy, sustainable, and complete community. Housing is v
Residents of all ages, income levels, abilities, and family types rely on housing to offer a Residents of
meaningful place to grow and a safe and secure place to live.meaningful place to grow and a safe and

While the municipality has seen a predominance of single-family dwellings in the past, a growing diversity of household types requires a wider range of housing types than is currently produced. An aging population, reduction in household size, and limited supply of rental housing points to the need for more multiple dwellings, affordable single dwellings, purpose-built rental housing, second units, and converted dwellings to expand the supply of affordable housing.While the municipality has seen a predominance of family dwellings in the past, a gr
than is currently produced. An aging population, reduction in household size, and limited supply of ren
dwellings, purpose-built rental housing, second units, and converted dwellings to expand built rental ho
the supply of affordable housing.

By promoting multiple forms of housing with different tenures (rental, condominium, and freehold), a greater range of housing options can be realized to meet emerging household needs in the municipality. With seniors comprising an ever-increasing proportion of the population the need for smaller and more easily maintained housing options is clear. These options will need to be more accessible, affordable, and provide other supports that allow seniors to age in place. In addition, a limited supply of accessible housing and a lack of supportive housing options in the community for those with special needs are issues that need to be addressed.By promoting multiple forms of housing with different tenures (rental, condominium, and unit forms of
freehold), a g
needs in the municipality. With seniors comprising an ever-increasing proportion of the seniors
population th
These option
that allow seniors to age in place. In addition, a limited supply of accessible housing and a lack of sup
issues that need to be addressed.

4.5.1 4.5.1 Guiding PoliciesGuiding Policies

The intent of this Plan is to:The intent of this Plan is to:

1.1 Maintain an appropriate supply of land in Brighton to accommodate residential growth.Maintain an a
growth.

2.2 Provide for and promote a full range of housing in terms of form, tenure, and affordability to meet the current and future needs of residents in Brighton.Provide for a
affordability to me

3.3 Encourage and promote as a priority the production of affordable housing for low- and moderate-income households in Brighton.Encourage a
low- and moderate-income households in Brighton.

4.4 Encourage and promote housing for seniors, including housing with support facilities that enable seniors to age in place.Encourage a
facilities that enable seniors to age in place.

5.5 Recognize the importance of special needs housing in meeting the needs of Brighton residents.Recognize th
Brighton residents.

4.5.2 4.5.2 Implementing PoliciesImplementing Policies

Council shall:Council shall:

a)a) Maintain the ability to accommodate future residential growth for a minimum of 10 years through intensification, redevelopment, and land designated and available for residential development. Refer to Sections 2.4 and 2.5 of this Plan regarding development areas and land use areas.

b)b) Maintain available servicing capacity to provide a minimum three-year supply of residential units in draft approved and registered plans.

c)c) Monitor the municipality's ability to accommodate future residential growth and available servicing capacity for residential development to ensure that the housing targets of this Plan are achieved.

d)d) Work toward achieving a target of 25 percent of new housing be developed as affordable which term is defined as:

i.i. In the case of ownership housing, the least expensive of:

- Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for households with incomes in the lowest 60 percent of the income distribution for the municipality; or
- Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality; and

iii.iii. In the case of rental housing, the least expensive of:

- A unit for which the rent does not exceed 30 percent of gross annual household income for households with incomes in the lowest 60 percent of the income distribution for renter households for the municipality; or
- A unit for which the rent is at or below the average market rent of a unit in the municipality.

e)e) Encourage the provision of affordable housing by:

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i.i. Supporting increased residential densities in appropriate locations and promoting a full range of housing types~~locat~~ions and p including semi-detached, duplex, triplex, townhouse, and apartments~~apartments~~ as part of development or redevelopment.as part of developm

ii.ii. Permitting second units within existing and proposed single~~P~~ermitting sec detached, semi-detached, and townhouse units, and accessory units as appropriate.accessory units as appropriate.

iii.iii. Permitting the conversion of single-detached residential dwellings into not more than three separate dwelling units, dwellings int and the conversion of semi-detached and townhouse dwellings into not more than two separate dwelling units.dwellings into not

iv.iv. Permitting the conversion of non-residential buildings to residential use preferably to include affordable housing.residential use pref

v.v. Informing the community of government grants available to Informing the encourage the creation of second units, converted units, and encourage th accessory units.accessory units.

vi.vi. Providing infrastructure in a timely manner.Providing infrastructure in a time

vii.vii. Negotiating agreements with the public and private sectors to Negotiating a provide affordable housing through the draft plan of subdivision, plan of condominium, rezoning, and consent subdivision, processes.processes.

viii.viii. Enacting a Municipal Housing Capital Facilities By-law under Enacting a Municipal Ho the the *Municipal Act*Municipal Act, the municipality to enter into to enable th agreements with private and non-profit partners for the provision of affordable rental housing.provision of affordable rental housing

ix.ix. Streamlining of the development approvals process for projects that provide affordable housing as defined by the projects that municipality.municipality.

x.x. Providing, on a case~~Providing~~-by-case basis, relief from development, case basis, r planning, permit, and other fees normally charged for projects planning, per that provide affordable housing as defined by the municipality.that provide a

xi.xi. Equalizing the tax ratio for new multi-residential buildings in accordance with Federal and Provincial affordable housing guidelines.

xii.xii. Considering alternative residential development standards to facilitate affordable housing and a more compact development form; and

xiii.xiii. Considering innovative housing models, such as cohousing and life-lease housing.

f) Ensure that the provisions of the municipal Zoning By-law are sufficiently flexible to permit a range of housing types, sizes, tenures, and affordability.

g) Encourage the development of low-income housing geared towards seniors, including affordable rental and ownership housing and housing models that allow seniors to stay in their own home for longer.

h) Consider affordable housing as a priority use for surplus municipal land in Brighton and work with other levels of government to make surplus land available to providers of affordable housing at little or no cost.

i) Work with local groups and community service agencies to assess the need for special needs housing in the community and support such groups and agencies interested in pursuing the provision of special needs housing in Brighton.

j) Consider the following in the review of any development for the purposes of special needs housing:

i. Traffic generated by such housing can be accommodated by the road network and will not have a significant impact on the road net neighbouring land uses.

ii. The design of such housing is compatible with the scale, density, and character of the surrounding neighbourhood; and

iii. Provincial or Federal approval has been granted, as appropriate.

k) Permit garden suites (dwelling unit in an accessory building) on residential lots containing single-detached dwellings in the Residential Area. Garden detached dw

suites shall conform to the provisions of the Zoning By-law regarding lot area and setbacks.suites shall conform to the provisions of the Zoning By-law regarding lot area and setbacks.

l)l) Consider the following in the review of any application for the purposes of a garden suitea, garden suite

i.i. The unit is connected to full municipal services to the satisfaction of the municipality.satisfaction of the municipality.

ii.ii. The exterior design of the unit is compatible with neighbouring residential land uses with respect to scale, character, and layout.layout.

iii.iii. The unit is located such that it will have minimal effect on light, view, and privacy of adjacent properties and conforms with all applicable zoning provisionsapplicable zoning provisions

4.6 4.6 Natural Heritage SystemNatural Heritage System

The management of environmental areas and features in Brighton is an important part of maintaining and enhancing the livability and quality of place in the community. As such, these areas and features require careful consideration in future growth and development. The areas and features in Brighton requiring consideration could include areas of natural and scientific interest (ANSI), fish habitat, habitat of endangered and threatened species, valley lands, wetlands, wildlife habitat, woodlands, shorelines, natural corridors that link them. These areas and features should be considered as comprising the natural heritage system of Brighton, a series of connected natural spaces with long term ecological value. The policies of this section of the Plan are intended to preserve and enhance the function and values of this system in Brighton.

While the policies of this section provide direction regarding the natural heritage system, the policies of Section 2.5 – Environmental Protection Area, relate specifically to the land use in conjunction with those of Section 2.6 of this Plan.

4.6.1 4.6.1 Guiding PoliciesGuiding Policies

The intent of this Plan is to:

1.1. Recognize environmental areas and features as important contributors to the quality of place in Brighton and as invaluable to the long-term health and sustainability of the community; and

2.2. Prior to the next official plan review, complete a natural heritage system, an Prior to the interconnected network of environmental features and areas linked by a series of interconnecte connected natural spaces; andconnected natural spaces; and

3.3. Continue to support the protection, restoration, and improvement of the natural Continue to s heritage system in Brighton.heritage system in Brighto

4.6.2 4.6.2 Implementing PoliciesImplementing Policies

Council shall:Council shall:

a) a) Work with the Conservation Authority, Ministry of Natural Resources, not-Work with the Conservation Authority, Ministry of Natural Resources, not-Ministry of Na for-profit groups, the private sector, and the public to establish a natural for-profit groups, heritage and open space system in Brighton. heritage and open space system in Bright

b) b) Recognize the importance of the natural heritage system in achieving the following:following: Recognize th

i. i. Maintaining biological diversity and protecting significant habitat of endangered and threatened species.habitat of endangered and t

ii. ii. Avoiding habitat fragmentation.Avoiding habitat fragmentation.

iii. iii. Maintaining water balance that sustains ecosystems.Maintaining water bal

iv. iv. Protecting life and property from potentially hazardous lands.Protecting life

v. v. Addressing climate change mitigation and adaptation; andAddressing clim

vi. vi. Promoting corridors and linkages for the benefit of environmental and human health.environmental and human health.

c) c) Recognize the benefits of environmental protection and public access resulting from the public ownership of the natural heritage system and consider all options for the acquisition of land or easements over private lands comprising the natural heritage system.lands comprising the natural heritage sys Notwithstanding the foregoing, for acquisition, neither the municipality nor any other public agency shall be obligated to purchase land comprising the natural heritage system.be obligated to pu Recognize th resulting fror consider all c Notwiths for acquisitio

d) Encourage connections between environmental areas, features, and open space to re-establish and protect the natural heritage and open space system. These connections include integration of the following elements:

   i. Environmental areas, features, and open space in public ownership, including land owned by the County, Conservation authority, Provincial government, Federal government, and land trusts.

   ii. Existing rights-of-way.

   iii. Established and proposed service and utility corridors.

   iv. Existing parkland and open space lands.

   v. Sidewalks, pathways, and “green ways” (refer to Sections 3.4 Sidewalks, pa and 2.7 of this Plan).

   vi. Linkages and open spaces provided through the draft plan of subdivision approval process.

   vii. Agreements with private landowners.

   viii. Retention or acquisition of access easements.

   ix. Land acquisition; and

   x. Watercourses and shorelines.

e) Ideally such connections should have natural cover in whole or in part, as appropriate. Where no natural cover currently exists, landowners are encouraged to restore cover.

f) Encourage the integration of the natural heritage and open space system with the active transportation network in Brighton. Refer to Section 3.4 of this Plan.

g) Work with the Conservation Authority and the Ministry of Natural Resources to establish appropriate setbacks for development from environmental features and areas, including natural hazards. Until such time that more detailed analysis is completed, require preparation of an

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environmental impact study (EIS) in support of any development or site environmenta
alteration proposed on lands adjacent to an Environmental Protection alteration pro
Area. Refer to Section 4.7.2 of this Plan.Area. Refer to Section 4.7.2 of this Plan.

h)h) Encourage property owners and other public agencies to enter into Encourage p
voluntary stewardship agreements regarding the protection of natural voluntary ste
features. Compensation programs such as “ecogifts” (the donation of an features. Cor
easement for conservation purposes) are also encouragedencouraged. for conservation purpos

4.74.7 Environmental ManagementEnvironmental Management

Environmental management in the context of this Plan refers to the protection of Environmenta
environmental resources in Brighton that are not captured by the Environmental
Protection Area. It also relates to the various procedures and processes the municipality Protection Ar
can used to ensure that Brighton continues to be healthy, liveable and sustainable well into e to ensure th
the future.the future.

4.7.1 4.7.1Water ResourcesWater Resources

Water resources in Brighton include both surface and groundwater. Poor planning and Water resource
management of water resources can lead to their contamination, degradation, and loss management c
of supply. The protection and management of water resources is an important element of supply. The
in inmaintaining and enhancing the quality of life in Brighton.maintaining and enhancing the quality of life

4.7.1.1 4.7.1.1Guiding PoliciesGuiding Policies

The intent of this Plan is to:The intent of this Plan is to:

1.1. Recognize water resources as important contributors to the quality of place Recognize w
in Brighton and as invaluable to the longin Brighton and as invaluable to the long
sustainability of the community.sustainability of the community.

2.2. Work to protect water resources in Brighton from their contamination and Work to prot
degradation.degradation.

4.7.1.2 4.7.1.2Implementing PoliciesImplementing Policies

Council shall:Council shall:

a)a) Work with the Conservation Work with Authorities and Source Protection Committee to manage l
draining to Lake Ontario.draining to Lake Ontario.

b) Recognize the importance of the natural heritage system in Brighton in improving water quality and quantity and achieving a sustainable water balance.

c) Require, unless otherwise approved by the Conservation Authority, the use of stormwater management facilities downstream of new development to mitigate the impacts on stormwater quality and quantity. Refer to Policy 4.4.2 of this Plan.

d) Encourage the reduction of water consumption levels in Brighton by promoting the efficient use of water in homes and businesses. Conservation measures, including the specification of low flow fixtures in new development and redevelopment, should be established. Refer to Policy 4.4.2 of this Plan.

e) Consider the potential impact of new development on groundwater quality and quantity and ensure that the resource and its ecological function will not be negatively impacted.

f) Encourage the preservation and enhancement of natural stream bank vegetation along watercourses in Brighton. Active planting along watercourses will be promoted, as appropriate, as a means of improving watercourses natural corridor function, shading water to reduce water temperature, and protecting stream banks from erosion.

g) Work with the Conservation Authority to ensure that any development or alteration adjacent to watercourses in Brighton is carefully managed and includes best management practices to limit sedimentation and erosion.

h) Work with the Conservation Authority to establish an appropriate setback from the top of bank for all new development to prevent flooding and erosion hazards, improve water quality, enhance wildlife corridors, and protect fish habitat.

i) Discourage channelization or interference and disruption in watercourses and encourage the daylighting and naturalization of culverted segments of watercourses, as appropriate.

4.7.2 Environmental Impacts And Analysis

Environmental impact analysis identifies the potential effects of proposed development or other activities and recommends the appropriate measures to reduce or eliminate these other activities

effects. As such, environmental impact analysis is an important tool to preserve and effects. As s
enhance the natural environment and quality of life in Brighton.enhance the natural environment and q

4.7.2.1 4.7.2.1 Guiding PolicyGuiding Policy

The intent of this Plan is to:The intent of this Plan is to:

1.1 Protect environmental resources and their ecological functions by identifying Protect envir
the potential impacts of new development, encouraging the avoidance of the potential
impacts to resources, and identifying and evaluating the measures necessary impacts to re
to minimize and mitigate impacts.to minimize and mitigate impact

4.7.2.2 4.7.2.2 Implementing PoliciesImplementing Policies

Council shall:Council shall:

a) a) Ensure that potential environmental impacts resulting from proposed Ensure that
development are considered during the application process. Development development
proposals will not be approved unless the requirements of Section 4.8, proposals wil
and Section 4.6 are met.and Section 4.6 are met.

b) b) Ensure that the preparation of an Environmental Impact Study (EIS), Ensure that
where required by policies of this Plan, be completed by a qualified where requir
professional in accordance with the Ministry of Natural Resources *Natural Heritage* *Natural* accor
Heritage Reference Manual, as amended by the Province from time to as amended
time.time.

c) c) Require an applicant to pre-consult with the municipality pursuant to Require consult with
Section 5.8.1 of this Plan prior to commencing the EIS to ensure the Section 5.8.1
document will be prepared to the satisfaction of the County, Conservation document wil
authority, and the Ministry of Natural Resources, as appropriate.authorities, and the Ministry of Natural Resources, as appropriate.

d) d) The completion and acceptance of an EIS shall not guarantee that a The complet
development or site alteration proposal will automatically be permitted. development
Input from other agencies may be required prior to Council proceeding Input from ot
with approval of any application under the Planning Act.with approval of any application under the

e) e) Any development or site alteration shall be constructed in accordance with Any developr
the recommendations of the approved EIS. An implementing Agreement the recomme
between the proponent and the municipality will normally be required between the

(such as a Subdivision, Site Plan, or Development Agreement). Council (such as a S
may, as a condition of approval, require that funds be held in reserve for may, as a co
the purpose of long the purpose of long, which may occur following the term monitor
completion of the development or site alteration completion of the development or site alter

4.8 4.8 Natural and Human Made Hazards Natural and Human-Made Hazards

The intent of this Plan is to protect residents and properties in Brighton by respecting The intent of this
natural and human-made hazards. Natural and human-made hazards can result in loss natural and human-made hazards
of life, property damage, and social disruption if new development does not consider the risk of life, property d
potential risk of locating in or near such hazards. Such hazards could include potential risk of locating
floodplains, steep or unstable slopes, potentially contaminated sites, and certain floodplains, steep or u
industrial and waste management activities. industrial and waste-related facilities.

4.8.1 4.8.1 Guiding Policies Guiding Policies

The intent of this Plan is to: The intent of this Plan is to:

1. Protect residents and properties in Brighton from potential natural and built 1. Protect re
environmental hazards. environmental hazards.

4.8.2 4.8.2 Implementing Policies Implementing Policies

Council shall: Council shall:

a) a) Recognize that natural and human-made hazards may include the following features: following features:

- Areas within or adjacent to the regulatory floodplain; Areas within or adja
- Areas within or adjacent to steep or unstable slopes; Areas within or adja
- Areas within or adjacent to shoreline flooding, erosion, or Areas within dynamic beach hazards; dynamic beach hazards;
- Unstable soils; Unstable soils;
- Unstable bedrock; Unstable bedrock;

- Potentially contaminated; and
- Waste related facilities.

b) Direct development away from areas within or adjacent natural and human-made hazards in Brighton that may adversely affect public health, safety, or property. For the purposes of this policy, adjacent lands are those within 30 metres of the boundary of a natural or human-made hazard.

c) Require preparation of detailed study and/or mapping in support of any development or site alteration proposed on lands within 30 metres of a natural hazard to determine an appropriate development setback. Detailed study may include an Environmental Impacts Study (EIS), geotechnical study, or floodplain mapping depending upon the hazard involved and the type of development proposed. The applicant shall pre-consult with municipality pursuant to Policy 5.8.1 of this Plan prior to commencing detailed study and/or mapping related to a hazard area.

d) Apply a generic development setback of 30 metres for development or site alteration proposed on lands adjacent to a natural or human-made hazard in the absence of detailed study and/or mapping that identifies a specific requirement, as noted in Policy 4.8 above.

e) Limit uses within natural hazard areas to those related to open space, conservation, or flood protection, including passive recreational activities; flood control structures or works; marine facilities; erosion control structures or works; slope stabilization works, and existing agricultural activities. Such development shall be approved in consultation with Conservation Authority and the Ministry of Natural Resources, as appropriate.

f) Recognize that lands identified as natural hazard areas will not be considered in fulfilment of the parkland dedication requirements of the Official Plan, except in cases where the land to be dedicated contributes to the goals and objectives of active transportation in Brighton. Refer to Section 3.4 of this Plan.

g) Recognize that privately-owned lands identified as natural hazard areas may not be open to public access and use and that there is no obligation for the municipality or any other public agency to purchase such lands.

h) Encourage the identification of potentially contaminated sites, their remediation, and redevelopment, as appropriate and in accordance with

the Environmental Protection Act and Ministry of the Environment guidelines and procedures, as a means of eliminating a human made hazard and contributing to the goals and objectives of community improvement in Brighton. Refer to Section 4.5.2 of this Plan.

i) Require preparation of a Phase I Environmental Site Assessment (ESA) in support of any development or site alteration on lands with an historic use that may have resulted in contamination or on lands adjacent known or suspected contaminated sites. If recommended by the Phase I ESA, a Phase II ESA shall be prepared. ESAs shall be prepared in accordance with Ontario Regulation 153/04. Refer to Section 5.8 of this Plan.

j) Require a Record of Site Condition (RSC) in support of any development or site alteration that would result in a change from industrial or commercial use to a more sensitive land use such as a residential or parkland use pursuant to the provisions of the Environmental Protection Act. An RSC shall be prepared by a qualified person and filed in accordance with Ministry of Environment Guideline *Records of Site Condition – A Guide on Site Assessment, the Clean-up of Brownfield Sites and the Filing of Records of Site Condition (2004)*. Any required site clean-up shall be conducted in accordance with Ontario Regulation 153/04.

k) Require a Record of Site Condition as a condition of approval or under other circumstances deemed appropriate to the municipality, to ensure that any remediation or risk assessment and risk management necessary to permit the proposed development or site alteration under this Plan is to the satisfaction of the Ministry of the Environment. In such instances, final approval of the application by the municipality is contingent on MOE acknowledgement of the RSC as well as any Certificate of Property Use issued by the MOE for the subject site. The County may use the holding (H) provisions of the Planning Act to ensure development does not take place until the MOE requirements have been satisfied and the appropriate documentation is provided to the County.

l) Ensure compatibility between municipal works, including treatment facilities and pumping stations, and surrounding neighbourhoods by requiring preparation of an impact study in support of any development within the influence area of such facilities. The study shall consider the potential impacts of the facility on the use proposed, including but not limited to noise, vibration, odour and other air emissions, and opportunities for future expansion of the facility. Development setbacks from such facilities shall be determined in cooperation with the municipality and Ministry of the Environment Guidelines D-1, D-2, and D-6, and D-

m) Require preparation of an impact study in support of any development or site alteration proposed on lands within the 500 metre influence area of a former waste disposal site in accordance with Ministry of the Environment Guidelines D-4

m) Require p
site alteration proposed on lands within
former waste
Guidelines D

n) Direct the development of new residential or other sensitive land uses away from stationery and line sources of potential noise and vibration, such as from stationery municipal works, industrial sites, highways, etc. A noise and vibration study may be required in accordance with Ministry of the Environment Guidelines D-1 and D-6 to determine potential impacts and identify noise abatement measures. Ministry of Environment *Publication NPC-300 (*January 2014) will be used to determine requirements with respect to stationery and line noise sources.

n) Direct the
from stationer
municipal wo
may be requir
D-1 and D-6 to
measures. Min
Stationery and Transportation Services — Approval and Planning, Publication NPC-300 (January 2014) will be used to determine study (January 201
requirements with respect to stationery and line noise sources.

o) Require that proposals for development that involve the storage, processing, or transporting of hazardous materials demonstrate compliance with all applicable Provincial or Federal regulations.

o) Require that proposals for development that involve the storage, processing, or transporting of hazardous materials demonstrate compliance with all appl

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PART FIVE: IMPLEMENTING BRIGHTON SECONDARY PART FIVE: IMPLEMENTING BRIGHTON SECONDARY PLANPLAN

5.0. 5.0. Introduction Introduction

Plan AdministrationPlan Administration

This Part outlines how progress will be monitored and reviewed, how the Plan will be administered and interpreted, and how Plan implementation will be coordinated with the municipality's public works and financial management programs. These policies are intended to be read in conjunction with the other policies of this Plan.This Part outlines how progress will be monitored and reviewed, how the Plan will be administered and interpreted, and how Plan implementation will be coordinated with the municipality's public works and financial management programs. These policies are intended to be read in conjunction with the other policies of this Plan.

The municipality has a multitude of tools available to it to implement the policies of this Secondary Plan. Many of these tools relate to the use and division of land. These tools are available to the municipality by means of the *Municipal Act*, the *Planning Act*, and the *Building Code Act*. These tools provide the regulatory framework and decision-making procedures necessary to manage physical development in Brighton and to implement this Plan.The municipality has a multitude of tools available to it to implement the policies of this Secondary Plan. Many of these tools relate to the use and division of land. These tools are available to the municipality by means of the *Municipal Act*, the *Planning Act*, and the *Building Code Act*. These tools provide the regulatory framework and decision-making procedures necessary to manage physical development in Brighton and to implement this Plan.

5.1. 5.1. Zoning By-law Zoning By-law

The zoning by-law is the regulatory tool that will be used to implement the policies of the Secondary Plan. The zoning by-law will contain provisions to regulate use, building size, building height, location of buildings on property, density of development, parking, lighting requirements, etc.The zoning by-law is the regulatory tool that will be used to implement the policies of the Secondary Plan. The zoning by-law will contain provisions to regulate use, building size, building height, location of buildings on property, density of development, parking, lighting requirements, etc.

a) Amend and update the Zoning By-law, as necessary, to bring it into conformity with the goals, policies, and schedules of this Secondary Plan. Such amendments and updates shall include the establishment of zones specifying permitted uses and development standards enabling the implementation of this Plan. Such amendments may also include zoning by-laws under Section 34(1) 3.3 to protect the integrity of archaeological resources.a) Amend and update the Zoning By-law, as necessary, to bring it into conformity with the goals, policies, and schedules of this Secondary Plan. Such amendments and updates shall include the establishment of zones specifying permitted uses and development standards enabling the implementation of this Plan. Such amendments may also include zoning by-laws under Section 34(1) 3.3 to protect the integrity of archaeological resources.

b) Recognize that within each land use area, more than one zone may be established to ensure that the goals, policies, and schedules of this Plan are implemented.b) Recognize that within each land use area, more than one zone may be established to ensure that the goals, policies, and schedules of this Plan are implemented.

c) Recognize that not all lands will be immediately zoned and available for such uses and that no provision of this Plan shall be interpreted to require such uses and the municipality to zone any land within Brighton so as to permit its immediate development.c) Recognize that not all lands will be immediately zoned and available for such uses and that no provision of this Plan shall be interpreted to require such uses and the municipality to zone any land within Brighton so as to permit its immediate development.

d) Lands identified through this Plan as areas where future streets are to be located will be placed in a separate zone.

e) Council will consider passing an Interim Control By-law in order to prepare a Zoning Study that implements the Secondary Plan. (Refer to Section 5.1.3 of this Plan)

5.1.1. Holding Zones

The municipality may use a holding zone to control development until it is satisfied that certain conditions have been met.

a) Consider including provisions in the updated Zoning By-law to permit the use of holding zones, pursuant to the provisions of the *Planning Act*, in order to ensure orderly development and the implementation of this Plan. The County may place a holding symbol on any zone to prevent development until such time that it is satisfied that certain conditions have been met. Such a provision allows the municipality to stage the timing of development while identifying the need for additional actions prior to the development proceeding.

b) Remove a holding symbol at such time that the municipality is satisfied that the conditions for establishing the hold have been met. Such conditions could include:

   i. The timing of the provision of municipal services.

   ii. The phasing and logical progression of development.

   iii. The provision of adequate service or road infrastructure and works.

   iv. The required land assembly.

   v. The installation of noise attenuation measures, where required.

   vi. The completion and confirmation that environmental contamination remediation has occurred on site, or that satisfactory verification of suitable environmental site condition is received by the municipality.

vii.vii. The completion of the appropriate supporting studies to the The completi
satisfaction of the municipality, in consultation with other satisfaction
agencies, as required.agencies, as required.

viii.viii. Confirmation that the requisite permits and approvals from Confirmation
external authorities have been received.external authorities have been rece

ix.ix. The completion of a development or the subdivision of land, The completi
including the negotiation of a development or subdivision including the
agreement.agreement.

x.x. That site plan approval has been granted by the municipality, That site plar
and a site plan agreement has been entered into, pursuant to and a site pla
the provisions of the *Planning Act*the *Planning Act*

xi.xi. That the specific policies of this Plan have been complied with; That the spec
and/orand/or

xii.xii. Additional actions or requirements that may have been
identified in the Official Plan through a site-specific identified in the Official Plan through a
amendment.amendment.

5.1.2 5.1.2 Temporary UsesTemporary Uses

The municipality may pass a temporary use by-law to permit the temporary use of land, buildings, or structures for a purpose otherwise not permitted in the Zoning By-law.The municipality may pass a temporary use by-law to permit the temporary use of land, buildings, or structures f

a)a) Consider including provisions in the updated Zoning By-law to permit the temporary use of land, buildings, or structures, pursuant to the provisions of the *Planning Act*, as amended. Consider including the provisions in the updated Zoning By-law to permit the temporary use of land, buildings, or structures, pursuant to the provisions of the *Planning Act*, as amended. Plan directs where it is deemed inappropriate to permit , in situations where it is deemed inappropriate to permit the use on a permanent basis. The County may authorize a temporary use the use on a permanent basis. The County may authorize a temporary use for a period of up to three years either on a one-time basis or for a time period of up to three years either on a one-time basis or for a period of time on a periodic basis. The municipality may pass subsequent by-laws to extend the time period of time on a periodic basis. The municipality may pass subsequent by-laws to extend the period of time on a periodic basis. The municipality may pass subsequent by-laws to extend the time period of time on a periodic basis. The municipality may pass subsequent by-laws to extend a temporary use for up to three years.laws to extend a temporary use for up to three years.laws to extend a temporary use

b)b) Consider the following when evaluating any application for temporary use:Consider the following when evaluating any application for temporary use:Consider the

i.i. The proposed use shall be temporary in nature, compatible with The proposed use shall be temporary in nature, compatible with The proposed use shall be temporary in nature, compatible with

ii. The availability of municipal services, off-street parking, and municipal transportation capacity. The availability of municipal services, off-street parking, and municipal transportation capacity. The availability of municipal services, off-street parking, and municipal transportation capacity

37 of the *Planning Act*, in order to permit increases in the height and density of development beyond that allowed by zoning in exchange for facilities, services, or matters of community benefit.

b) Recognize that the facilities, services, or matters of community benefit could include:

i. Provision of affordable, rental, special needs, assisted, or other forms of special housing.

ii. Provision of parkland dedication beyond the requirements of the Official Plan.

iii. Protection of natural features, such as wetlands, beyond the parkland dedication requirements of the Official Plan.

iv. Provision of public areas and walkways and connections to external public walkways/trail systems.

v. Provision of sustainable design features.

vi. Provision of public parking.

vii. Provision of public art.

viii. Provision of community and open space facilities such as small parks, waterfront improvements, day care facilities, schools, community centres and recreational facilities, and other municipal facilities.

ix. Rehabilitation and redevelopment of any potentially contaminated site.

x. Ensure that any height and density bonusing provisions in the updated Zoning By-law establish a nexus such that the facilities, services, or matters of community benefit provided are commensurate with the increased height and density permitted and are not already a requirement of this Plan.

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c) Permit height and density bonusing only in cases where the increased height and density comply with all other applicable Zoning By-law regulations, conforms to the intent of the Secondary Plan, is compatible with adjacent existing or proposed development, and is in the priorities and interests of the Municipality.

d) Ensure that the facilities, services, or matters of community benefit provided in exchange for increased height and density are directly linked or associated with the development proposed and are located onsite or in close proximity.

e) Discourage the transfer of bonus height and density from one site to another or from one project to another.

f) Require an agreement between the Municipality and the landowner as a condition of the application to be registered on title. Such an agreement would address, among other items, the facilities and services of public benefit to be provided, the timing of the provision, and the maintenance of such facilities and services, and the increased height and density permitted in exchange for the public benefit provided.

g) Establish municipal wide guidelines and a protocol for negotiating community benefits with an owner/developer, pursuant to the provisions of the *Planning Act*.

5.2 Minor Variance

A minor variance is a variation from the requirements of the zoning by-law that allows a property owner to build even though the property does not comply precisely with the zoning by-law.

5.2.1 Grant an application for minor variance from the Zoning By-law only if the Committee of Adjustment is satisfied that the variance:

a) Is minor in nature.

b) Is desirable for the appropriate development or use of land.

c) Maintains the general intent and purpose of the Official Plan and the Secondary Plan; and

d) Maintains the general intent and purpose of the Zoning By-law.

5.3 Community Planning Permit System5.3 Community Planning Permit System

Council, as a means of streamlining the development approvals process to implement the Council, as a policies of this plan, may consider passing a bylaw authorizing the use of a Community policies of thi Planning Permit System. Such bylaw will be passed in accordance with provisions of the will be passe Planning Act RSO 1990. Planning Act RSO 1990.

5.4 Land Division5.4 Land Division

Land division in Brighton will be considered based on the underlying land use area and Land division the relevant policies of this Plan. Applications that do not conform to the policies of this the relevant p Plan shall not be approved.Plan shall not be approved.

5.4.1 **5.4.1** Ensure that any application for land division meets the provisions of the *Planning Act*, *Planning Act*, is consistent with the Provincial Plan, is consistent with the Provincial Policy Statement, and conforms with the goals, policies, and schedules of this Plan.the goals, policies, and schedules of this Plan.

5.4.2 **5.4.2** Confirm the availability of adequate public services and the ability to allocate such Confirm the a services prior to final approval of any application for land division. Should adequate services prior public services be unavailable, such applications shall be deemed premature.public services be

5.4.3 5.4.3 Draft Plan Approval (Subdivision/Condominium)Draft Plan Approval (Subdivision/

a) a) Consider subdivision control as the primary means of land division in Consider sub Brighton for the purposes of creating four or more lots.Brighton for the purposes of crea

b) b) Ensure that no land in Brighton is subdivided unless:Ensure that no land in Brighton is s

i. i. The lots created are of an appropriate size, are not landlocked, and have adequate road frontage.landlocked, and have adequ

ii. ii. All lots have access to a public road maintained on a yearAll lots have a round basis, although it is recognized that development within round basis, a plan of condominium may occur on private roads owned and a plan of cond maintained by a condominium corporation. All roads shall be maintained b constructed to municipal standard.municipal standard.

iii. iii. Environmental resource features and functions are protected Environmenta and preserved in accordance with Section 4.4 of this Plan.with Section 4.4 o

iv.iv. The plan of subdivision or condominium is appropriately The plan of
phased and will result in orderly development.phased and will result in orde

v.v. Parkland dedication is provided pursuant to the requirements Parkland ded
of this Plan. Land to be dedicated for parkland shall be in a of this Plan.
form and location acceptable to the form and location acceptable to the

vi.vi. Other relevant agencies having responsibility in the review of Other relevar
the application have been consulted and the input received the applicatic
has been incorporated, as appropriate.has been incorporated, as appropria

vii.vii. A subdivision or condominium agreement between the
municipality and the developer is executed.municipality and the developer i

viii.viii. Consider implementing a lapsing approval condition for plans Consider imp
of subdivision and condominium under which the approval will of subdivisior
lapse at the expiration of a specified period of time being not lapse at the e
less than three years. The municipality may, but is under no less than thre
obligation to, extend the approval period prior to its expiration n to, extend t
at the request of the developer, and there is no guarantee that at the reques
reserve capacity for municipal services will be available reserve capa
beyond the draft plan approval period.beyond the draft plan approval perio

ix.ix. Consider where deemed advisable and as permitted by the Consider wh
Planning Act by adopting a by-law to deem *Planning Act* by adopting a law to deem
registered plan of subdivision not to be registered.registered plan of subdiv

5.55.5 Site Plan ControlSite Plan Control

Site plan control will be used to ensure that development in Brighton is appropriate and Site plan con
meets municipal standards and guidelines relating to building location, design,
landscaping, drainage, parking, and pedestrian amenity.landscaping, drainage, parking, and pedestria

5.5.15.5.1 Identify all lands within Brighton as a site plan control area and require site plan Identify all la
approval for all new or expanded non-residential residential residential de
development of three units or more.development of three units or more.

5.5.25.5.2 Exempt the following types of development from site plan control, except in cases Exempt the fo
where specifically required by this Plan:where specifically required by this Plan:

a) A single unit dwelling.

b) A duplex or semi-detached dwelling.

c) A triplex.

d) Converted dwelling of up to three units.

e) Accessory buildings, minor renovations, and extensions to the above uses; and

5.5.35.3 Require that an application for site plan control approval include plans and drawings that show the location of all buildings and structures to be built and all facilities to be provided as part of the proposed development. Criteria for review of the application should include:

a) Compatibility with and buffer from adjacent uses.

b) Relevant urban design guidelines.

c) Function and efficiency.

d) Safety and accessibility.

e) Adequacy of servicing.

f) Grading and drainage.

g) Parking; and

h) Landscape and streetscape design, including lighting and signage.

5.5.45.4 Require the fulfillment of conditions and an agreement for site plan approval based on the provisions for site plan control as specified in the *Planning Act*. Financial securities may be required by the municipality prior to development.

5.6 5.6 Non-Conforming UsesConforming Uses

Non-conforming uses, buildings, or structures in Brighton should eventually cease so that conforming u the land affected can revert to a use, building, or structure that is in conformity with the the land affe goals, policies, and schedules of this Plan.goals, policies, and schedules of this Plan.

Consider applications for the extension or enlargement of legal non-conforming uses, buildings, or structures provided the municipality is satisfied that the following criteria have been achieved:

a) It represents an evolution of the existing non-conforming use.

b) It does not represent an unreasonable increase to the size and intensity of the non-conforming use such that it would increase incompatibility with or adversely impact an adjacent use.

c) It will provide adequate measures to protect other uses through landscaping, buffering or screening; appropriate setbacks for buildings and structures; and/or devices and measures for reducing nuisance(s) caused by matters such as outside storage, lighting and advertising.

d) It will substantially improve the conditions of the property and/or building.

e) It will be adequately served by municipal services that meet the additional needs resulting from the expansion or enlargement of the use.

f) It will provide adequate off-street parking and loading facilities, and street screening.

g) It will not adversely affect traffic and parking conditions in the area; and

h) It is in conformity with the intent of this Plan and complies with the provisions of the Zoning By-law.

5.7 5.7 Property StandardsProperty Standards

The maintenance of property standards in Brighton will ensure that the community's quality of place is maintained and enhanced. Although the quality of property and its maintenance in Brighton is very high, there is an ongoing need to ensure that adequate maintenance standards are pursued, and that the community's quality of place is maintained and enhanced.

5.7.1.5.7.1. Consider establishing a program of standards for the maintenance and occupancy Consider esta of property in Brighton pursuant to the *Building Code Act, 1992*, as amended. Such a prog address both residential and non-residential properties and shall be in conformity residential pr with the goals, policies, and schedules of this Plan. Such a program shall be with the goa implemented by means of a by-law with provisions that could relate to the law with provis following:following:

a) Physical condition of vacant land, yards and passageways, and shoreline Physical con areas, including the accumulation of debris and rubbish.areas, including the accumulati

b) Adequacy of sanitation including drainage, waste disposal, garbage and Adequacy of pest control; andpest control; and

c) Physical condition of dwellings or dwelling units; institutional, commercial Physical con and/or industrial buildings; accessory buildings and structures; and properties.properties.

5.7.2.5.7.2. Require the repair and maintenance of substandard properties to comply with Require the property standards and prohibit the use of a substandard property. The municipality may, where a property is deemed unsafe, require the demolition and municipality r clearing of a property that the owner does not intend to repair and maintain.he owner does not i

5.8 5.8 Property AcquisitionProperty Acquisition

The municipality may acquire property as a means of implementing the goals, policies, The municipa and schedules of this Plan in accordance with the provisions of the *Municipal Act*, *Municipal Act*, *Planning Act*, and other relevant legislation., and other relevant legislation.

5.8.1 5.8.1. Consider all options for the acquisition of property, as appropriate, including: Consider all optior

a) Dedication.Dedication.

b) Donations.Donations.

c) Assistance from other levels of government, agencies, and charitable Assistance fi foundations.foundations.

d) Height and density bonusing provisions of the *Planning Act*.Height and density bonusing provisions of the *Planning Act*. Ensure bonusing provisions to other relevant policies of this Plan.other relevant policies of this Plan.

e) Density transfers.Density transfers.

f)f) Land exchange.Land exchange.

g)g) Long-term lease.Long-term lease.

h)h) Easement agreements.Easement agreements.

i)i) Purchase agreements.Purchase agreements.

j)j) Partnerships.Partnerships.

k)k) Land trusts.Land trusts.

l)l) Placing conditions on development approval; andPlacing conditions on development ap

m)m) Expropriation.Expropriation.

5.9 5.9 Application RequirementsApplication Requirements

To ensure that the development approval process is clearly understood by all involved, To ensure th
the municipality will require pre-the municipality will require pre-consultation with municipal staff to establish the potential consultation
timing for approvals and to identify the supporting studies, information, and materials that timing for approvals and to identify the supporting studies, information, and materials that
may be required as part of the development review process.may be required as part of the developme

5.9.1 5.9.1 Require applicants to pre-Require applicants to pre-consult with municipal staff prior to the submission of consult with mu
any application for Official Plan Amendment, Zoning By-law Amendment, Consent, Plan of any application for Official Plan Amendment, Zoning By-law Amendment, Consent, Plan of
subdivision, plan of condominium, minor variance, consent, site plan control, or subdivision, pla
any other planning study required by this Plan. Pre-consultation will be used to determine the any other planning study required by this Plan. Pre-consultation will be used to determine the
need, timing, and scope of supporting studies, information, and materials need, timing, and sco
required. Such determination will be made by the municipality on a case-by-case basis with required. Such determination will be made by the municipality on a case-by-case basis with
consideration to the context and scale of the proposed development and the policy direction consideration to the context and scale of the proposed development and the policy direction
provided by this Plan.provided by this Plan.

5.9.2 5.9.2 Ensure that the following supporting studies, information, and materials are completed, Ensure that
as determined appropriate by the municipality, and received at the time of the submission of an as determined appropriate by the municipality, and received at the time completed, a
application for an Official Plan Amendment, Zoning By-law Amendment, plan of subdivision, of the submission of an application for an Official Plan Amendment, Zoning By-law Amendment, plan of subdivision,
or site plan control:or site plan control:

a)a) Approved class environmental assessment.Approved class environmental assessment.

b)b) Archaeological impact study.Archaeological impact study.

c)c) Building condition report.Building condition report.

d)d) Condominium description.Condominium description.

e)e) Deed and/or offer of purchase.Deed and/or offer of purchase.

f)f) Draft plan of subdivision.Draft plan of subdivision.

g)g) Environmental impact study.Environmental impact study.

h)h) Environmental site assessment.Environmental site assessment.

i)i) Floor plans and/or elevations.Floor plans and/or elevations.

j)j) Functional servicing report.Functional servicing report.

k)k) Geotechnical study.Geotechnical study.

l)l) Groundwater impact assessment.Groundwater impact assessment.

m)m) Heritage impact assessment.Heritage impact assessment.

n)n) Hydrogeological study and/or terrain analysis.Hydrogeological study and/or terrain anal

o)o) Landscape plan/native species planting plan.Landscape plan/native species planting pl

p)p) Lighting plan/study.Lighting plan/study.

q)q) Market impact study.Market impact study.

r)r) Municipal financial impact assessment.Municipal financial impact assessment.

s)s) Noise/vibration study.Noise/vibration study.

t)t) Phase I environmental site assessment.Phase I environmental site assessment.

u)u) Planning rationale report.Planning rationale report.

v)v) Record of site condition.Record of site condition.

w)w) Rental market impact study.Rental market impact study.

x)x) Sediment and erosion control plan.Sediment and erosion control plan.

y)y) Serviceability report.Serviceability report.

z)z) Servicing options analysis.Servicing options analysis.

aa)aa) Site plan (conceptual).Site plan (conceptual).

bb)bb) Stormwater management plan.Stormwater management plan.

cc)cc) Sun/shadow study.Sun/shadow study.

dd)dd) Topographic plan of survey.Topographic plan of survey.

ee)ee) Transportation/parking impact study.Transportation/parking impact study.

ff)ff) Tree survey/preservation plan.Tree survey/preservation plan.

gg)gg) Urban design statement; andUrban design statement; and

hh)hh) Other studies relevant to the development and lands impacted by the proposed development approval application.Other studies proposed development approval applica

5.9.35.8.3 Require that applications are deemed complete and fully Require that applications are d municipal requirements, as determined by municipal staff during the required pre-municipal requ consult with the applicant, prior to circulating the application for review and prior to consult with t scheduling the prescribed public meeting. The applicant shall be notified in writing including the pr that the application has been deemed complete.that the application has been deemed complete

5.10 5.10 Plan Monitoring and ReviewPlan Monitoring and Review

To ensure the continued use, relevance, and effectiveness of this Secondary Plan, it is To ensure th important that the policies and schedules of this Plan are clear, concise, and easily important tha understood by all who use them. It is also important that the policies and schedules of this Plan are review and updated on a regular basis as required by the *Planning Act*. The following policies regarding interpretation, amendments, and monitoring of the Secondary Plan will ensure that it remains a “living document” well into the future.understood by all v *Planning Act*. The update following poli Plan will ensure that it remains a

5.10.1 5.10.1 Guiding PoliciesGuiding Policies

The intent of this Plan is to:The intent of this Plan is to:

1.1 Provide guidance in the interpretation of the goals, policies, and schedules of Provide guida
the Secondary Plan.the Secondary Plan.

2.2 Evaluate the effectiveness of the Secondary Plan over time to ensure that the Evaluate the
Plan remains relevant, effective, and can accommodate future circumstances.Plan remains re

3.3. InterpretationInterpretation

4.4 Recognize that all relevant policies of this Plan are to be considered together, Recognize th
and in their entirety, when considering a land use action to which the Plan and in their e
applies. It is recognized that not all land use actions will be consistent with all applies. It is r
relevant policies that apply; however, a land use action should, on balance, be es that apply;
consistent with and contribute to achieving the Community Vision for Brighton.consistent with

5.10.15.10.1 Recognize that the land use areas shown on the schedules of this Plan are Recognize th
intended to illustrate predominant land uses and the spatial relationships between intended to ill
them. As such, the boundaries of these areas are considered approximate and are them. As suc
subject to interpretation by the municipality, except in cases where boundaries tation by the
coincide with fixed physical features such as roads, waterways, and so on. In coincide with
cases where a property is affected by more than one land use area, the policies of cases where
each land use area shall apply only to the portion of the property so designated.y to the portion

5.10.25.10.2 Recognize that the permitted uses identified in the policies of this Plan are Recognize th
considered illustrative and not intended as a comprehensive list of uses. Such considered il
comprehensive lists shall be established in the implementing zoning by-law.mprehensive lists sha

5.10.35.10.3 Recognize that the implementation of this Plan will take place over time and the Recognize th
use of “shall” or “will” to indicate a commitment to action on the part of the use of “shall
municipality should not be construed as a commitment to proceed with all of these municipality s
undertakings immediately. These commitments will be undertaken in a phased mmediately.
manner, as determined by Council, and subject to budgeting and program manner, as
availability.availability.

a)a) Permit minor technical revisions in the text and schedules of this Plan Permit minor
without amendment to the Plan, provided the general intent of this Plan is without amer
maintained. Such technical revisions may include:maintained. Such technical revisions

i.i. Change in the numbering, cross-referencing, and arrangement of text, tables, schedules, images, and diagrams in the Plan.

ii.ii. Correction of numerical values, including quantity, area, density, population and employment growth, etc.

iii.iii. Correction of names, including the naming of streets, parks, facilities, events, etc.

iv.iv. Change in punctuation, grammar, and language for clarity, consistency, or correction of typographic errors; and

v.v. Addition of technical information to schedules.

b)b) Recognize that in the case of a discrepancy between the text and the schedules of this Plan, the text shall take precedence. In the case of discrepancy between site specific and general policies, the site specific policies shall take precedence. In the case of discrepancy between policies, the more restrictive policy, as determined by the municipality, shall take precedence. In the case of a discrepancy between the text and schedules of this Plan and those of the Brighton Official Plan as they relate to the Secondary Plan Areas, this Plan shall take precedence.

c)c) Recognize that references in the text and schedules of this Plan to any Act, guideline, manual, or portions thereof, shall be interpreted to include any subsequent Act, guideline, manual, or portions thereof, that may amend or replace the referenced document.

d)d) Ensure that no municipal public works shall be undertaken, and no municipal by-law passed for any purpose that does not conform to and comply with this Plan, except as provided for by the *Planning Act*.

e)e) Ensure that any public uses and works undertaken by any other level of government or public agency conforms to and complies with this Plan, except where exempted under specific Provincial or Federal legislation. Such public uses and works may include infrastructure and utility projects.

f)f) Amend this Plan, as necessary and required by Provincial legislation.

5.115.11 Amendments To The PlanAmendments To The Plan

5.11.15.1 Recognize the need to amend the text and schedules of this Plan from time to time Recognize th to reflect changing conditions and trends originating in Brighton or beyond, or in to reflect cha response to a specific request.response to a specific request.

5.11.25.2 Require a planning rationale report be prepared and submitted by a professional Require a pla planner as part of any request or proposal to amend this Plan. Such a report shall planner as pa address the purpose and effect of the proposed amendment, including but not address the limited to a description of the proposed amendment; consistency with the intent of ription of the this Plan; consistency with the intent of the Official Plan; and a draft of the this Plan; co amendment being sought. Additional supporting studies, material, and information amendment b may be required pursuant to Section 5.1.8 of this Plan. and be required pursuant to Section 5.1.8 of this Plan.

Consider the following criteria when evaluating any proposed amendment to this Consider the Plan:Plan:

a) The way the proposed amendment is consistent with the Community The way the Vision for Brighton.Vision for Brighton.

b) The manner in which the proposed amendment is consistent with prevailing Provincial policy and in conformity with regulations and the prevailing Pr policies of this Plan.policies of this Plan.

c) The potential impact of the proposed amendment on the provision of and The potential demand for municipal services, infrastructure, and facilities.demand for municipal servic

d) The potential impact of the proposed amendment on the cultural and The potentia natural heritage resources of the community.natural heritage resources of the communi

e) The potential impact of the proposed amendment on the financial sustainability of the Town; andsustainability of the Town; and

f) Any other criteria determined to be relevant and applicable by the Town in Any other crit consultation with the appropriate agencies.consultation with the appropriate agencies.

5.12 5.12 MonitoringMonitoring

5.12.15.12.1 Review the Secondary Plan at least once every five years and evaluate the need Review the S to update the Plan as necessary, pursuant to Section 26 of the *Planning Act*. The *Planning Act* necessary review shall determine if:review shall determine if:

a) The goals, policies, and schedules of this Plan remain valid and realistic in view of changing circumstances; and

b) The policies of this Plan are adequate to achieve the community vision and goals of this Plan.

5.12.2 Monitor the number of amendments to the Secondary Plan that have been processed and any challenges faced in dealing with proposals to change the Plan as a means of determining its effectiveness and evaluating the need to update the Plan as necessary.

5.12.3 Maintain an inventory of existing vacant lands and lands with the potential for redevelopment.

5.13 Public Works and Financial Management

Implementation of the principles, goals, and policies of the Secondary Plan will involve the municipality directly in the financing of certain projects. The Plan outlines the nature and scope of these projects, such as the provision of piped water and sanitary sewers, the development of parks and playgrounds, the upgrading of roads, the establishment of an active transportation system, etc. No public work will be undertaken unless it conforms to the Secondary Plan and meets the requirements of Section 24 of the *Planning Act*.

5.13.1 Guiding Policies

The intent of this Plan is to:

1. Ensure that public works conform to the Secondary Plan and assist in implementing the principles, goals, and policies for the future physical development of Brighton.

2. Ensure that the implementation of the Secondary Plan is conducted in a fiscally efficient and prudent manner.

5.13.2 Implementing Policies

Council shall:

5.13.2.1 Public Works

a) Establish a priority list of projects and estimated costs, where possible, associated with implementation of the Secondary Plan.

b) Continue to use the 5-year capital works program as a key means of implementing the Secondary Plan.

c) Prepare and update Municipal Asset Management Plan.

5.13.2.2 Finance

a) Strive to maintain a balanced taxable assessment ratio between residential and non-residential consistent with long term municipal financial planning.

b) Ensure that the cost of providing the additional facilities and services, or the extension of existing facilities and services, associated with growth are appropriately and equitably covered by development proponents and in conformity with the Secondary Plan and Zoning By-law.

c) Ensure that the cost of providing additional facilities and services not associated with growth are funded from taxation, user fees, or other appropriate methods.

d) Require that all necessary agreements be executed prior to any development proceeding. Such agreements may include front-ending agreements and/or financial agreements to provide the infrastructure necessary to serve the new development.

e) Continue to investigate financial mechanisms and initiatives to ease the burden on the general tax levy, including user fees, development charges, impost fees, public/private partnership, government grants and subsidies, and other funding sources.

f) Continue to monitor the fiscal impact of growth and development and ensure that current objectives and policies reflect changing fiscal circumstances.

g) Require the analysis of economic impacts associated with a significant development proposal, as determined by the municipality. The analysis will determine the likely short- and long-term impacts of the proposal on municipal operating and capital budget.

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- Schedule 2 Land Use Northwest Secondary Plan Area 2a and 2bSchedule 2 Land Use Northwest
- Schedule 3 Land Use Southwest Secondary Plan Area 3 Schedule 3 Land Use Southwest Secon
- Schedule 4 Transportation Schedule Northeast Secondary Plan Area 1Schedule 4 Transportation
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Brighton Secondary Plan

Area Wide Efficient Land Use Plan

Prepared by:
Planning & Development
planning@brighton.ca

06/08/2026

brighton.ca

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Land AcknowledgementLand Acknowledgement

Brighton respectfully acknowledges that the Municipality of Brighton is located on the Brighton respect
Mississauga Anishnabeg (AMississaugaAnishnabeg) territory (And is the traditional territory of bek) territory an
Mississauga. Here in the Municipality of Brighton we also acknowledge that the Mississauga. Here in t
MIssissauga Nations are the collective stewards and caretakers of these lands and ississauga Nations
waters in perpetuity, and that they continue to maintain this responsibility to ensure their waters in perp
health and integrity for generations to come.health and integrity for generations to come.

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PART ONE: BRIGHTON URBAN GROWTH AREASPART ONE: BRIGHTO

1.01.0 IntroductionIntroduction

As a result of increased development pressures As a result of increased development pressures in the Municipality of Brighton, the Municipality of Brighton is in process of preparing a Secondary Plan (the Plan) for the "greenfield" lands of the urban process of preparing a Secondary Plan (the Plan) for the "greenfield" lands of the urban area of Brighton. The existing Official Plan for the municipality was approved by the area of Brighton. The existing Official Plan for the municipality was approved by the County of Northumberland in 2020 and designates lands County of Northumberland in 2020 and designates lands within the Secondary Plan Areas within the Secondary Plan Areas (SPA's) for potential long term urban development. The policies of this Plan are in (SPA's) for potential long term urban development. The policies of this Plan are in compliance with and build upon the current policies in the Official Plan. The Plan is compliance with and build upon the current policies in the Official Plan. The Plan is intended to be consistent with the Provincial Planning Statement and conform with the Northumberland County Official Plan. Intended to be consistent with the Provincial Planning Statement and conform with the Northumberland County Official Plan. policies and growth management framework of the Northumberland County Official Plan. policies and g

A vision for future development is important for the community's urban growth areas. This A vision for future development is important for the community's urban growth areas. This Plan articulates that vision. It frames and offers direction to guide future growth and Plan articulates that vision. It frames and offers direction to guide future growth and development in such a way that the vision can be achieved. development in such a way that the vision

Part One outlines the purpose of the Plan for the urban growth areas and the process Part One outlines the purpose of the Plan for the urban growth areas and the process by which it was prepared, including community involvement. It describes the integration by which it was prepared, including community involvement. It describes the integration of the municipality's urban growth areas with the existing built urban area and of the municipality's urban growth areas with the existing built urban area and of the municipality's urban growth areas with the existing built urban area and of the municipality's urba summarizes the potential scenarios for growth upon which the Plan is based. All lands summarizes the potential scenarios for growth upon which the Plan is based. All lands within the Secondary Plan Areas are located within the existing Urban Boundary as within the Secondary Plan Areas are located within the existing Urban Boundary as identified in the Northumberland County Official Plan and the Brighton Official Plan. The identified in the Northumberland County Official Plan and the Brighton Official Plan. The Secondary Plan Areas currently have a variety of land use designations as outlined in Secondary Plan Areas currently have a variety of land use designations as outlined in the Brighton Official Plan. This Secondary Plan serves to redesignate those lands in the Brighton Official Plan. This Secondary Plan serves to redesignate those lands in the Brighton Official Plan accordance with attached Land Use Schedules.accordance with attached Land Use Schedules.

The Plan is a collection of policies that focus on what could be achievable in the next 25 The Plan is a collection of policies that focus on what could be achievable in the next 25 years. These policies are meaningful only if translated into actions that are tangible and years. These policies are meaningful only if translated into actions that are tangible and can be implemented. Within the vision for future development is an embraced can be implemented. Within the vision for future development is an embraced Brighton's rich past and the quality of place it provides. This quality of place is vital in attracting new Brighton's rich past and the quality of place it provides. This quality of place is vital in attracting new residents and businesses to the community and in ensuring that Brighton is a healthy and residents and businesses to the community and in ensuring that Brighton is a healthy and sustainable place to live, work, and play.sustainable place to live, work, and play.

Brighton's Urban Growth Areas will be resilient, connected, and diverse in housing and Brighton's Urban Growth Areas will be resilient, connected, and diverse in housing and economic opportunities growing through development that aligns with infrastructure growing through economic opportunities growing through development that aligns with infrastructure readiness, natural features, and neighbourhood character.readiness, natural features, and neighbourhood character.

The Secondary Plan supports a flexible, application-based development approach The Secondary Plan supports a flexible, application-based development approach that encourages the evolution of complete communities over time guided by land use policies and

designations that identify appropriate areas for residential, mixed-use, commercial, and recreational development.

While detailed phasing of density and form will occur at the subdivision or development application stage, the Plan encourages logical sequencing of infrastructure investment and land servicing to ensure efficient and cost-effective growth, particularly in areas where capacity is limited.

Distinct opportunities within each Secondary Plan Area will be supported:

- **SPA 1 & 2** will accommodate a range of residential densities and mixed-use areas, with commercial and service nodes to support new neighbourhoods.
- **SPA 3** will add to the residential inventory and strengthen Brighton's tourism economy with active transportation routes, improved public access to the waterfront, and seasonal/recreational uses.

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1.11.1 Purpose of the PlanPurpose of the Plan

This Plan serves several purposes:This Plan serves several purposes:

- It provides a blueprint for Brighton's urban It provides a blueprint for Brighton's urban physical development that reflects the aspirations of the community and physical developme Council's vision while managing the effects of such development on the Council's vision whi social, economic, and environmental well-being of the community, and environmental well

- It provides strategies and specific implementing actions that will allow this It provides strateg blueprint to be accomplished.blueprint to be accomplished.

- It establishes a basis for judging whether specific development proposals and It establishes public works are in harmony with the Plan.public works are in harmony with the Plan.

- It allows public agencies, and property owners to coordinate and design It allows public ager projects that will enhance the character of the community.projects that will enhance the char

- It provides the basis for establishing and setting priorities for relevant studies, It provides the plans, and programs that will implement the Plan.plans, and programs that will implement th

- It reflects and is consistent with the 2024 Provincial Planning Statement, and It reflects and is consistent with the 20

- It reflects and conforms with the general intent and purpose of the County of with the genera Northumberland Official Plan.Northumberland Official Plan.

This Plan provides the framework within which decisions on how to grow, provide public This Plan pro services and facilities are to be made within the urban growth areas. The three SPA's are services and identified as the Northwest Secondary Plan Area, the Northeast Secondary Plan Area identified as the and the Southwest Secondary Plan Area (Figure 1). The Plan provides the basis for the and the Sout passing of related municipal by-laws, and initiation of the planning process, and the laws, admini matters to be considered in the evaluation of land development. The Plan also identifies matters to be consid land outside of the Secondary Plan Areas designated Urban Fringe Areas (Figure 1). land outside Development of lands in the Urban Fringe Areas will be closely monitored to ensure that Development any development within the Urban Fringe Areas does not jeopardize the efficient and any developmer extension and implementation of long-term road and servicing infrastructure connections term road an identified in the Secondary Plan Areas. Once this Plan comes into effect, no by-laws shall be identified in the Sec be passed, and no public work undertaken that does not conform to this Plan be passed, and no public w

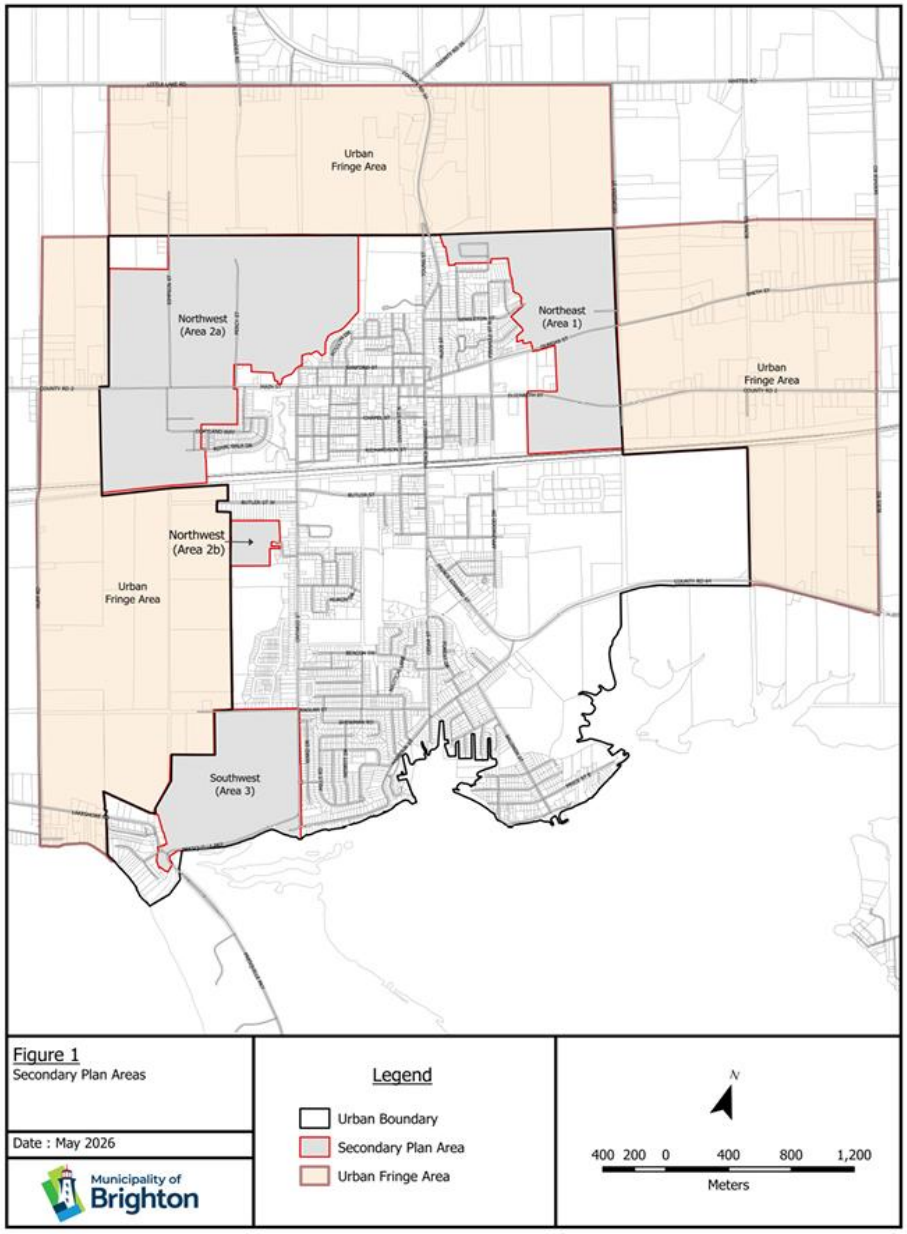


Figure1: Secondary Plan AreasFigure1: Secondary Plan Areas

1.2 1.2Community Planning ProcessCommunity Planning Process

As a first step in the Secondary Plan process a series of Technical Background Reports As a first step were prepared. These documents present a “snapshot” summary of the existing were prepared. These conditions in Brighton with respect to a variety of components, including land use; conditions in Brighto population projections; residential and commercial land need; servicing infrastructure; n projections; re transportation and circulation; urban design; cultural, natural heritage and hazards. The transportation technical reports identified a range of issues to be addressed in the Secondary Plan.technical reports i

The aim of the Secondary Plan is to define a land use pattern and governing policies, The aim of th integrating transportation, stormwater management and sewer and water servicing integrating tr strategies while upholding community character and vision within the urban growth areas. strategies wh Extensive community engagement was a priority throughout the project to gather insights xtensive com from citizens and stakeholders.from citizens and stakeholders.

A Community Consultation and Engagement program was undertaken, and a Summary A Community Report was prepared. This report highlights three key components: Background on the Report was p Study processes, Summary of consultation strategies, and Summary of public input.Study processes,

Various consultation methods were employed, including public notification, advertising, Various consul and outreach, which involved direct contact with organizations and stakeholders, and outreach, which neighborhood walking tours as well as public meetings and open houses. The neighborhood walking t Municipality's website served as a central platform for information dissemination and 's website served accessing surveys. An online survey, released in two versions, collected residents' accessing surveys. feedback on various aspects such as housing, transportation, and public spaces. A feedback on variou Technical Advisory Committee (TAC), comprised of various municipal and public ry Committee (TAC), agency staff, provided a platform for detailed discussions.agency staff, provided a platform for detailed

Feedback from public events and the online survey underscored residents' appreciation Feedback fror for the small-town feel, proximity to key amenities, and the importance of housing town feel, proximity variety and commercial support for the economy. Concerns regarding transportation variety and comm focused on commuting patterns, the need for improved active transportation routes, and ed on commu the desire for more public spaces like parks and walking trails.the desire for more public spaces like parks and wa

Overall, the report indicates a comprehensive engagement process aimed at gathering Overall, the rep diverse perspectives to inform the development of the Secondary Plan Areas.diverse perspectives to i

As a result of these efforts, this Secondary Plan reflects the desires and decisions of all As a result of who took part in the community planning process.who took part in the community planning process.

1.3 Creative Sustainable Development1.3 Creative Sustainable Development

In the past decade, Brighton has seen an influx of new residents moving from major urban In the past de centres. The municipality’s high quality of place and desirable lifestyle combined with centres. The advances in technology that facilitate the ability to “work from anywhere”, area advances in technology

persons working in the creative economy who have chosen to live and work here. This persons work
trend has resulted in increased local economic expansion and serves as the basis for trend has res
Brighton's drive to encourage and promote its diverse and creative economy. The Brighton's dr
Municipality has Municipality has also been a particular attraction to early retirees and seniors, many still ality has also
active in employment capacities or in volunteer activities. This trend is expected to active in em
continue going forward.continue going forward.

Future development in the Secondary Plan Areas is intended to preserve and enhance Future develo
the quality of place in Brighton while providing for opportunities to accommodate a the quality o
growing economy as much as is reasonable and appropriate. The Secondary Plan growing eco
encourages:encourages:

1.3.11.1 New residential neighbourhoods to be similar to Brighton's existing traditional New residen
neighbourhoods in terms of walkability while also offering a choice in housing neighbourhoo
forms.forms.

1.3.21.2 Connectivity in the Secondary Plan Areas to be developed not for drivers, to be develop
but for the benefit of pedestrians and cyclists so as to provide healthy,
environmentally friendly, and economic choices in getting aroundenvironmentally friendly, and e

1.3.31.3 Parkland and open space continue to define the community as being healthy and Parkland and
green and that these resources serve all in the community equally.green and that these resourc

1.3.41.4 Regarding opportunities to accommodate commercial development, the
Secondary Plan recognizes that:Secondary Plan recognizes that:

a) Great potential is offered for live/work opportunities in the emerging Great potent
residential neighbourhoods; andresidential neighbourhoods; and

b) Land use areas and supporting policies should incorporate a mix of Land use ar
commercial uses across the Secondary Plan AreasAreas and should
recommend zoning tools to enable creative development.recommend zoning tools to er

1.4 1.4 Looking Ahead: Growth Scenario for BrightonLooking Ahead: Growth Scenario for Brigh

The population projections used in this secondary Plan represents a planning scenario used to The population
assess potential land use patterns, infrastructure requirements and community design within the assess potenti
Secondary Plan Areas. Final population allocations for the municipality will be confirmed Secondary Plan Areas. Final population allo
through the Official Plan review and will conform with the growth forecasts established in the through the Officia
Northumberland County Official Plan.Northumberland County Official Plan.

The Secondary Plan is based on population projections to the year 2051 prepared in The Secondary P
accordance with Provincial and County guidelines. The projected population for the accordance with P

entire Municipality of Brighton to the year 2051 is up to 17,825 representing an increase entire Municip
of up to 5,225 persons from 2024 (12,600 est.). Based on an average of 2.25 persons of up to 5,225 p
per dwelling unit, up to 2,322 dwelling units will be required to accommodate the per dwelling unit, up t
increased population in the municipality. For the purposes of this plan the additional increased popula
population and resulting number of dwelling units have been allocated to various population and result
locations throughout the municipality as follows:locations throughout the municipality as follows:

Rural Brighton Rural Brighton 10% or 522 persons (232 dwelling units)10% or 522 persons (232 dwelling units)

Urban infill and intensification Urban infill and intensification 20% or 1044 persons (464 dwelling units)20% or 1044 persons (46

Northeast SPA Northeast SPA 25% or 1,306 persons (580 dwelling units)25% or 1,306 persons (580 dwelling units)

Northwest SPA Northwest SPA 35% or 1,829 persons (812 dwelling units)35% or 1,829 persons (812 dwelling units

Southwest SPA Southwest SPA 10% or 522 persons (232 dwelling units)10% or 522 persons (232 dwelling units)

As a result of this allocation a total of 1,624 dwelling units are required to house an As a result of this a
additional population of 3,654 persons in the Secondary Plan Areas.additional population of 3,654 per

Based on the proposed overall dwelling unit density of 30 units per net hectare for low Based on the pr
density, 60 units per net hectare for medium density and 100 units per net hectare for density, 60 units
high density, the available lands designated for residential purposes within the SPA's, SPA's, the availa
can easily accommodate the projected population growth.can easily accommodate the projected popu

1.5 1.5Organization of the PlanOrganization of the Plan

This Plan includes two interrelated components This Plan includes two interrelated components and u
must be considered together when determining the relevance to a particular land area or must be cons
proposed development scenario. The policies of this Plan organized into five main parts and are: proposed developme

Part 1: Brighton Urban Growth AreasPart 1: Brighton Urban Growth Areas

This Part outlines the purpose of the Plan and the process by which it was prepared. It This Part out
describes and summarizes the potential scenarios for growth upon which the Plan is describes an
based. Finally, it describes how the Plan is organized and the policies within are based. Final
structured.structured.

Part 2: Land UsePart 2: Land Use

This Part outlines the land use strategy for the Brighton Urban Growth Areas and provides This Part outl
the physical framework for development in these areas. It establishes policies related to the physical f
the use, location, and intensity of development. It also outlines criteria by which, by which, location, ar

development in the Brighton Urban Growth Areas is evaluated to ensure it is compatible development with existing uses and development.with existing uses and development.

Part 3: Community Facilities and ServicesPart 3: Community Facilities and Services

This Part provides various standards for community facilities and services, including This Part pr vehicular, cycling and pedestrian circulation, sanitary sewer and water infrastructure and vehicular, cy utilities, and stormwater management.utilities, and stormwater management.

Part 4: Quality of Place in Brighton Urban Growth AreasPart 4: Quality of Place in Brighton Urb

This Part outlines policies and guidelines for the further preservation and enhancement This Part out of Brighton's quality of place with respect to urban design, cultural heritage, housing, of Brighton's economic development, and community improvement which includes parks, open space, economic devel and environmentally sensitive landsand environmentally sensitive lands

Part 5: Implementing the Brighton Secondary PlanPart 5: Implementing the Brighton Secondary

This Part outlines actions to be taken to regulate development, how progress will be This Part ou monitored and reviewed, how the Plan will be administered and interpreted, and how Plan monitored an implementation will be coordinated with the municipality's public works and financial implementation management efforts.management efforts.

The Land Use Schedules of this Plan are organized into six Schedules:The Land Use Schedules of thi

1. **Schedule 1: Northwest Secondary Plan Land Use Schedule;** This Schedule is a graphic representation of the general location, distribution, and extent of land uses envisaged by the Plan.
2. **Schedule 2: Northeast Secondary Plan Land Use Schedule;** This Schedule is a graphic representation of the general location, distribution, and extent of land uses envisaged by the Plan.
3. **Schedule 3: Southwest Secondary Plan Land Use Schedule;** This Schedule is a graphic representation of the general location, distribution, and extent of land uses envisaged by the Plan.
4. **Schedule 4: Northeast Transportation Schedule;** This Schedule is a graphic representation of the existing and proposed road and active transportation network envisaged by the Plan.

5. **Schedule 5: Northwest Transportation Schedule;** This Schedule is a graphic representation of the existing and proposed road and active transportation network representatio envisaged by the Plan.envisaged by the Plan.

6. **Schedule 6: Southwest Transportation Schedule;** This Schedule is a graphic representation of the existing and proposed road and active transportation network representatio envisaged by the Plan.envisaged by the Plan.

All Schedules are to be interpreted in conjunction with the policies of this Plan.All Schedules are to be

1.6 How to Read the Plan

With the exception of Part 1, each Part of the Secondary Plan includes a brief background information to establish the context for the policies in that section. This background information material is neither a comprehensive statement of existing conditions nor does it contain a co adopted information.

The numbered policies are intended to reflect and assist in achieving the long-term vision for the Brighton urban growth areas and establish planning requirements, programs, standards, and criteria for development review. A commitment to action on the part of the municipality should not be construed as a commitment to proceed immediately. Commitments will be undertaken in a phased manner, as determined by Council, subject to budget considerations and program availability.

The use of "shall", "will", or "must" in the Implementing Policies indicates a mandatory requirement, whereas the use of "should", "would", "may" in the Implementing Policies indicates that a statement is advisory, not binding, and that details need to be addressed in the implementation of this Plan. Where the same topic is addressed in more than one part, sections and policies have been generally cross-referenced.

PART TWO: LAND USEPART TWO: LAND USE

2.02.0 IntroductionIntroduction

This Part of the Secondary Plan constitutes the framework for land use planning in the This Part of t
Brighton Urban Growth Areas to the year 2051. The guiding principles of the land use Brighton Urb
framework, the land use classification system, and the Secondary Plan land use framework, t
schedules are then presented. This is the heart of the Plan as it is the policy framework ules are then
intended to guide community development in the SPA's for the next 25 years.intended to guide commu

2.1 2.1Land Use FrameworkLand Use Framework

The Secondary Plan comprises three distinct and largely undeveloped areas of the The Secondary Pla
Brighton urban area including the northwest area, located north and south of Main Brighton urban area
Street, the northeast urban growth area, located north and south of Elizabeth Street, as Street, the nor
well as the southwest area bordering the west side of Ontario Street south of Raglan as the southwest
Drive and along Presqu'ile Parkway. These areas are currently largely undeveloped but Drive and alor
do contain various historic land uses typical of those found in the rural part of the do contain various hi
municipality including agriculture and large lot residential uses. Portions of these areas icipality includi
are designated as Urban in the current Official Plan and have experienced some urban are designated
development particularly in the northeast (No Frills) and the northwest (Main Street development particu
commercial uses and newly developed retirement residence).commercial uses and newly developed r

2.2 The Land Use Designations2.2 The Land Use Designations

The Secondary Plan land use framework is comprised of five land use designations as The Seconda
well as special policy areas. These designations and their associated policies are well as spec
intended to be broad to give landowners and the municipality flexibility in providing intended to
sufficient direction to implement the Plan. Detailed provisions and standards will be ficient directi
included in future zoning for Brighton as appropriate and in conformity with the Secondary included in fu
Plan. Plan.

The land use designations established by this Secondary Plan for the Brighton Urban The land use
Growth Areas are as follows:Growth Areas are as follows:

SectionSection	DesignationDesignation
2.42.4	ResidentialResidential
2.52.5	Commercial/Mixed UseCommercial/Mixed Use
2.62.6	Environmental Protection AreasEnvironmental Protection A
2.72.7	Parks and Open Space Parks and Open Space
2.82.8	Community Facilities and ServicesCommunity Facilities ar
2.9.12.9.1	Presqu'ileParkwayPresqu'ile Parkway Corridor Gateway AreaParkway Corrid
2.9.22.9.2	Main Street Gateway AreaMain Street Gateway Area
2.9.32.9.3	Elizabeth Street Gateway AreaElizabeth Street Gateway A
2.102.10	Special Policy AreasSpecial Policy Areas

2.3 2.3 Secondary Plan Land Use SchedulesSecondary Plan Land Use Schedules

The Secondary Plan land use framework is illustrated on Schedule 1 (Northwest The Second Secondary Plan Area), Schedule 2 (Northeast Secondary Plan Area) and Schedule 3 Secondary P

(Southwest Secondary Plan Area). These Schedules are attached to and form part of this (Southwest S
Plan. They illustrate predominant land uses and the spatial relationships between them Plan. They ill
and are a graphic representation of the goals and policies of this Plan. The Schedules are a graphic
are to be used and interpreted only in conjunction with the text of the Plan.are to be used and interpret

2.4 Residential Areas2.4 Residential Areas

The Secondary Plan includes one Residential land use designation to manage growth in The Seconda
the emerging residential neighbourhoods of Brighton. The policies of the Residential the emerging
designation are intended to maintain and enhance the quality of the community by designation a
encouraging development that is compatible with existing land uses and the extension of raging develo
new neighbourhoods into surrounding undeveloped areas. New residential
neighbourhoods will be integrated and compatible with Brighton's existing traditional neighbourhoo
neighbourhoods. A high quality of place will be maintained or enhanced.A high quality of place will be

Development within the Residential Areas is anticipated to result from the extension of Development
existing neighborhoods and the creation of new neighborhoods. Existing neighborhoods will however, tak
support a wide choice in housing form with an increased residential density as a means support a wid
of increasing the mix of housing types in Brighton, encouraging the provision of more of increasing
affordable forms of housing, and maximizing the use of existing municipal services and infrastructure affordable forms of housing, and maximizi
facilities.facilities.

The policies of these areas permit all residential uses at all densities. Neighbourhood-The policies o
scale nonresidential uses intended to serve the local neighbourhood, including schools, residential us
libraries, places of worship, home-based business, and convenience retail, are also permitted. also business, a
permitted. These uses are permitted as a means of creating and encouraging complete permitted. Th
neighbourhoods that include a balance of facilities and services to meet the everyday neighbourhoo
needs of residents and make the most of existing municipal infrastructure. All
development in the Residential area must maintain and enhance the character of the velopment in
existing neighbourhood and be in conformity with the neighbourhood design policies of existing neigh
Section 4.1 of this Plan.Section 4.1 of this Plan.

2.4.1 2.4.1 Guiding Residential PoliciesGuiding Residential Policies

The intent of the Residential Area of this Plan is to:The intent of the Residential Area of this Plan is to:

1.1. Support a diverse range of housing types at a range of residential densities that Support a div
meet the existing and future needs of the community.meet the existing and future needs of the

2.2 Encourage the creation of complete neighbourhoods that meet the everyday Encourage the cre
needs of residents and make the most of existing municipal infrastructure.needs of residents ar

2.4.2 Implementing Residential Design Policies2.4.2 Implementing Residential Design Polici

The Residential designation of his Plan permits all types of residential dwellings The Residential desig
including single and semi-detached, angle and townhouse, group homes, as well as seniors and detached, apar
long-term care homes. A single Residential designation affords the municipality and term care homes.
landowners the flexibility of developing property over time as needs change without the wners the flexi
need for a Secondary Plan amendment. There are however policies within this Plan as need for a Sec
well as other municipal planning tools to ensure that residential development in the well as other muni
SPA's SPA: consistent with good planning and design principles. s is consistent with good planning and d

2.4.2.12.4.2.1 New and Existing Neighbourhood Design PoliciesNew and Existing Neighbourhood D

a) a) Where applicable, ensure Where new neighbourhood development in the that new nei
urban growth areas occurs as an extension of the surrounding existing urban growth
neighbourhood fabric. The development will integrate the new with the fabric. The d
existing street network and blend the built form and character with the existing stree
existing neighbourhoods in Brighton.existing neighbourhoods in Brighton.

b) b) Permit a mix of residential unit types in new neighbourhood development, Permit a mix
including single detached, semi-detached, duplex, triplex, townhouse, and detached, du
apartment.apartment.

c) c) Require a minimum residential density of 17.3 units/net hectare (7.0 Require a m
units/net acre) in new neighbourhood development with a preferred target units/net acre
residential density of 30 units/net hectare (12 units/net acre). Permit residential d
residential densities of 60 units/net hectare (25 units/net acre) 60 units/net (25 units
neighbourhood development, as appropriate. Higher density may be neighbourhoo
permitted in exchange for the provision of community benefits in conformity with density bonusing, in exchange for t
with the policies of Subsection 5.1.4 of this Plan with respect to height and with the polic
density bonusing.density bonusing.

d) d) Permit a mix of neighbourhood-scale Permit a mix of neighbourhood uses in new family reside
neighbourhood development, including assisted and special needs
housing, senior housing, and long-term care homes, as a means of meeting homes as a n
the full range of community housing needs.the full range of community housing needs.

e) e) Permit a mix of neighbourhood-scale community uses in new
neighbourhood development, including schools, places of worship,
libraries, community centres, parks, and daycares. Neighbourhood-scale community
commercial uses are also permitted, including home-based businesses and uses are also permitte

neighbourhood-serving convenience retail. Neighbourhood-scale community and commercial uses should ideally have direct access to a collector street.

f) Ensure that new neighbourhood development connects with existing sewer and water services by means of streets, sidewalks, walkways or multi use paths, and open space. Such connections will provide access to schools, parks, shopping, and workplaces and integrate new development in the existing urban fabric. Connections shall encourage modes of active transportation and facilitate the safe separation of pedestrian and vehicular traffic (refer to Section 3.4 of this Plan). The removal of any existing connection with surrounding neighbourhoods is strongly discouraged.

g) Ensure that new neighbourhood development is consistent with the urban design, and environmental management policies of Sections 4.1, 4.2, and 4.4 of this Secondary Plan.

2.4.2.2 Street Townhouse Units

Street townhouse units provide transitional density between multi-storey buildings and lower scale uses such as single and semi-detached dwellings (or existing residential neighbourhoods).

a) Townhouse blocks should be oriented parallel to the street to reinforce a consistent street wall. Within townhouse blocks, both units should align with their respective streets. Where townhouse blocks are located perpendicular to streets (i.e. due to lot constraints), end units should be oriented toward the street.

b) Slight variations in setbacks may be appropriate to create a more interesting streetscape.

c) Where townhouses abut single or semi-detached dwellings, side yard step-backs are encouraged on the upper storey(s) to increase separation and ensure compatibility with the adjacent dwelling. Where upper-storey step-backs are provided, they should be 1.5-3.0m to accommodate usable outdoor amenity space (i.e. patios).

d) Where stacked and stacked back-to-back townhouses abut single or semi-detached dwellings, the entire end unit (at a minimum) should step down in height to minimize overlook/shadow on the adjacent property.

e) Where stacked and stacked back-to-back townhouses back onto single or semi-detached dwellings, a 45 degree angular plane from

the rear lot line should be applied to mitigate shadow/privacy impacts to m
of the upper storeys of the building.
f) On stacked townhouses, access to lower units may be provided up to
1.5m below grade. This access should be well integrated into the
building and should not be visually obtrusive from the public realm.

2.4.2.3 Semi-Detached Dwellings

a) Semi-detached dwellings should be oriented parallel to the street
b) Slight variations in setbacks may be appropriate to create a more
interesting streetscape.
c) A range of distinct but complementary façade designs, colours,
materials and architectural details are encouraged within a
streetscape.
d) Semi-detached dwellings should be well articulated through
recesses and projections, windows, bays, and the arrangement of
windows, porches and other architectural features. Individual floors
should be easily discernible from the exterior of the building to break
the height of the dwelling into easily perceivable sections.
e) On corner lots, a similar degree of articulation should be provided on
both frontages. On semi-detached dwellings with a flat roof, a
may be appropriate at the upper storey to help emphasize the
height of the building and reinforce a human scale.
f) Semi-detached dwellings should use appropriate materials that are
appropriate within their local context, and may predominantly include
brick, wood and or/stone.
g) Facade materials should reflect their intended use and should not be
used to imitate other materials.
h) Monolithic elements, such as vertical features and/or materials that
extend the entire height of the dwelling should be avoided.

2.4.2.4 Landscaping and Open Space

a) Private front yard landscaping should create a clear, but unobtrusive
interface between the public and private realm. Low fences that do
not obstruct visibility may be appropriate.
b) Private trees are encouraged in the front yard to enhance the urban
tree canopy. One tree per residential lot should be provided on lots
single, semi-detached and street townhouse lots. All trees should
have access to 30.0m3 of high quality soil volume.

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c)c) Where front yard parking is provided, at least 50% of the front yard yard parking is p
should remain landscaped.should remain landscaped.

2.4.2.52.4.2.5 Access, Parking and ServicingAccess, Parking and Servicing

a)a) Front yard garages/driveways are discouraged. Where garages/driveways are discourag
provided, they should be located at the back of each dwelling and located at the bac
accessed from a rear lane to avoid curb cuts on the public sidewalk.
Where front yard garages are provided, they should be setback from the main building and shou
50% of the building frontage.

2.5 2.5 Commercial/Mixed Use AreasCommercial/Mixed Use Areas

The Secondary Plan includes three areas designated as Commercial/Mixed Use areas. The Seconda
The policies pertaining to these areas are intended to preserve and enhance the quality The policies
of place by ensuring that Brighton provides a range of convenient services for its residents and visitors ensuring
and visitors in commercial areas that are compatible with surrounding neighbourhoods and visitors i
and of high quality design.quality design.

The policies of these areas are intended to maintain and enhance these areas as an The policies
expansion to the existing retail and service commercial uses of the community. It is expansion to
anticipated that the Commercial/Mixed Use areas will accommodate mixed-use use
(commercial/residential) development as a means of meeting the future needs of the esidential) de
community.community.

The policies of the Commercial/Mixed Use Areas are intended to encourage a compatible The policies
mix of land uses along two key corridors – Main Street (west) and Elgin Street (east) Main Street (
leading into the existing commercial core area and a third area located at the southern entrance leading into the existi
end of Ontario Street. While the two corridor areas are already home to a range of uses, end of Ontari
it is important that future development establish these corridors as gateways to the it is importar
Brighton urban area and respect the urban design goals of the community. Brighton urban area ar
duplicating or competing with the downtown commercial core. The Commercial/Mixed duplicating o
Use areas are intended to accommodate commercial and mixed-use development in a Use areas are intended to accommo
setting that does not reflect the traditional main street style of development. These setting that does nc
often occur in residential buildings or require a larger building, a larger lot, or more off-often occur in
street parking than is appropriate in a downtown commercial core location.street parking than is appro

The Municipality shall encourage the development of compact, walkable, mixed-use The Municipality
areas within appropriate locations of the Secondary Plan Areas that may function as areas within
Strategic Growth Areas in accordance with the Northumberland County Official Plan, Strategic Gro
where supported by servicing capacity, transportation infrastructure, market demand, and pported by se
compatibility with surrounding land uses.compatibility with surrounding land uses.

2.5.1 2.5.1 Guiding Commercial/Mixed Use PoliciesGuiding Commercial/Mixed Use Policies

The intent of the Commercial/Mixed Use areas of this Plan is to:The intent of the Commercial/Mixed U

1.1. Concentrate commercial shopping, business, office, tourism, and creative storefront economic uses in the Commercial/Mixed Use areas.storefront economic uses in the C

2.2. Support a diverse mix of complementary residential and community uses that meet the existing and future needs of the community.Support a div the existing and future needs of the community.

3.3. Where mixed residential and commercial uses are proposed, applicants may be required to complete pre-consultation with the Municipality and relevant agencies to identify potential environmental, servicing, or land use compatibility considerations.Where mixed -required to complete the Municipality and relevant agencies consultation v

2.5.2 2.5.2 Implementing PoliciesImplementing Policies

The Commercial/Mixed Use areas include the properties that front on Main Street (west) and Elizabeth Street (east) entrances to the Brighton urban area and lands located at the southern end of Ontario Street. As such, it is important that these areas enhance the community's quality of place and the entry experience for both visitors and residents.The Commer and Elizabeth southern end of Ontario Street. As such, these important tha areas enhanc and residents. The policies of these areas permit a range of local and regional commercial uses, most of which require a large building mass for the large floor plates and parking than is appropriate in a traditional downtown commercial core location.and visitors. The p or large footprint buildings and offer lo

Residential uses in these areas will be limited to apartment dwellings typically found within a mixed-use building.Residential u mixed- use building.

2.5.2.12.5.2 Commercial/Mixed Use Design PoliciesCommercial/Mixed Use Design Policies

Mixed-Use Development is encouraged along arterial roadways. Single storey buildings are strongly discouraged in favour of residential and office uses or other commercial uses on second and higher storeys.Mixed-Use Development is encouraged along arterial roadways. Single storey buildings encouraged a are strongly discouraged in favour of residential and office uses or other commercial uses are strongly d on second and higher storeys.

For taller buildings, the scale of the ground floor plate is encouraged to be a human scale while adding floor area upward or downward. For larger at-grade floor plates, articulation may be appropriate on the ground floor to reflect the extent of interior uses and to accentuate building entrances or other key features, including extra tall ground floors, extensive setbacks, cantilevers, double-height glazing, and canopies for multiple storeys.For taller buil while adding floor area upward or downward. For larger at-grade floor plates, articulation may be appropriate and to accentuate building entrances or other key features, including extra tall ground and to accen floors, extensive setbacks, cantilevers, double-height glazing, and canopies for multiple storeys.

a) Concentrate community scale business, office, tourism, community facilities and scale business, office, tourism, community facilities and creative economic uses in the Commercial/Mixed Use Areas.

   i. Support a diverse mix of complementary residential and community uses that meet the existing and future needs of the community and encourage a healthy and vibrant Commercial/Mixed Use Area.

b) Establish the Commercial/Mixed Use Areas as the primary gateways to the Brighton urban area with development that is of high quality design and with public realm improvements that are integrated with surrounding neighbourhoods.

c) Recognize the Commercial/Mixed Use Areas as major gateways to the Brighton urban area and the ancillary mixed-use areas to the downtown and community nodes that require a larger building or more off-street parking than is appropriate in the downtown core.

d) Permit a mix of regional and community scale commercial uses including but not limited to retail; personal and business services; tourist and tourism establishments; office; auto and equipment sales and service; and parks and open space.

e) Such development shall be compatible with and enhance the urban design policies of Section 4.1 of this Plan and enhance the viability and vitality of the areas.

f) Focus higher density residential development in Commercial/Mixed Use Areas as a means of supporting the long-term viability of local businesses, strengthening the live/work relationship, and encouraging the provision of more affordable forms of housing.

g) Permit new buildings in the Commercial Mixed Use Areas to be of a greater height, bulk and massing. This Plan offers flexibility in building design and orientation that may be necessary to accommodate mixed use buildings with varying floor heights.

h) Direct buildings to be placed in proximity to street frontages in order to provide a connected relationship between the building and the public realm. A continuous building line will generally be presented, punctuated where appropriate by active transportation connections or open space.

i) Consider passing a community benefits charge by-law to impose a community benefits charge in the Commercial/Mixed Use Areas in exchange for facilities, services, or matters in the form of community benefit, provided such development is consistent with the urban design policies of Section 4.1 of this Plan and the mixed-use policies of Section 4.5 of this Plan and enhanced.

j)j) Require that new development in the Commercial/Mixed Use Areas be of high- Require that n
quality design and support the role of the area as a gateway to the community.quality design ar

k)k) Buildings located at the corners of a main intersection, should wrap the corner to Buildings loc
create a continuous streetscape and be designed to reinforce the visually higher- create a conti
profile location.profile location.

l)l) Parking is preferred to be provided underground or in a structure. Where surface Parking is pr
parking is provided, it should be located in the rear or side yard and screened from parking is pro
view.view.

m)m) Open storage or compounds in public view are discouraged.Open storage or compounds in pul

n)n) Fencing of large areas of lot coverage or segments of frontage will not be Fencing of l
permitted, particularly within public view. Fencing will be aesthetically pleasing and permitted, pa
kept within interior side yards or rear yards.kept within interior side yards or rear yards.

o)o) To support accessibility, new transit stops are encouraged. To support accessibility, new transit
are around areas with the highest concentration of commercial and residential are around areas
densities, with a particular focus on areas where new streets are envisioned.densities, with a pa

p)p) Parklands will be strategically located to ensure all residents have access to Parklands wi
recreational areas within a convenient walking distance. Parkettes will be located recreational a
within approximately 200m of residential uses.within approximately 200m of residential uses.

q)q) To further enhance the open space network, and the aesthetic appeal of the areas, To further enl
private amenity spaces atop buildings or plazas adjacent to new and infill private amen
developments should offer additional open spaces, thereby contributing to the development
overall well-being and recreational opportunities for the community. These plazas d recreationa
should be seamlessly integrated between buildings and strategically located at key should be sea
intersections of development parcels. Promenades will offer mid-block cross- block cross-connections development
building connections while also offering additional landscape enhancements, providing added lan
conveniences, and sitting areas. As predominantly hardscaped areas,
promenades and plazas should include street furnishings and street trees and promenades
should offer space for streetscape enhancing uses such as commercial spill-out should offer space for s
areas. Plazas should be strategically positioned, particularly in close proximity to areas. Plazas
Mixed-Use areas.Use areas.

r)r) Discourage “strip” development in the Commercial/Mixed Use Areas whereby Discourage “
commercial uses are disconnected from the surrounding neighbourhood. commercial uses are

s) Identifying key locations for more intense mixed-use development so as to establish distinct activity nodes.

t) Encouraging new development to locate parking at the side or rear of a property so as to reduce negative visual impacts.

u) Encouraging new development to locate buildings nearer to the street, while considering the setback of existing neighbouring buildings, to create a sense of enclosure consistent with compact urban form.

v) Requiring new development to minimize driveways to improve pedestrian safety and vehicular flow, and to landscape areas along sidewalks to improve pedestrian and vehicular safety and comfort; and

w) In addition to the foregoing policies council should consider the preparation of design guidelines for the Commercial/Mixed Use Areas as a means of guiding and evaluating applications for new development and ensuring that it is sensitive and evaluating to and supports the role of the area as a gateway to the community.

x) These guidelines could address:

- Building orientation, design, and setbacks;
- Landscaping, screening, and fencing;
- Outdoor storage;
- Signage;
- Access controls;
- Parking and loading;
- Outdoor eating areas;
- Gateway entry features.

y) Minimize and mitigate potentially adverse off-site impacts, such as noise, lighting, of new commercial development on adjacent residential properties by establishing buffering and screening works.

z) Ensure that all new development or significant redevelopment in the Commercial/Mixed Use Areas provides adequate off-street parking. Cash-in-lieu of parking may be considered as an alternative means of meeting this policy.

aa) Strengthen the links between the Commercial/Mixed Use Areas and the downtown core by means of gateway development, visual and physical connections, sidewalk extensions, bicycle lanes, signage, etc.

bb) Enforce property standards in the Commercial/Mixed Use Areas as a priority to ensure that the quality of place of Brighton is maintained and enhanced. Refer to Section 5.6.

2.62.6 Environmental Protection Area

The Environmental Protection Area represents a significant component of the green infrastructure in Brighton. These areas are intended to preserve and enhance lands with inherent environmental sensitivity. The boundaries of the Environmental Protection Area are based on analysis and mapping completed by other agencies, including Conservation authority and the Ministry of Natural Resources. These boundaries may change over time as a result of additional analysis or project specific Environmental Impact Studies (EIS).

Development in or adjacent to the Environmental Protection Areas of this plan will be subject to the policies of Sections 3.9 and 4.11 of the existing Brighton Official Plan where applicable.

2.7 Parks and Open Space

Parks and Open Space areas can define a community more than any other physical element. Park and Open Space areas support exercise, play, community interaction, and provide contact with nature. These areas contribute greatly to quality of life in Brighton and portray it as a community that is healthy, green, and attractive to both residents and visitors.

In the next twenty-five years, the urban population of Brighton may increase by up to 5225 permanent residents. By current municipal standards, an additional 7.5 hectares of parkland may be required. However, it is important to note that the provision of parkland and recreation facilities is not solely related to the provision of physical space - there also needs to be a diversity and equitable distribution of park and recreation facilities throughout the community. This will be accomplished through the provision of community, neighborhood and parkette facilities throughout the secondary plan areas.

2.7.12.6 Guiding Parks and Open Space Policies

The intent of this Plan is to:

1.1 Recognize park and open space lands as important contributors to the quality Recognize pa
of place in Brighton and as invaluable to the longe[illegible]
of its residents.of its residents.

2.2 Work toward the creation of an interconnected network of park and open space Work toward
lands linked by the active transportation system to surrounding
neighbourhoods.neighbourhoods.

2.7.2 2.7.3 Implementing PoliciesImplementing Policies

Council shall:Council shall:

a) a) Provide for a range of park types, recreation facilities, and open space Provide for a
areas in Brighton and their equitable distribution in the community to areas in Brig
ensure access to a diversity of recreation opportunities.ensure access to a diversity of

b) b) Open spaces shall be distributed so that all residents are generally within Open spaces
a 250 to 500 metre walking distance (2.5 to 5 minutes) of a public park, a 250 to 500
trail, or passive recreational area.trail, or passive recreational area.

c) c) Provide for both active and passive elements within all parks, as
appropriate, to meet the recreation needs of all ages and interests.appropriate, to mee

d) d) Provide a minimum setback of 7.5m between any active public parkland Provide a mi
facility and the nearest property boundary.facility and the nearest property boundary.

e) e) Identify and secure active transportation connections between new and Identify and
existing parkland and open space areas and new and existing
neighbourhoods during the development approval process. These “green neighbourho
ways” should include enhanced streetscaping and pedestrian[illegible]
Refer to Section 3.4 of this Plan.Refer to Section 3.4 of this Plan.

f) f) Work with other levels of government and agencies to coordinate
strategies and funding opportunities to acquire and preserve park and strategies an
open spaces areas. open spaces areas.

g) g) Require parkland dedication for residential development and
redevelopment equivalent to 5 percent of the subject land area, and/or redevelopme
dedication at a rate of one hectare per 600 units. For commercial and dedication at
industrial development and redevelopment, require dedication[illegible]
to 2 percent of the total site area.to 2 percent of the total site area.

h)h) Consider cash-in-lieu of parkland dedication under the following circumstances;circumstances;

i.i. The required dedication fails to provide an area of suitable The required size, location, and shape for parkland development to the size, locatior satisfaction of the municipality.satisfaction of the municipality.

ii.ii. The required dedication would render the remainder of the The required site unsuitable or impractical for development.site unsuitable or impractical

iii.iii. The area within which the development is proposed is well The area wit served by existing park and open space areas and no further served by ex areas are required.areas are required.

i)i) Require that the land accepted for parkland dedication can achieve the Require that municipalities' requirements for the type of parkland to be provided, and municipalities is in conformity with the goals, policies, and schedules of this Plan.is in conformity with

j)j) Consider the provision of sustainability features to address climate Consider the change in proposed development in lieu of parkland conveyance where change in pr suitable lands are not available for parkland development. Such features suitable lands may include green roofs. may include green roofs.

k)k) Permeable surfaces; tree planting; renewable energy technologies; and Permeable s water efficiency and conservation measures. Refer to Section 4.4 of this water efficien Plan.Plan.

i)i) Encourage private recreation development to complement public recreational opportunities and support the involvement of private recreation groups in the planning, operations, and maintenance of recreation g parkland in Brighton.parkland in Brighton.

j)j) Parkland planning shall consider both the quantity and functional diversity of open space, including passive, active, and community-diversity of o oriented uses.oriented uses.

k) Refer to Parks and Recreation Master Plan for Brighton that establish k) Refer to standards for the following:standards for the following:

i.i. Parkland classification scheme, including for neighbourhood Parkland cla and community parks.and community parks.

ii.ii. Parkland area required for each type of parkland by population.population.

iii.iii. Size and service area for each type of parkland.Size and service area for e

iv.iv. Potential facilities and activities permitted within each type of Potential faci parkland; andparkland; and

v.v. Locational requirements for each type of parkland, including Locational re access and parking, collocation with other facilities, etc.access and parking

2.8 Community Facility2.8 Community Facility

The Community Facility designation identifies The Community Facility designation identifies large publicly community recreational facility or infrastructure purposes. Development standards of community r these lands will be guided by future recreational and infrastructure needs or requirements. these lands w

2.9 Gateway Areas 2.9 Gateway Areas

Traditionally County Road 2 (Main Street and Elizabeth Street) has been the main Traditionally east and west gateways to the urban area of the Municipality of Brighton. In addition, east and wes the Presqu'ile Parkway has played an important role in defining the history and the Presqu'il character of the Brighton region. As such, it is the intent of this plan to ensure that r of the Brigh these areas maintain and enhance these roles by designating them as Gateway these areas Areas. Areas.

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The policies of this Section are to be considered in addition to any other policies in the The policies Plan that may apply to the underlying land use area. Gateway Areas are identified on Plan that ma Schedules 1, 2 and 3:Schedules 1, 2 and 3:

2.9.1 Presqu'ile Parkway Corridor Gateway Area2.9.1 Presqu'ile Parkway Corridor Gat

The Presqu'ile Parkway Corridor Gateway Area extends from the intersection of Ontario The Presqu'il Street and Presqu'ile Parkway in the east to the entrance of Presqu'ile Provincial Park Street and Pres in the west. This corridor provides the municipality with the opportunity to enhance the west. This corric existing transportation, recreational and land use infrastructure in the area. It is the existing transporta primary route taken by visitors from across the country and beyond to Presqu'ile primary route taken b Provincial Park. With this in mind, Council will consider completing a corridor design study that would address the following issues: Provincial Park. With study that would address the following issues:

- Upgrades to the existing multi use pathway;Upgrades to the existing multi use pathway
- Stabilizing the banks of Presqu'ile Bay;Stabilizing the banks of Presqu'ile Bay
- Landscaping and signage;Landscaping and signage
- Design Guidelines for commercial development;Design Guidelines for commercial development
- Alternative road designs to improve the intersection of Presqu'ile Parkway and intersection of P Ontario Street;Ontario Street
- Expansion of the commercial node at the west end of Presqu'ile Parkway;Expansion of the comm
- Further enhancement of the recreational opportunities at the Ontario Street Further enhanceme municipal docks;municipal docks
- Protection of wildlife habitat (i.e. turtle nesting areas);Protection of wildlife habitat (i.e. turtle nes
- Maintain a wildlife corridor from Presqu'ile Provincial Park to lands further north.Maintain a wildl

2.9.2 Main Street Gateway Area2.9.2 Main Street Gateway Area

The Main Street Gateway Area defines the entrance to the Brighton urban area for The Main Street Ga those travelling from the west and includes all lands fronting on Main Street within the those travelling Secondary Plan Area. Given its function and visibility this area should demonstrate a Secondary Plan high level of urban design for both private and public development. With this in mind high level of urba

Council will consider the completion of a Main Street Gateway design study that would Council will cor address the following issues:address the following issues:

- Gateway feature at the west end of Main Street that would celebrate Brighton's Gateway featur rich history and character. The design of this feature should be coordinated with rich history an a similar feature located at the east end of Elizabeth Street.a similar feature located at the east
- Pedestrian and multi use pathway design.Pedestrian and multi use pathway design.
- Streetscaping to incorporate street furniture, street lighting, signage and Streetscaping to incorp landscaping features. landscaping features.
- Architectural guidelines for public and private development.Architectural guidelines for public ar
- Entrance and intersection design guidelines.Entrance and intersection design guidelines.

2.9.3 Elizabeth Street Gateway Area2.9.3 Elizabeth Street Gateway Area

Similar to the Main Street Gateway Area, the Elizabeth Street Gateway Area defines the Similar to the entrance to the urban area of Brighton for those travelling from the east and includes all entrance to th lands fronting on Elizabeth Street within the Secondary Plan Area. As such, thelands fronting on Elizabe Elizabeth Street Gateway Area policies should be similar in nature to showcase a Elizabeth Street Gat common theme for those entering the Brighton urban area from either the east or west. common them With this in mind Council will consider the completion of an Elizabeth Street Gateway With this in mind design study that would address the following issuesesign study that would address the following issue

- Gateway feature at the east end of Elizabeth Street that would celebrate Gateway feature at the Brighton's rich history and character. The design of this feature should be Brighton's rich history coordinated with a similar feature located at the west end of Main Street.coordinated with a sim
- Architectural guidelines for public and private development.Architectural guidelines for public ar
- Pedestrian and multi use pathway design.Pedestrian and multi use pathway design.
- Streetscaping to incorporate street furniture, street lighting, signage and Streetscaping to incorp landscaping features. Architectural guidelines for public and private development.landscaping fe
- Entrance and intersection design guidelinesEntrance and intersection design guidelines

2.10 Special Policy Areas2.10 Special Policy Areas

Northeast Secondary Plan Area: Northeast Secondary Plan Area:

Special Policy Area #3Special Policy Area #3 , as referenced in Section 4.14.3 in the Brighton Official Plan., as referenced ir

Notwithstanding any policies to the contrary, the future development of the Special Notwithstanding ar Policy Area #3, being Part of Lot 34, Concession A, Registered Plan Number 28, is Policy Area #3, be subject to the policies found in Section 4.14.3 of the existing Brighton Official Plan.subject to the polici

Southwest Secondary Plan Area:Southwest Secondary Plan Area:

Special Policy Area # 6Special Policy Area #6 , as referenced in Section 4.14.6 in the Brighton Official Plan., as referenced i

The Special Policy Area # 6 designation on Schedule “A” of the current Official Plan The Special Policy recognizes the area of the Municipality that is subject to the Waterfront Master Plan. recognizes the ar

The Special Policy Area # 6 designation has been applied to five (5) specific areas The Special Policy within the waterfront areas of the Brighton Urban Area, including one (Area B) within the within the wa Southwest SPA:Southwest SPA:

Area A ~~Area~~Gosport Waterfront Area (n/a)Gosport Waterfront Area (n/a)

Area B ~~Area~~Harbour Street/Ontario Street/Presqu’ile Parkway Boat Launch & Parkette Harbour Street (within the Southwest SPA)(within the Southwest SPA)

Area C Harbour Street Parkette (within the Southwest SPA) (n/a)Area C Harbour Street Parkette (

Area D ~~Area~~Price Street East Landing (n/a)Price Street East Landing (n/a)

Area E ~~Area~~Presqu’ile Landing (n/a)Presqu’ile Landing (n/a)

Refer to Section 4.14.6 of the current Brighton Official Plan for detailed development Refer to Section policies.policies.

2.11 2.11Urban Fringe AreasUrban Fringe Areas

- The subdivision of lands is generally discouraged within the Urban Fringe Area. The subdivision of lands in the Urban Fringe area are not eligible for the number of consents for new lots in the Urban Fringe are available through section 5.2.1.1 of the Brighton Official Plan.available through section 5.2.1.1 of the Bri

- The location of new buildings on existing lots will be placed only to accommodate future transportation and infrastructure corridors and other long-term growth objectives. The location of transportation and infrastructure corridors and other long-term growth objectives.
- Conditions of approval may include conveyance of future street allowances or infrastructure corridors as applicable. Conditions of approval may include conveyance of future street allowances or infrastructure corridors as applicable.

DRAFT

PART THREE: COMMUNITY FACILITIES AND SERVICESPART THREE: (

3.0 3.0 IntroductionIntroduction

This Part of the Plan provides policies governing community facilities and services This Part of including transportation and utility services that are the basis for future development in including tran the Secondary Plan Areas. These policies are intended to be read in conjunction with the Secondary Plan other policies of this Plan.other policies of this Plan. Community facilities should incorporate Universal Design Community f principles to accommodate people of all ages, abilities and mobility levels.principles to accommodate people of all ages, abilities and mobility levels. Community facilities, civic buildings and public gathering spaces shall be designed to meet or exceed facilities, civic the accessibility requirements of the Accessibility for Ontarians with Disabilities Act the accessib (AODA).(AODA).

3.1 3.1 Transportation and CirculationTransportation and Circulation

The transportation system in the Brighton urban area is an essential part of achieving the The transport community vision of the Secondary Plan and has a direct influence on land use, quality community vi of life, and community health. The transportation system comprises several components of life, and community for the movement of goods and people in the urban area with connections to other for the move communities in the County and beyond. These components include a network of roads communities and trails.and trails.

While the majority of traffic using the transportation system is motor vehicle based, there While the ma are opportunities to increase the modal share for forms of active transportation in the are opportun urban area, including walking, cycling and wheelchair. Such opportunities are important, including pursuing if the transportation system in Brighton is to be safe, efficient, equitable, and pursuing if th sustainable.sustainable.

3.1.1 3.1.1 Guiding PoliciesGuiding Policies

The intent of this Plan is to:The intent of this Plan is to:

1.1. Integrate transportation and land use decision-making to support the Integrate transportation and land use decision development of Brighton as a compact and complete community.development of Brighton as a

2.2. Enhance the connectivity of the transportation network in Brighton for both Enhance the motorized and active modes of transportation.motorized and active modes of transportation.

3.3. Utilize transportation demand management to influence travel patterns and reduce Utilize transp auto dependency in Brighton.auto dependency in Brighton.

4.4. Encourage active transportation in Brighton by providing safe and barrier-free access, human-scaled, built environments, pedestrian-oriented streetscapes, and pedestrian amenities, and a network of connected destinations.

5.5. Recognize the relationship between active transportation and a healthy community.

6.6. Encourage developments to achieve transit-supportive densities and land use locations.

7.7. The layout of future streets will achieve a highly permeable network.

3.1.2 Implementing Policies

Transportation system planning is an important part of community development. System planning that incorporates the consideration of land use, alternative modes of transportation, and connectivity is most likely to achieve the long-term vision for a community.

Council shall:

a) Ensure that all services comprising the transportation system in Brighton, including their planning and construction, support the goals and policies of this Secondary Plan.

b) Provide adequate transportation system capacity to meet local needs taking into consideration changes in seasonal demand. Consider addressing changes in seasonal demand by means of transportation demand management practices.

c) Accommodate and integrate both motorized and active modes of transportation system planning and construction in Brighton.

d) Develop a scheduled data collection program that is undertaken every three to five years that includes vehicular, parking, and pedestrian counts at major roadways and intersections. The scheduled data collection program may be integrated with the development approval process whereby developers are required to complete traffic counts of nearby intersections impacted by their development to supplement the inventory.

e) Protect corridors and rights-of-way for significant transportation facilities in Brighton as required to implement the goals and policies of this Secondary Plan. The use of corridors and rights-of-way shall be maximized such that multiple

modes of transportation and joint use with other utilities are accommodated, as appropriate. Such efforts shall be explored prior to acquiring new rights-of-way and/or building new roads.

f) Mandate a more grid-like pattern of streets in the planning of new development as a means of encouraging compact development, providing more direct and accessible routes for pedestrians and cyclists, and distributing vehicle traffic more evenly.

g) Establish connections between developed neighbourhoods and future development in the Residential Area. These connections shall provide the framework for a grid-like pattern of streets (refer to Schedules 4, 5 and 6 of this plan).

h) Recognize that the potential future road connections to the transportation system in Brighton as shown on Schedules 4, 5 and 6 are illustrative only and may not occur precisely as indicated. Such studies as may be required will be completed in conjunction with any proposed system improvements.

i) Consider potential environmental and human health impacts when evaluating improvements to the transportation system. Such impacts may include noise, vibration, air quality, and protection of environmental resources. Adverse impacts on the environment, public safety, or public health, shall be avoided (where possible), minimized, and mitigated in the planning, design, and construction of the improvement.

j) Require that the potential impact of proposed development on the transportation system in Brighton be determined by means of a traffic impact study to be completed by the applicant. Where the transportation system is deemed inadequate, the applicant shall be required to:

    i. Improve the system at no cost to the municipality to accommodate the development.

    ii. Make the necessary financial contributions for the required improvement; and/or

    iii. Dedicate rights-of-way for the development of roads.

k) The applicant shall pre-consult with the municipality pursuant to Policy 5.8 of this Plan to determine the specific need for and scope of the traffic impact study.

l) Require that land to be conveyed for the purpose of widening an existing right-of-way as a condition of consent, subdivision, or site plan approval occur at no cost to the municipality. Widening shall generally be equal on both sides of the right-of-way, except where site-specific conditions necessitate an unequal widening.

m) Consider alternative forms of intersection control, including roundabouts or other similar roadway features, subject to an evaluation by the municipality of the functional, operational, servicing, safety and financial issues associated with their use.

n) Coordinate transportation system planning in Brighton with the County of Northumberland, as necessary, to ensure compatibility and effectiveness of future County initiatives and improvements.

3.2 Road Network Hierarchy

Public roads in Brighton are classified into a hierarchy on the basis of function, user characteristics, speed, and connections. The classification of existing and proposed roads of the Brighton Road network is shown on Schedule 4,5 and 6: Secondary Plan Transportation Schedules.

3.2.1 Implementing Policies

Council shall:

Continue to utilize a functional classification system for roads to aid in the planning, development, and maintenance of the transportation and circulation system in Brighton. Road classifications include Arterial Roads, Collector Roads, Major Local Roads, Local Roads and Activity Routes.

a) **Arterial Roads** are designed to carry relatively high traffic volumes and are designed to provide for the movement between principal traffic generators and the interconnection of County Road and Provincial Highways. Arterial Roads have a design right-of-way width of 26 metres, include two to four traffic lanes, and accommodate normal traffic speeds of 50 km/hr or more.

b) **Collector Roads** are designed to collect and distribute traffic at relatively low operating speeds to and from Local Roads and Arterial Roads. Collector roads have a design right-of-way width of 20 metres, include two lanes, and accommodate normal traffic speeds of 50 km/hr or more. Intersection spacing for collector roads in the plan areas should range from a minimum of 60 metres to 120 metres depending on local conditions.

c)c) **Local Roads****Local Roads** are designed to provide access to abutting properties at low operating speeds. Local Roads have a design right-of-way width of 18.0 metres (2320 metres, unless otherwise approved by the Municipality, include two metres, unles lanes, and accommodate normal traffic speeds of 40 km/h or less. In addition, Major Local Roads (22.0m ROW) include all of the following functions and characteristics:

i.i. **Major Local Roads****Major Local Roads**

Serve adjacent or lead to higher density developments Serve adjacent or l which generate high pedestrian and vehicular traffic as well as requiring which generate hi more municipal and utility services,more municipal and utility services,

- Provide a higher proportion of “through” traffic;Provide a higher proportic
- A design that facilitates higher volumes at higher speeds;A design that fa
- Connect arterial or collector roads to Minor local Connect arterial or coll residential streets;residential streets
- Need to accommodate existing or future transit service;Need to accomm
- Meet other design needs: e.g. major trunk Meet other design needs: e.g utility/municipal service corridors, major overland flow utility/municipal s routes for conveyance of storm water;utes for conveyance of storm wa
- Include sidewalks on both sides, preferably away from Include sidewalk curb;curb
- Extend existing streets with similar characteristics;Extend existing street

ii.ii. **Minor Local Residential Roads (18m ROW)****Minor Local Residential Roads**

Minor Local Residential Roads include some or all of the following functions and characteristics:following functions and characteristic

- The main function is to provide access to adjacent The main function is property and accommodate local traffic only, at low property and accom speeds;speeds;

- Any underground infrastructure can be reasonably maintained within the right-of-way;
- Connects to other local streets;
- Carries low pedestrian and vehicular volumes;
- Extends existing roads with similar characteristics;
- Permit a change in the function of a road by means of an amendment to the classification system shown on Transportation Schedules 4, 5, and 6;
- Recognize that alternatives to the minimum right-of-way widths required for each road classification may be considered in cases where the reconstruction of existing roads to required standards may be physically or economically infeasible due to the location of existing services, buildings, driveways, etc. Alternative development standards may be considered in new neighbourhood development provided such standards support the goals and policies of this Plan of encouraging the provision of more affordable forms of housing and more compact development.

3.33.3 Transportation and Land Use

Higher density and mixed land uses are directed to locate in relation to collectors or arterial roadways. Low density developments will locate away from collector or arterial roadways and be accessed through local street patterns.

Traffic sensitive land uses will locate on local streets where volumes and speed of traffic afford safe and quiet environments. Developments along collector or arterial roadways will maintain or improve the mobility of traffic flows.

Proposed access to any public street or roadway will conform to the Municipality's entrance requirements for separation spacing and design requirements, particularly in achieving safe sightlines.

3.3.1 3.3.1 Transportation Demand Management, Traffic Calming, and Strategies

Transportation Demand Management (TDM) refers to a wide range of policies, programs, Transportatic
services, and products that influence how, why, when, and where people travel as a services, anc
means of making travel more sustainable. TDM can be used to make more efficient use means of ma
of the transportation system, such as shifting travel from peak to off-peak periods, shifting travel
from automobile to alternative means of transportation, and shifting from dispersed to from automo
closer destinations. It can also be used to alleviate seasonal congestion. closer destinations. It can als

3.3.1.13.3.1.1 Implementing PoliciesImplementing Policies

Council shall:Council shall:

a) Design streets to encourage slower speeds by including traffic calming measures. New neighbourhood development shall incorporate traffic calming measures, as appropriate. Such measures may include, but are not limited to:

   i. Roadway narrowing.

   ii. Speed tables/humps.

   iii. Crosswalks.

   iv. Trails.

   v. Bicycle lanes.

   vi. Curb extensions; or

   vii. Tree planting.

b) Improve the pedestrian realm on public streets in Brighton through the use of traffic calming measures and landscape features that provide shade and make the road seem narrower to drivers thus slowing traffic speed. Such features are also an important part of encouraging active transportation

3.4 Active Transportation System

Promoting active transportation in Brighton is important to the health and well-being of residents and visitors alike. Active transportation includes any mode that

is non-motorized, including walking, cycling, skateboarding, rollerblading and motorized, ir
wheelchair.

Not only is active transportation important for human health, but also it contributes Not only is ac
to Transportation Demand Management (TDM) by providing safe, efficient, and to Transporta
sustainable means of traveling without the need to drive. Active transportation in sustainable n
Brighton must be safe, accessible, and an integrated part of community
development.

3.4.1 Implementing Policies

Council shall:

a) Create a network of activity routes in Brighton that includes sidewalks, multi-use paths (MUP), and trails to accommodate all forms of active transportation. Activities should connect neighbourhoods to various activity centres, including the commercial, parkland and open space areas. The active transportation system is illustrated on Schedule 4, 5 and 6: Secondary Plan Transportation Schedules. Changes to this system may be completed at the time of subdivision plan review in accordance with Section 5.11.1 of this Plan.

b) Consider adapting existing roads to provide safer travel for pedestrians and cyclists, as appropriate. Adaptation could include the addition of or repair to sidewalks making them barrier free and consistent with the *Accessibility for Ontarians with Disabilities Act*

c) Consider relocation of obstacles to pedestrians and cyclists such as light standards and utility poles. Other improvements may be identified as part of the street inventory process as noted in the policy above.

d) Ensure that all new roads in Brighton accommodate active transportation facilities including sidewalks and/or multi-use paths, as appropriate. Ensure that activity routes incorporate enhanced facilities, including but not limited to sidewalks; on-road bicycle lanes; pedestrian-oriented lighting; pedestrian signage/wayfinding; seating areas; bicycle parking; activity centres; and high-quality landscaping materials. Priority for the provision of enhanced facilities shall be activity routes that coincide with "green ways" or Multi-use Pathways (MUP). A Multi-use Pathway (MUP) is a paved or hard-surfaced pathway designed to accommodate multiple forms of active transportation, including walking, cycling, mobility devices, wheelchairs and strollers. MUPs are designed to accommodate non-vehicular forms of transportation (walking, cycling, wheelchair, etc.) on facilities that include

sidewalks, paths, and trails. Activity routes may use a road right-of-way, a dedicated right-of-way, or

e) Require that traffic signals in Brighton include a push-button actuator for pedestrians and cyclists located at standard wheelchair height and located free from barriers.

f) Educate the general public, cyclists, pedestrians, motorists, and enforcement agencies regarding the safe practices, rights and responsibilities of pedestrians, cyclists, and motorists.

g) The Municipality shall prioritize connections between the local active transportation network and existing or planned regional trail systems, including the Waterfront Trail and connections to neighbouring municipalities, where feasible and appropriate.

h) The design of active transportation facilities shall consider anticipated user volumes, safety, accessibility, and the needs of pedestrians, cyclists and mobility device users. Where warranted by projected use, separate pedestrian and cycling facilities may be provided.

3.5 Parking

Parking management should support future development in Brighton that is accessible, integrated, compact, and accommodating of multiple modes of transportation.

Implementing Policies

Council shall:

3.5.1 Require adequate off-street parking and loading for all development in the municipality in accordance with standards established in the Zoning By-law. Alternative means of meeting this policy should be considered, such as cash-in-lieu, shared parking, public parking facilities, etc.

3.5.2 Consider excluding listed or designated cultural resources in the municipality from the off-street parking and loading standards established in the Zoning By-law as a means of facilitating their continued use.

3.5.3 Promote active transportation as a means of reducing parking demand in Brighton (refer to Section 3.4 of this Plan).

3.5.43.64 Develop standards for the design and layout of parking areas in Brighton that encourage compact form, screening and buffering from streets and adjacent properties using landscape treatment, and reduced conflicts between vehicles and pedestrians.

Develop star
encourage c
properties us
pedestrians.

3.63.6 Services and UtilitiesServices and Utilities

As Brighton develops, demand will continue for various services and utilities such as water, sewer, hydro, gas, cable, and telecommunications. These services should be provided concurrently in a coordinated, efficient, and cost-effective manner that is sensitive to, and with principles of good planning and meet the current and projected needs of Brighton. Such services must also be provided and paid for in an equitable manner without an undue financial burden on the municipality.

As Brighton
water, sewer
provided concurrently in a coordinated, efficient, and cost-effective manner that is sensitive to, and
with principle
Such service
undue financial burden on the municipality.

Guiding PoliciesGuiding Policies

The intent of this Plan is to:The intent of this Plan is to:

1. Provide adequate utilities and services for existing and future residents and businesses.businesses.

1. Provide a

2. Ensure that provision of utilities and services occurs in an environmentally and fiscally sound manner.fiscally sound manner.

2. Ensure tha

3.6.1 3.6.1 Implementing PoliciesImplementing Policies

Council shall:Council shall:

a)a) Require that all new developments in the Secondary Plan areas, including lot creation, proceed on full municipal water and sewer services.creation, proceed on full municipa

Require that

b)b) Require that new development provide either directly or through fees all new infrastructure facilities, and services that must be created, expanded, or modified to serve such development where these are not otherwise covered by or the responsibility of the municipality.

Require that
infrastructure
to serve suc

c)c) Base the timing and priority of development in the Secondary Plan areas on the following principles of serviceability and location:following principles of serviceability and locatio

Base the tim

i.i. There is a logical extension of municipal services to There is a logical ext contiguous development areas such that large contiguous development a undeveloped tracts of land do not have to be crossed.undeveloped tracts

ii.ii. A compact form and pattern of development is maintained.A compact for

iii.iii. The impacts on any environmental features are avoided The impacts on (where possible), minimized, and adequately mitigated.(where possible),

iv.iv. The provision of all municipal services proceeds in an The provision of al economically viable manner; andeconomically viable manner; and

v.v. Priority is given first to reserving servicing capacity for Priority is given firs infilling, intensification, and redevelopment.infilling, intensification, and re

vi.vi. Allocate water and wastewater servicing capacity only if Allocate wat there is or will be sufficient capacity to do so, or in accordance with a services allocation by-law.accordance with a services alloc

vii.vii. Ensure that the decision-making process for allocating water and wastewater servicing capacity considers the following:Ensuring that the decision making proc water and w following:

- Recognition of responsible environmental protection;Recognition of resp
- Responsible financial management;Responsible fiscal management
- Principles of good land use planning;Principles of good land use plannin
- Economic opportunities for the municipality;Economic opportunities for t
- Development of a responsible servicing strategy; andDevelopment of a
- Matching the financial benefit of planning approvals with the financial commitments necessary to construct and expand municipal infrastructure.Matching the financial benefit of planning approvals with the financial commitments necessary to construct and expand municipal infrastructure.

viii.viii. Consider the reallocation of servicing capacity from lapsed development approvals or deemed plans of subdivision to other developments or areas of Brighton.Consider the reallocation of servicing capacity from lapsed development approvals or deemed plans of subdivision to other developments or areas of Brighton.

ix. Refer to the policies of Subsection 5.3.3. of this Plan regarding lapsing approvals and deeming of registered plans of subdivision.

x. Consider reserving a portion of unallocated water and wastewater servicing capacity to ensure that important municipal projects may proceed.

xi. Monitor water and wastewater servicing capacity to ensure that sufficient capacity exists to accommodate the 3, 10 and 15 year housing supply targets required under the Provincial Planning Statement.

xii. Ensure that the existence of a public utility or service does not entitle, justify, or otherwise permit the creation of a new use or the expansion of an existing use that is otherwise inconsistent with this Secondary Plan.

xiii. Work with utility and service providers in Brighton to ensure that any future expansion of local facilities is designed and planned in a manner that is cost-effective and efficient with minimal impact on existing and future residents, including:

- Encouraging shared and multiple use of corridors and towers for utilities;
- Ensuring that utility and service providers can adequately service proposed development; and
- Requiring that all utilities serving new development be located underground, as appropriate.

xiv. Consider establishing a buffer area around municipal treatment facilities and pump stations to ensure compatibility with surrounding neighbourhoods and minimize potential impacts on adjacent development. Refer to Policy 4.5.14.

xv. Require the use of stormwater management facilities, or storm water management best management practices, for development and redevelopment in order to control potential flooding and erosion and protect water quality and aquatic habitat. Stormwater management is to address quantity and quality control in

accordance with Municipal, MOE and Conservation Authority requirements and be undertaken in accordance with the MOE Stormwater Management Planning and Design manual. The municipality may consider the use of alternative stormwater management facilities. Developers proposing such alternatives shall demonstrate that these facilities do not put undue financial burden on the municipality.

accordance
stormwater
management
shall demons

xvi. Require the preparation of master drainage plans for large development areas. Such plans should be prepared in conjunction with and adhere to this plan.

xvi.xvi
development
to this plan.

xvii. Require the preparation of master service plans for large development areas. Such plans should be prepared in conjunction with and adhere to this plan.

xvii.xvii
development
regard to this plan.

xviii. This Plan recognizes that the existing Wastewater Pollution Control Plant does not currently have the treatment capacity to fully accommodate development of the growth projections outlined in this plan. The municipality is currently expanding its sewage treatment capacity which will fully accommodate the growth projections of this plan.

xviii.xviii
Control Plant d
fully accommodate
outlined in this plan. The municipality is currently expanding its
sewage treatment capacity which will fully accommodate the
growth projections of this plan.

xix. In addition to the Wastewater Pollution Control Plant expansion, multiple upgrades (13 pipes) are required in the Prince Edward Street trunk sewer system required to accommodate the growth in the northwest and northeast Secondary Plan areas. This work should be undertaken upon these pipes reaching 80% capacity. Sanitary sewage capacity is adequate to accommodate growth in the southwest Secondary Plan area.

xix.xix
multiple upgrad
Street trunk sewer system requir
in the northwe
should be unc
Sanitary sewag
in the southwest Secondary Plan area.

xx. This Plan further recognizes that the municipal water supply and treatment systems are adequate to fully accommodate the projected growth projections of this plan. The municipality's intent is to initiate the appropriate planning studies to investigate the expansion of these systems prior to them reaching 80% capacity. Localized upgrades of the water distribution system should be undertaken to accommodate growth.

xx.xx
This Plan furt
treatment systems are adequate to
not adequate to
projected growth p
intent is to ini
the expansion of t
capacity. Localized upgrades of the water distribution system
should be undertaken to accom

xxi. Future water pressure issues for the development of lands at higher elevations are anticipated to accommodate growth in the northwest and northeast Secondary Plan areas. The northwest and northeast municipality should conduct appropriate studies to determine

xxi.xxi
Future water pre
higher elevatio
northwest and northeast
municipality shou

the preferred solution, timing and cost of upgrades to the water the preferred s
distribution system.distribution system.

xxii.xxii. Proponents of developments will be directed to confirm the Proponents of deve
availability of water supply and sanitary collection through field availability of w
verification of the respective mains capacities.verification of the respective mai

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PART FOUR: PART FOUR QUALITY OF PLACE IN BRIGHTONQUALITY OF PLACE IN

4.04.0 IntroductionIntroduction

Quality of Place is the combination of physical, social, environmental and cultural features Quality of Pla
that contribute to a community's attractiveness, livability, accessibility, comfort, identity that contribut
and overall quality of life. This Part outlines overall quality of life and guidelines for the preservation This Part out
and enhancement of Brighton's quality of place with respect to neighbourhood design, and enhance
cultural heritage, housing, community improvement, green infrastructure (park, open cultural herit
space, and environmental spaces), and environmental management. These policies are These p
intended to be read in conjunction with the other policies of this Plan.intended to be read in conjunctio

4.1 4.1 Neighbourhood DesignNeighbourhood Design

Neighbourhood design is an important element of community building and of creating a Neighbourho
sense of place since it shapes the look and feel of a place. Design is not simply about sense of plac
buildings but also the public spaces around them, including streets. There is an increasing interest in breaking out also the p
awareness in Brighton about design, and with that, an expectation that new development awareness in
needs to "fit" better with the existing context.needs to "fit" better with the existing context.

The Secondary Plan is intended to provide a coherent approach to design within the areas The Seconda
that can be used to guide the creation of compatible and creative places. The Secondary that can be u
Plan is intended to identify key elements of design to be considered in new development Plan is intended to ider
in Brighton. This identification of the key elements of design should not be construed as in Brighton. T
design guidelines but as interim direction until such time as the municipality provides more design guidel
detailed design direction and objectives or prepares guidelines.detailed design direction and objectives

4.1.1 4.1.1 Guiding PoliciesGuiding Policies

The intent of this Plan is to:The intent of this Plan is to:

1.1. Recognize design as an integral contributor to the quality of place and Recognize d
ensure that new development and in Brighton enhances community look ensure that r
and feel.and feel.

2.2. Recognize that design relates to the many physical elements that comprise Recognize th
a community, including buildings, public spaces, streets, open space, and a community
natural heritage features.natural heritage features.

3.3. Recognize design as an important part of achieving the Community Vision Recognize de
for Brighton with respect to sustainability.for Brighton with respect to sustainability.

4.4. Brighton will be an accessible community where residents and visitors of all Brighton will l
ages and abilities can move freely and use the municipality's services, ages and ab
facilities and public spaces.facilities and public spaces.

5.5. Ensure that all development be designed to meet or exceed accessibility Ensure that a
requirements and support independent use by people with disabilities, requirements
consistent with universal design principles.consistent with universal design principles.

4.1.2 4.1.2 Implementing PoliciesImplementing Policies

Council shall:Council shall:

a)a) Consider design an integral component of new development in Brighton. Consider des
Council should require a design statement with all planning applications to Council shou
ensure that the design considerations of this Plan, and relevant design ensure that t
guidelines that may be prepared, are addressed.that may be prepared, are a

b)b) Establish design guidelines for specific types of development, for specific Establish des
areas, as means of guiding and evaluating applications for new
development in Brighton. Priority areas for the preparation of design development
guidelines include the Presqu'ile Parkway Corridor, Elizabeth Street and Presqu'ile Par
Main Street Gateways.Main Street Gateways.

c)c) Prepare a streetscape master plan for Prepare a streetscape master plan for Main Street
Gateways. The plan should include design guidelines and recommended Gateways. Th
projects to enhance key elements of the public realm. Such elements could projects to en
include:include:

i.i. Sidewalks and planters.Sidewalks and planters.

ii.ii. Street lighting and furniture.Street lighting and furniture.

iii.iii. Street trees.Street trees.

iv.iv. Parking and curb cuts.Parking and curb cuts.

v.v. Signage and wayfinding.Signage and wayfinding.

vi.vi. Integration of active transportation facilities (refer to Section 3.4 Integration of of this Plan).of this Plan).

d)dJ Ensure that the design of new development is visually compatible with the surrounding neighbourhood, including its cultural and natural heritage features. Elements of compatibility to be considered include:

i.i. Siting, scale, and design of new development in relation to the characteristics of the surrounding neighborhood, such as scale, massing, setbacks, access, landscape treatment, building materials, exterior design elements, and lighting.

ii.ii. Protection and enhancement of cultural and natural heritage features by means of siting, building design, and landscape design; and

iii.iii. Architectural style, street pattern, and site arrangement where such style or arrangement represents a defining component of the surrounding neighbourhood or the historic or cultural significance of the area.

e)eJ Ensure that new development and redevelopment consider the range of elements that contribute to accessible, safe, and sustainable development in Brighton. Future design guidelines should also reflect these elements, including:

i.i. Pedestrian amenities that cater to people of a range of ages, abilities, and needs in terms of access, signage, visual or auditory aids, landscape, seating, etc.

ii.ii. Site safety and security including enhanced lighting, visibility from the street, well-located and clearly marked building entries, accessibility for emergency services, limited pedestrian and vehicle interface, and other principles of Crime Prevention Through Environmental Design (CPTED).

iii.iii. Integration and interface between public spaces and private development, including pedestrian circulation to and through the site, streetscape and landscape, buffering and screening of yards.

iv. green design of buildings, landscapes, active transportation facilities, and the preservation of natural features and areas; and

v. Integration, preservation, and enhancement of cultural heritage resources.

f) Establish standards to manage signage in Brighton to ensure that it contributes to the character and sense of place and does not detract from the architectural, heritage, and rural background of the community. Key considerations should include type, location, size, materials, and lighting. No signage should dominate a building, streetscape, viewscape or landscape. Pylon signs are discouraged.

g) Implement the neighbourhood design policies of this Plan by one or more of the following means:

h) Zoning, site plan control (exterior design control), plan of subdivision design guidelines, sign by-law, any other development approval process or guideline adopted by the Municipality

i) Preparation and implementation of a streetscape master plan for Elizabeth and Main Street Gateway.

j) Design, construction, and installation of municipal works and facilities.

k) Where feasible, all new public streets shall incorporate street tree planting and landscaped boulevards to support canopy coverage, climate resilience, and pedestrian comfort.

l) The Municipality shall encourage the inclusion of community gardens and shared food production spaces within new and existing parkland, where appropriate, to support local food systems and community well-being.

4.2 Residential Design

With respect to future development in the Residential Area, compatibility, compact design and connectivity are the primary concerns.

a) Consider slightly taller buildings of three and four stories in the extension of existing neighbourhoods and in new neighbourhoods but locate such buildings together on interior streets away from existing low-rise development. Intensification using three-level forms of townhouses is also encouraged.

occur at the periphery of these areas and at major intersections. Such occur at the
buildings could incorporate neighbourhoods scale commercial uses. incorporate neighbourhoods.

b) Where townhouse or stacked townhouse developments abut lower b) Where townhouse o
residential dwellings, upper storey setbacks of 1.5 to 3.0 metres and a backs of 1.5
45 degree angular plane from the shared lot line shall be applied to ensure degree angul
compatibility of scale, privacy, and sunlight access. compatibility of scale, privacy, and su

c) Front yards shall maintain a minimum of 50 percent soft landscaping and c) Front yards s
at least one tree per lot, with each tree provided access to a minimum of at least one t
30 cubic metres of high quality soil to support healthy growth 30 cubic metres of high quality soil to support healt

d) Encourage the extension of existing neighbourhoods in the Residential d) Encourage th
Area and new neighbourhoods based on a grid pattern of streets to provide a strong circulation network. Cul-de-sacs are strongly discouraged. Such a network should link residents with important community elements, amenities, and adjacent neighbourhoods and provide sufficient access for both vehicular and active modes of transportation. This Plan recognizes that a fine-grained block network will offer longer-term adaptability of urban fabric, added opportunities for on-street parking, convenient movements of vehicles and pedestrians while availing traffic calming. Streets and block arrangements will be designed to encourage active transportation, facilitate public transit, and support efficient emergency services. Accordingly, block size shall be designed in keeping with the following criteria:

Area and new neighbourhoods based on a grid pattern of streets to provide a strong circulation network. Cul-de-sacs are strongly discouraged. Such a network should link residents with important community elements, amenities, and adjacent neighbourhoods and provide sufficient access for both vehicular and active modes of transportation. This Plan recognizes that a fine-grained block network will offer longer-term adaptability of urban fabric, added opportunities for on-street parking, convenient movements of vehicles and pedestrians while availing traffic calming. Streets and block arrangements will be designed to encourage active transportation, facilitate public transit, and support efficient emergency services. Accordingly, block size shall be designed in keeping with the following criteria:

i. Require future development on small block sizes (400m perimeter) to maximize access and walking.

i. Require futur
to maximize access and walking.

ii. the preferred block size should have a block perimeter of between 400 meters and 650 metres or between a 400 metre and 650 metre walk. This directive yields walkable block sizes of between 75 to 100 metres by 150 to 200 metres. While the perimeter can vary among the block faces, it generally maintains smaller sizes block faces that generally maintain to 150 metres for square blocks.

ii. the preferred block size should have a block perimeter of between the preferred
400 meters and 650 metres or between a 400 metre and 650 metre walk. This is not walke
directive yields walkable block sizes of between 75 to 100 metres by directive yield
150 to 200 metres. While the perimeter can vary among the 150 to 200 metres. Whil
block faces, it generally maintains smaller sizes block faces, it generally maintain
to 150 metres for square blocks.

iii. Block sizes along streets or roadways that are planned as major local, collector or arterial roadways may have larger block faces to the extent that maintain the level of service planned for such higher-order roadways.

iii. Block sizes a
local, collector or arterial roadways may have larger block faces to local, collecto
the extent that maintain the level of service planned for such higher- the level of ser
order roadways.

iv. Block lengths shall generally not exceed 100 metres; where longer blocks are unavoidable, publicly accessible mid-block pedestrian

iv. Block lengths
blocks are unavoidable, publicly accessible mid-block pedestri

connections shall be provided at intervals of approximately 60 to 100 connections s
metres to maintain pedestrian permeability and support active
transportation.transportation.

e)e) Ensure that community uses in the extension of existing neighbourhoods Ensure that c
in the Residential Area are visually compatible with surrounding
development. Such uses should be connected with surrounding
development by means of streets, sidewalks, walkways or bicycle paths, or by means
and open space. Planting should be used to buffer parking and service and open sp
areas from surrounding development.areas from surrounding development.

f)f) The design of collector and major local roadways will support the grid The design of coll
network of local streets. Collector or major local streets may be designed network of lo
in a curvilinear fashion provided high volumes and higher speeds of traffic in a curvilinea
are facilitated.are facilitated.

g)g) Establish residential design guidelines for new development in the
Residential Area to ensure that the design and development intent of this Residential A
Plan are achieved. Design elements to be considered by the guidelines Design elem
include:include:

i.i. Site design and building orientation, including orientation to Site design a
the street; prevailing setbacks; prevailing lotting and grading; the street; pr
orientation to reduce shadows, improve privacy, increase orientation to
solar gain; tree and landscape preservation.solar gain; tree and landscape

ii.ii. Built form, height, and massing, including building height and Built form, he
local context; separation distance and window offsetting; local context
outdoor amenity views/privacy; upper building storey face outdoor ame
stepbacks to reduce building mass and reduce shadows; stepbacks to
transition from taller to shorter buildings (45° angular plane).to shorter build

iii.iii. Building articulation and detailing, including architectural
style; preferred finishing materials; accesses and entrances; style; preferr
façade design; windows; roofs, gables, and dormers; porches façade desig
and building projections; heritage building
alterations/additions; parking and garage location/design;
screening of parking and service areas/utilities.screening of parking and se

iv.iv. Street design, including prevailing front yard Street design, including yard and
landscape/streetscape integration; private walkway/sidewalk landscape/str
connection; street tree planting; landscaped buffer/noise

attenuation on major corridors; active transportation network attenuation o
integration/connections.integration/connections.

v.v. Front yards shall maintain a minimum of 50 percent soft Front yards
landscaping and at least one tree per dwelling, with each tree landscaping
provided access to a minimum of 30 cubic metres of high-provided acce
quality soil to support healthy growth."quality soil to support healthy growth

vi.vi. Community and commercial uses, including site design and Community
building orientation; built form, height, and massing; building building orier
articulation and detailing; parking location and design;
pathway and trail connections.pathway and trail connections.

vii.vii. Establish design guidelines for residential development to Establish de
ensure that the design and development intent of this Plan are ensure that th
achieved. Design elements to be considered by the guidelines achieved. De
include:include:

- Neighbourhood structure and layout, including green infrastructure (natural heritage system, park and open space lands); natural connections and corridors; tree and landform preservation; stormwater management; neighbourhood activity centres (community and commercial uses); street, pathway, and trails network and connections; development block dimensions; school location and dimensions; park type location and dimensions;dimensions infrastructure space lands) commercial u

- Street design, including street cross-section (vehicle lanes, bicycle/parking lanes, boulevard, utilities' locations, sidewalks, street tree/median planting, building setbacks); landscaped buffer/noise attenuation on major corridors;landscaped buffe lanes, bicycle sidewalks, st

- Neighbourhood gateways/arrival elements; traffic calming/accessibility elements; active transportation network integration/connections;network integration/connections

- Site design and building orientation, including orientation to streets and open space; setback averaging; mix of building types; orientation to reduce shadows, improve privacy, increase solar gain;privacy, increase solar gain Site design a to streets ar building type

- Built form, height, and massing, including building height and local context; landmark building locations; upper storey building face stepbacks to reduce building mass and reduce shadows; transition from taller to shorter buildings (45° angular plane);
Built form, he
storey buildi
and reduce
buildings (45° angular plane)

- Building articulation and detailing, including preferred finishing materials; accesses and entrances; façade design; windows; roofs, gables, and dormers; porches and building projections; garage and driveway location/design; building proje
screening of parking and service areas/utilities
design; windo
screening of parking areas/utilities

- Community and commercial uses including site design and building orientation; built form, height, and massing; and building articulation and detailing; parking location and design; pathway and trail connections; and
Community and commercial uses including site design
building artic
design; pathway and trail co

- Greenspaces, including accessible frontages and views from neighbourhood; landscape buffers around natural features/stormwater facilities; pathway and lighting design.
Greenspaces
from neighbo
features/storm

4.3 4.3 Mixed Use Design Mixed Use Design

Establish design guidelines for mixed use development to ensure that the development intent of this Plan are achieved (refer to Section 2.5). Design elements to be considered by the guidelines include:
Establish design guidelines for mixed use development to ensure that the design and use developmer
development intent of this Plan are achieved (refer to Section 2.5). Design elements to development ir
be considered by the guidelines include:

a) Site design and building orientation, including orientation to the street; prevailing setbacks/streetwall; parking location; orientation to reduce shadows, improve privacy, increase solar gain; tree and landscape preservation.
a) Site design a
preservation.

b) Built form, height, and massing, including building height and local context; separation distance and window offsetting; outdoor amenity views/privacy; visual stepbacks to reduce building mass and reduce shadows; transition from taller to shorter buildings (45° angular plane).
b) Built form, he
separation di
visual stepba
(45° angular plane).

c) Building articulation and detailing, including architectural style; preferred finishing materials; accesses and entrances; façade design; streetwall height; windows/glazing; pedestrian weather protection; heritage building alterations/additions; parking design; screening of areas/utilities; and
c) Building artic
finishing materials;
alterations/additions; parking design;
areas/utilities; and

d) Street design, including landscape/streetscape integration; private walkway/sidewalk connection; street tree planting; lighting; signage; bicycle parking; midblock connections; and active transportation network integration/connections.

4.3.1 Development along Major Streetscapes

The design and orientation of development along Collector Roads, Arterial Roads, and Parkways shall reinforce the role of these corridors as important components of the public and semi-public realm. Development adjacent to such corridors shall be designed to contribute to a vibrant, safe, and visually engaging streetscape that supports active transportation and a human-scale pedestrian experience.

Council shall:

a) Ensure that buildings are generally located in close proximity to the street line, reinforcing the street edge and promoting walkability. Where necessary, a maximum of a single row of parking may be permitted between the building and the street to address accessibility requirements and facilitate short-term drop-offs.

b) Require front door entrances to be oriented to the public street to enhance street-level activity, visibility, and accessibility for pedestrians.

c) Encourage commercial and mixed-use buildings to incorporate transparent display windows and articulated frontages, contributing to visual interest and active street life.

d) Support the establishment of patios and seating areas for food and beverage establishments within front yards where they contribute positively to the streetscape and do not impede pedestrian movement or sightlines.

e) Direct private or communal residential amenity areas to side or rear yards, or to upper-level terraces, so as to maintain an engaging and uncluttered public frontage.

f) Encourage the use of enhanced landscaping, street furniture, and public art along these corridors to strengthen placemaking and civic identity.

These policies shall be read in conjunction with the urban design guidelines of Section These policie
4.1 and may be further implemented through zoning provisions and streetscape master 4.1 and may
plans.plans.

4.4 4.4 Green DesignGreen Design

Green design is an important part of reducing greenhouse gas emissions community-Green design
wide and mitigating the impacts of community development on climate change. Green wide and mit
design can also provide the means for a community to prepare for and adapt to changes design can al
that are likely to result from climate change. By incorporating green design in new e likely to re
development in Brighton, the community contributes locally to addressing a global issue development
while creating a more desirable and sustainable place to live, work, shop, and play. Green while creating
design can improve the following environmental aspects:design can improve the following environmen

- Air quality.Air quality.
- Water use and quality.Water use and quality.
- Energy efficiency and greenhouse gases.Energy efficiency and greenhouse gases.
- Urban agriculture and local food.Urban agriculture and local food.
- Transportation.Transportation.
- Waste materials; andWaste materials; and
- Local environmental impact.Local environmental impact.

4.4.1 4.4.1 Guiding PoliciesGuiding Policies

The intent of this Plan is to:The intent of this Plan is to:

1.1 Encourage green design in Brighton to support clean air, water, energy, food, Encourage g
transportation, waste materials, and the environment.transportation, waste materials, and th

2.2 Encourage the use of the Leadership in Energy and Environmental Design Encourage th
New Construction (LEED-NC) standard for new buildings and LEED
Neighbourhood Development (LEED-ND) standard for new neighbourhoods.ND) standard f

3.3 Lead by example by adopting and implementing green design in new
municipal facilities within Brighton.facilities within Brighton.

4.4 Provide incentives to private development and redevelopment to encourage green design and construction.

4.4.2 Implementing Policies

Council shall:

a) Support green design initiatives to improve air quality in Brighton, including:

i. Developing or expanding active transportation facilities inclusive of bicycle parking, bicycle racks, sidewalk connectivity, sidewalk curb ramps, etc.

ii. Planting trees to improve air quality and provide shade for pedestrians.

iii. Using locally sourced materials in construction to reduce transportation related emissions; and

iv. Building compact, higher density developments that consume less land.

b) Support green design initiatives that reduce water use and improve water quality in Brighton including:

i. Exploring greater efficiencies in municipal water treatment and distribution.

ii. Reducing demand for water use within buildings by water-saving fixtures and appliances.

iii. Reducing demand for water for landscaping by using drought-tolerant plants, high-efficiency irrigation technology, captured rainwater, or recycled site water.

iv. Installing rain barrels; and storm laterals

c) Support green design initiatives that increase energy efficiency, including:

   i. Orientating and designing buildings to promote daylighting to minimize energy demand through passive solar heating and lighting.

   ii. Encouraging on-site renewable energy generation such as geothermal, solar, and small-scale wind power.

   iii. Using energy efficient light fixtures and home appliances.

   iv. Minimizing air leakage using energy efficient windows and ensuring doors are properly sealed; and

   v. Encouraging the use of high efficiency heating and cooling equipment.

d) Foster a culture of urban agriculture and local food production that supports long-term food security. Green design initiatives that support urban agriculture and local food systems include:

   i. Incorporating community gardens/shared garden plots into existing municipal-owned properties and new parkland space in Brighton.

   ii. Encouraging temporary farmers' markets, as appropriate.

   iii. Permitting the keeping of poultry for personal use.

   iv. Encouraging development both within the public and private realm that incorporates edible landscaping (the use of ornamental plants that also produce edible vegetation).

   v. Encouraging the use of composting containers as part of residential development.

e) Support green design initiatives that reduce the need to drive, including:

   i. Creating walkable streets to promote walking by providing continuous sidewalks on both sides of the street, supporting connectivity through the provision of a grid-like pattern of streets, where possible,

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and setting a maximum speed limit of 40 km/h on new residentialand setting a r
only streets; andonly streets; and

ii.ii. Developing or expanding active transportation facilities inclusive of Developing c
bicycle parking, bicycle racks, sidewalk connectivity, sidewalk curb bicycle parkir
ramps, etc.ramps, etc.

f)f) Support green design initiatives that reduce waste materials, including:Support green d

i.i. Reducing waste generated from construction by diverting waste to Reducing wa
recycling facilities and/or salvaging materials.recycling facilities and/or salvaging

ii.ii. Reusing salvaged, refurbished or reused materials as part of Reusing salv
building materials in new buildings.building materials in new buildings.

iii.iii. Constructing durable buildings to maximize the building's life by Constructing
minimizing the need to replace materials and assemblies.minimizing the need to

iv.iv. Encouraging the use of composting containers as part
residential development, implementing composting units that residential de
service neighbourhoods, and implementing a composting service neig
program to serve Brighton.program to serve Brighton.

g)g) Support green design initiatives that reduce the impacts of development, Support gree
including:including:

i.i. Moderating heat island effect by promoting vegetated
landscapes and reducing the area of impervious surfaces, landscapes
providing shade through landscaping, and using light-
coloured/high albedo materials; andcoloured/high albedo materials; and

ii.ii. Mitigating light pollution by ensuring that exterior lighting is Mitigating lig
properly shielded and does not fall outside of the building properly shie
envelope and that interior lighting does not extend to the envelope an
exterior of the building.exterior of the building.

h)h) Consider giving development applications incorporating green design elements Consider giving dev
priority by providing incentives, such as fee waivers, or
streamlining the review and approval process. To be considered for streamlining
incentives or priority processing, the proposed development shall demonstrate priority processing
conformity with the sustainability policies of this Plan and with the sustainability policies
LEED LEED or LEED ND or LEED

4.5 4.5 HousingHousing

Housing is vital to the creation of a healthy, sustainable, and complete community. Housing is v
Residents of all ages, income levels, abilities, and family types rely on housing to offer a Residents of
meaningful place to grow and a safe and secure place to live.meaningful place to grow and a safe and

While the municipality has seen a predominance of single-family homes in recent years, consider
the past, a growing diversity of household types requires a wider range of housing types the past, a gr
than is currently produced. An aging population, reduction in household size, and the need for
supply of rental housing points to the need for more multiple dwellings, affordable single supply of ren
dwellings, purpose-built rental housing, second units, and converted dwellings to expand built rental ho
the supply of affordable housing.the supply of affordable housing.

By promoting multiple forms of housing with different tenures (rental, condominium, and unit forms of
freehold), a greater range of housing options can be realized to meet emerging household freehold), a g
needs in the municipality. With seniors comprising an ever-increasing proportion of the
population the need for smaller and more easily maintained housing options is clear. population th
These options will need to be more accessible, affordable, and provide other supports These option
that allow seniors to age in place. In addition, a limited supply of accessible housing and a lack of sup
a lack of supportive housing options in the community for those with special needs are a lack of sup
issues that need to be addressed.issues that need to be addressed.

4.5.1 4.5.1 Guiding PoliciesGuiding Policies

The intent of this Plan is to:The intent of this Plan is to:

1.1 Maintain an appropriate supply of land in Brighton to accommodate residential Maintain an a
growth.growth.

2.2 Provide for and promote a full range of housing in terms of form, tenure, and Provide for a
affordability to meet the current and future needs of residents in Brighton.affordability to me

3.3 Encourage and promote as a priority the production of affordable housing for Encourage a
low- and moderate-income households in Brighton.income households in Brighton.

4.4 Encourage and promote housing for seniors, including housing with support Encourage a
facilities that enable seniors to age in place.facilities that enable seniors to age in place.

5.5 Recognize the importance of special needs housing in meeting the needs of Recognize th
Brighton residents.Brighton residents.

4.5.2 4.5.2 Implementing PoliciesImplementing Policies

Council shall:Council shall:

a)a) Maintain the ability to accommodate future residential growth for a minimum of 10 years through intensification, redevelopment, and land designated and available for residential development. Refer to Sections 2.4 and 2.5 of this Plan regarding development areas and land use areas.

b)b) Maintain available servicing capacity to provide a minimum three-year supply of residential units in draft approved and registered plans.

c)c) Monitor the municipality's ability to accommodate future residential growth and available servicing capacity for residential development to ensure that the housing targets of this Plan are achieved.

d)d) Work toward achieving a target of 25 percent of new housing be developed as affordable which term is defined as:

i. In the case of ownership housing, the least expensive of:

- Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for households with incomes in the lowest 60 percent of the income distribution for the municipality; or
- Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality;

iii. In the case of rental housing, the least expensive of:

- A unit for which the rent does not exceed 30 percent of gross annual household income for households with incomes in the lowest 60 percent of the income distribution for renter households for the municipality; or
- A unit for which the rent is at or below the average market rent of a unit in the municipality.

e)e) Encourage the provision of affordable housing by:

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i.i. Supporting increased residential densities in appropriate locations and promoting a full range of housing types~~locat~~ions and p including semi-detached, duplex, triplex, townhouse, and apartments~~apartments~~ as part of development or redevelopment.as part of developm

ii.ii. Permitting second units within existing and proposed single~~P~~ermitting sec detached, semi-detached, and townhouse units, and accessory units as appropriate.accessory units as appropriate.

iii.iii. Permitting the conversion of single-detached residential dwellings into not more than three separate dwelling units, dwellings int and the conversion of semi-detached and townhouse dwellings into not more than two separate dwelling units.dwellings into not

iv.iv. Permitting the conversion of non-residential buildings to residential use preferably to include affordable housing.residential use pref

v.v. Informing the community of government grants available to Informing the encourage the creation of second units, converted units, and encourage th accessory units.accessory units.

vi.vi. Providing infrastructure in a timely manner.Providing infrastructure in a time

vii.vii. Negotiating agreements with the public and private sectors to Negotiating a provide affordable housing through the draft plan of subdivision, plan of condominium, rezoning, and consent subdivision, processes.processes.

viii.viii. Enacting a Municipal Housing Capital Facilities By-law under Enacting a Municipal Ho the t*Municipal Act*M*unicipal Act* the municipality to enter into to enable th agreements with private and non-profit partners for the provision of affordable rental housing.provision of affordable rental housing

ix.ix. Streamlining of the development approvals process for projects that provide affordable housing as defined by the projects that municipality.municipality.

x.x. Providing, on a case~~P~~roviding, on a case basis, relief from development, case basis, r planning, permit, and other fees normally charged for projects planning, per that provide affordable housing as defined by the municipality.that provide a

xi.xi. Equalizing the tax ratio for new multi-residential buildings in accordance with Federal and Provincial affordable housing guidelines.

xii.xii. Considering alternative residential development standards to facilitate affordable housing and a more compact development form; and

xiii.xiii. Considering innovative housing models, such as cohousing and life-lease housing.

f) Ensure that the provisions of the municipal Zoning By-law are sufficiently flexible to permit a range of housing types, sizes, tenures, and affordability.

g) Encourage the development of low-income housing geared towards seniors, including affordable rental and ownership housing and housing models that allow seniors to stay in their own home for longer.

h) Consider affordable housing as a priority use for surplus municipal land in Brighton and work with other levels of government to make surplus land available to providers of affordable housing at little or no cost.

i) Work with local groups and community service agencies to assess the need for special needs housing in the community and support such groups and agencies interested in pursuing the provision of special needs housing in Brighton.

j) Consider the following in the review of any development for the purposes of special needs housing:

i. Traffic generated by such housing can be accommodated by the road network and will not have a significant impact on the road net neighbouring land uses.

ii. The design of such housing is compatible with the scale, density, and character of the surrounding neighbourhood; and

iii. Provincial or Federal approval has been granted, as appropriate.

k) Permit garden suites (dwelling unit in an accessory building) on residential lots containing single-detached dwellings in the Residential Area. Garden detached dw

suites shall conform to the provisions of the Zoning By-law regarding lot area and setbacks.suites shall conform to the provisions of the Zoning By-law regarding lot area and setbacks.

l)l) Consider the following in the review of any application for the purposes of a garden suitea, garden suite

i.i. The unit is connected to full municipal services to the satisfaction of the municipality.satisfaction of the municipality.

ii.ii. The exterior design of the unit is compatible with neighbouring residential land uses with respect to scale, character, and layout.layout.

iii.iii. The unit is located such that it will have minimal effect on light, view, and privacy of adjacent properties and conforms with all applicable zoning provisionsapplicable zoning provisions

4.6 4.6 Natural Heritage SystemNatural Heritage System

The management of environmental areas and features in Brighton is an important part of maintaining and enhancing the livability and quality of place in the community. As such, these areas and features require careful consideration in future growth and development. The areas and features in Brighton requiring consideration could include areas of natural and scientific interest (ANSI), fish habitat, habitat of endangered and threatened species, valley lands, wetlands, wildlife habitat, woodlands, shorelines, natural corridors that link them. These areas and features should be considered as comprising the natural heritage system of Brighton, a series of connected natural spaces with long term ecological value. The policies of this section of the Plan are intended to preserve and enhance the function and values of this system in Brighton.

While the policies of this section provide direction regarding the natural heritage system, the policies of Section 2.5 – Environmental Protection Area, relate specifically to the land use in conjunction with those of Section 2.6 of this Plan.

4.6.1 4.6.1 Guiding PoliciesGuiding Policies

The intent of this Plan is to:

1.1. Recognize environmental areas and features as important contributors to the quality of place in Brighton and as invaluable to the long-term health and sustainability of the community; and

2.2. Prior to the next official plan review, complete a natural heritage system, an Prior to the
interconnected network of environmental features and areas linked by a series of interconnecte
connected natural spaces; andconnected natural spaces; and

3.3. Continue to support the protection, restoration, and improvement of the natural Continue to s
heritage system in Brighton.heritage system in Brighto

4.6.2 4.6.2 Implementing PoliciesImplementing Policies

Council shall:Council shall:

a) a) Work with the Conservation Authority, Ministry of Natural Resources, not-Work with the Conservation Authority, Ministry of Natural Resources, not-Ministry of Na
for-profit groups, the private sector, and the public to establish a natural for-profit groups,
heritage and open space system in Brighton. heritage and open space system in Bright

b) b) Recognize the importance of the natural heritage system in achieving the Recognize th
following:following:

i. i. Maintaining biological diversity and protecting significant habitat of endangered and threatened species.habitat of endangered and tl

ii. ii. Avoiding habitat fragmentation.Avoiding habitat fragmentation.

iii. iii. Maintaining water balance that sustains ecosystems.Maintaining water bala

iv. iv. Protecting life and property from potentially hazardous lands.Protecting life

v. v. Addressing climate change mitigation and adaptation; andAddressing clima

vi. vi. Promoting corridors and linkages for the benefit of environmental and human health.environmental and human health.

c) c) Recognize the benefits of environmental protection and public access Recognize th
resulting from the public ownership of the natural heritage system and resulting fror
consider all options for the acquisition of land or easements over private consider all c
lands comprising the natural heritage system.lands comprising the natural heritage system. Notwithstanding the above, Notwiths
for acquisition, neither the municipality nor any other public agency shall for acquisitio
be obligated to purchase land comprising the natural heritage system.be obligated to pu

d) Encourage connections between environmental areas, features, and open space to re-establish and protect the natural heritage and open space system. These connections include integration of the following elements:

   i. Environmental areas, features, and open space in public ownership, including land owned by the County, Conservation authority, Provincial government, Federal government, and land trusts.

   ii. Existing rights-of-way.

   iii. Established and proposed service and utility corridors.

   iv. Existing parkland and open space lands.

   v. Sidewalks, pathways, and “green ways” (refer to Sections 3.4 Sidewalks, pa and 2.7 of this Plan).

   vi. Linkages and open spaces provided through the draft plan of subdivision approval process.

   vii. Agreements with private landowners.

   viii. Retention or acquisition of access easements.

   ix. Land acquisition; and

   x. Watercourses and shorelines.

e) Ideally such connections should have natural cover in whole or in part, as appropriate. Where no natural cover currently exists, landowners are encouraged to restore cover.

f) Encourage the integration of the natural heritage and open space system with the active transportation network in Brighton. Refer to Section 3.4 of this Plan.

g) Work with the Conservation Authority and the Ministry of Natural Resources to establish appropriate setbacks for development from environmental features and areas, including natural hazards. Until such time that more detailed analysis is completed, require preparation of an

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environmental impact study (EIS) in support of any development or site environmenta
alteration proposed on lands adjacent to an Environmental Protection alteration pro
Area. Refer to Section 4.7.2 of this Plan.Area. Refer to Section 4.7.2 of this Plan.

h)h) Encourage property owners and other public agencies to enter into Encourage p
voluntary stewardship agreements regarding the protection of natural voluntary ste
features. Compensation programs such as “ecogifts” (the donation of an features. Cor
easement for conservation purposes) are also encouragedencouraged. for conservation purpos

4.74.7 Environmental ManagementEnvironmental Management

Environmental management in the context of this Plan refers to the protection of Environmenta
environmental resources in Brighton that are not captured by the Environmental
Protection Area. It also relates to the various procedures and processes the municipality Protection Ar
can used to ensure that Brighton continues to be healthy, liveable and sustainable well into e to ensure th
the future.the future.

4.7.1 4.7.1Water ResourcesWater Resources

Water resources in Brighton include both surface and groundwater. Poor planning and Water resource
management of water resources can lead to their contamination, degradation, and loss management c
of supply. The protection and management of water resources is an important element of supply. The
in imaintaining and enhancing the quality of life in Brighton.maintaining and enhancing the quality of life

4.7.1.1 4.7.1.1Guiding PoliciesGuiding Policies

The intent of this Plan is to:The intent of this Plan is to:

1.1. Recognize water resources as important contributors to the quality of place Recognize w
in Brighton and as invaluable to the longin Brighton and as invaluable to the long
sustainability of the community.sustainability of the community.

2.2. Work to protect water resources in Brighton from their contamination and Work to prot
degradation.degradation.

4.7.1.2 4.7.1.2mplementing PoliciesImplementing Policies

Council shall:Council shall:

a)a) Work with the Conservation Work with Authorities and Agencies and in watersheds to manage l
draining to Lake Ontario.draining to Lake Ontario.

b) Recognize the importance of the natural heritage system in Brighton in improving water quality and quantity and achieving a sustainable water balance.

c) Require, unless otherwise approved by the Conservation Authority, the use of stormwater management facilities downstream of new development to mitigate the impacts on stormwater quality and quantity. Refer to Policy 4.4.2 of this Plan.

d) Encourage the reduction of water consumption levels in Brighton by promoting the efficient use of water in homes and businesses. Conservation measures, including the specification of low flow fixtures in new development and redevelopment, should be established. Refer to Policy 4.4.2 of this Plan.

e) Consider the potential impact of new development on groundwater quality and quantity and ensure that the resource and its ecological function will not be negatively impacted.

f) Encourage the preservation and enhancement of natural stream bank vegetation along watercourses in Brighton. Active planting along watercourses will be promoted, as appropriate, as a means of improving watercourse natural corridor function, shading water to reduce water temperature, and protecting stream banks from erosion.

g) Work with the Conservation Authority and the City to ensure that any development or alteration adjacent to watercourses in Brighton is carefully managed and includes best management practices to limit sedimentation and erosion.

h) Work with the Conservation Authority to establish an appropriate setback from the top of bank for all new development to prevent flooding and erosion hazards, improve water quality, enhance wildlife corridors, and protect fish habitat.

i) Discourage channelization or interference and disruption in watercourses and encourage the daylighting and naturalization of culverted segments of watercourses, as appropriate.

4.7.2 Environmental Impacts And Analysis

Environmental impact analysis identifies the potential effects of proposed development or other activities and recommends the appropriate measures to reduce or eliminate these other activities

effects. As such, environmental impact analysis is an important tool to preserve and effects. As s
enhance the natural environment and quality of life in Brighton.enhance the natural environment and q

4.7.2.1 4.7.2.1 Guiding PolicyGuiding Policy

The intent of this Plan is to:The intent of this Plan is to:

1.1 Protect environmental resources and their ecological functions by identifying Protect envir
the potential impacts of new development, encouraging the avoidance of the potential
impacts to resources, and identifying and evaluating the measures necessary impacts to re
to minimize and mitigate impacts.to minimize and mitigate impact

4.7.2.2 4.7.2.2 Implementing PoliciesImplementing Policies

Council shall:Council shall:

a) a) Ensure that potential environmental impacts resulting from proposed Ensure that
development are considered during the application process. Development development
proposals will not be approved unless the requirements of Section 4.8, proposals wil
and Section 4.6 are met.and Section 4.6 are met.

b) b) Ensure that the preparation of an Environmental Impact Study (EIS), Ensure that
where required by policies of this Plan, be completed by a qualified where requir
professional in accordance with the Ministry of Natural Resources *Natural Heritage* *Natural* accor
Heritage Reference Manual, as amended by the Province from time to as amended
time.time.

c) c) Require an applicant to pre-consult with the municipality pursuant to Require consult with
Section 5.8.1 of this Plan prior to commencing the EIS to ensure the Section 5.8.1
document will be prepared to the satisfaction of the County, Conservation document wil
authority, and the Ministry of Natural Resources, and other ministries, as appropriate. authorities, and the Ministry of Natural Resources, as appropriate.

d) d) The completion and acceptance of an EIS shall not guarantee that a The complet
development or site alteration proposal will automatically be permitted. development
Input from other agencies may be required prior to Council proceeding Input from ot
with approval of any application under the Planning Act and/or Act. with approval of any application under the

e) e) Any development or site alteration shall be constructed in accordance with Any developr
the recommendations of the approved EIS. An implementing Agreement the recomme
between the proponent and the municipality will normally be required between the

(such as a Subdivision, Site Plan, or Development Agreement). Council (such as a S
may, as a condition of approval, require that funds be held in reserve for may, as a co
the purpose of long the purpose of long, which may occur following the term monitor
completion of the development or site alteration completion of the development or site alter

4.8 4.8 Natural and Human Made Hazards Natural and Human-Made Hazards

The intent of this Plan is to protect residents and properties in Brighton by respecting The intent of this
natural and human-made hazards. Natural and human-made hazards can result in loss natural and human-made hazards
of life, property damage, and social disruption if new development does not consider the risk of life, property d
potential risk of locating in or near such hazards. Such hazards could include potential risk of locating
floodplains, steep or unstable slopes, potentially contaminated sites, and certain floodplains, steep or u
industrial and waste management facilities. industrial and waste-related facilities.

4.8.1 4.8.1 Guiding Policies Guiding Policies

The intent of this Plan is to: The intent of this Plan is to:

1. Protect residents and properties in Brighton from potential natural and built 1. Protect re
environmental hazards. environmental hazards.

4.8.2 4.8.2 Implementing Policies Implementing Policies

Council shall: Council shall:

a) a) Recognize that natural and human-made hazards may include the following features: following features:

- Areas within or adjacent to the regulatory floodplain; Areas within or adja
- Areas within or adjacent to steep or unstable slopes; Areas within or adja
- Areas within or adjacent to shoreline flooding, erosion, or Areas within dynamic beach hazards; dynamic beach hazards;
- Unstable soils; Unstable soils;
- Unstable bedrock; Unstable bedrock;

- Potentially contaminated; and
- Waste related facilities.

b) Direct development away from areas within or adjacent natural and human-made hazards in Brighton that may adversely affect public health, safety, or property. For the purposes of this policy, adjacent lands are those within 30 metres of the boundary of a natural or human-made hazard.

c) Require preparation of detailed study and/or mapping in support of any development or site alteration proposed on lands within 30 metres of a natural hazard to determine an appropriate development setback. Detailed study may include an Environmental Impacts Study (EIS), geotechnical study, or floodplain mapping depending upon the hazard involved and the type of development proposed. The applicant shall pre-consult with municipality pursuant to Policy 5.8.1 of this Plan prior to commencing detailed study and/or mapping related to a hazard area.

d) Apply a generic development setback of 30 metres for development or site alteration proposed on lands adjacent to a natural or human-made hazard in the absence of detailed study and/or mapping that identifies a specific requirement, as noted in Policy 4.8 above.

e) Limit uses within natural hazard areas to those related to open space, conservation, or flood protection, including passive recreational activities; flood control structures or works; marine facilities; erosion control structures or works; slope stabilization works, and existing agricultural activities. Such development shall be approved in consultation with Conservation Authority and the Ministry of Natural Resources, as appropriate.

f) Recognize that lands identified as natural hazard areas will not be considered in fulfilment of the parkland dedication requirements of the Official Plan, except in cases where the land to be dedicated contributes to the goals and objectives of active transportation in Brighton. Refer to Section 3.4 of this Plan.

g) Recognize that privately-owned lands identified as natural hazard areas may not be open to public access and use and that there is no obligation for the municipality or any other public agency to purchase such lands.

h) Encourage the identification of potentially contaminated sites, their remediation, and redevelopment, as appropriate and in accordance with

the Environmental Protection Act and Ministry of the Environment guidelines and procedures, as a means of eliminating a human made hazard and contributing to the goals and objectives of community improvement in Brighton. Refer to Section 4.5.2 of this Plan.

i) Require preparation of a Phase I Environmental Site Assessment (ESA) in support of any development or site alteration on lands with an historic use that may have resulted in contamination or on lands adjacent known or suspected contaminated sites. If recommended by the Phase I ESA, a Phase II ESA shall be prepared. ESAs shall be prepared in accordance with Ontario Regulation 153/04. Refer to Section 5.8 of this Plan.

j) Require a Record of Site Condition (RSC) in support of any development or site alteration that would result in a change from industrial or commercial use to a more sensitive land use such as a residential or parkland use pursuant to the provisions of the Environmental Protection Act. An RSC shall be prepared by a qualified person and filed in accordance with Ministry of Environment Guideline *Records of Site Condition – A Guide to Site Assessment, the Clean-up of Brownfield Sites and the Filing of Records of Site Condition (2004)*. Any required site clean-up shall be conducted in accordance with Ontario Regulation 153/04.

k) Require a Record of Site Condition as a condition of approval or under other circumstances deemed appropriate to the municipality, to ensure that any remediation or risk assessment and risk management necessary to permit the proposed development or site alteration under this Plan is to the satisfaction of the Ministry of the Environment. In such instances, final approval of the application by the municipality is contingent on MOE acknowledgement of the RSC as well as any Certificate of Property Use issued by the MOE for the subject site. The County may use the holding (H) provisions of the Planning Act to ensure development does not take place until the MOE requirements have been satisfied and the appropriate documentation is provided to the County.

l) Ensure compatibility between municipal works, including treatment facilities and pumping stations, and surrounding neighbourhoods by requiring preparation of an impact study in support of any development within the influence area of such facilities. The study shall consider the potential impacts of the facility on the use proposed, including but not limited to noise, vibration, odour and other air emissions, and opportunities for future expansion of the facility. Development setbacks from such facilities shall be determined in cooperation with the municipality and Ministry of the Environment Guidelines D-1, D-2, and D-6, and D-

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m) Require preparation of an impact study in support of any development or site alteration proposed on lands within the 500 metre influence area of a former waste disposal site in accordance with Ministry of the Environment Guidelines D-4

m) Require p
site alteration proposed on lands within
former waste
Guidelines D

n) Direct the development of new residential or other sensitive land uses away from stationery and line sources of potential noise and vibration, such as from stationery municipal works, industrial sites, highways, etc. A noise and vibration study may be required in accordance with Ministry of the Environment Guidelines D-1 and D-6 to determine potential impacts and identify noise abatement measures. Ministry of Environment *Environmental Noise Guideline — Stationery and Transportation Services — Approval and Planning, Publication NPC-300* (January 2014) will be used to determine study requirements with respect to stationery and line noise sources.

n) Direct the
from stationery
municipal wo
may be required
D-1 and D-6 to
measures. Min
Stationery and
Publication NPC

o) Require that proposals for development that involve the storage, processing, or transporting of hazardous materials demonstrate compliance with all applicable Provincial or Federal regulations.

o) Require
processing,
compliance

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PART FIVE: IMPLEMENTING BRIGHTON SECONDARY PART FIVE: IMPLEMENTING BRIGHTON SECONDARY PLANPLAN

5.0. 5.0. Introduction Introduction

Plan AdministrationPlan Administration

This Part outlines how progress will be monitored and reviewed, how the Plan will be administered and interpreted, and how Plan implementation will be coordinated with the municipality's public works and financial management programs. These policies are intended to be read in conjunction with the other policies of this Plan.This Part outlines how progress will be monitored and reviewed, how the Plan will be administered and interpreted, and how Plan implementation will be coordinated with the municipality's public works and financial management programs. These policies are intended to be read in conjunction with the other policies of this Plan.

The municipality has a multitude of tools available to it to implement the policies of this Secondary Plan. Many of these tools relate to the use and division of land. These tools are available to the municipality by means of the *Municipal Act*, the *Planning Act*, and the *Building Code Act*. These tools provide the regulatory framework and decision-making procedures necessary to manage physical development in Brighton and to implement this Plan.The municipality has a multitude of tools available to it to implement the policies of this Secondary Plan. Many of these tools relate to the use and division of land. These tools are available to the municipality by means of the *Municipal Act*, the *Planning Act*, and the *Building Code Act*. These tools provide the regulatory framework and decision-making procedures necessary to manage physical development in Brighton and to implement this Plan.

5.1. 5.1. Zoning By-law Zoning By-law

The zoning by-law is the regulatory tool that will be used to implement the policies of the Secondary Plan. The zoning by-law will contain provisions to regulate use, building size, building height, location of buildings on property, density of development, parking, lighting requirements, etc.The zoning by-law is the regulatory tool that will be used to implement the policies of the Secondary Plan. The zoning by-law will contain provisions to regulate use, building size, building height, location of buildings on property, density of development, parking, lighting requirements, etc.

a) Amend and update the Zoning By-law, as necessary, to bring it into conformity with the goals, policies, and schedules of this Secondary Plan. Such amendments and updates shall include the establishment of zones specifying permitted uses and development standards enabling the implementation of this Plan. Such amendments may also include zoning by-laws under Section 34(1) 3.3 to protect the integrity of archaeological resources.a) Amend and update the Zoning By-law, as necessary, to bring it into conformity with the goals, policies, and schedules of this Secondary Plan. Such amendments and updates shall include the establishment of zones specifying permitted uses and development standards enabling the implementation of this Plan. Such amendments may also include zoning by-laws under Section 34(1) 3.3 to protect the integrity of archaeological resources.

b) Recognize that within each land use area, more than one zone may be established to ensure that the goals, policies, and schedules of this Plan are implemented.b) Recognize that within each land use area, more than one zone may be established to ensure that the goals, policies, and schedules of this Plan are implemented.

c) Recognize that not all lands will be immediately zoned and available for such uses and that no provision of this Plan shall be interpreted to require such uses and the municipality to zone any land within Brighton so as to permit its immediate development.c) Recognize that not all lands will be immediately zoned and available for such uses and that no provision of this Plan shall be interpreted to require such uses and the municipality to zone any land within Brighton so as to permit its immediate development.

d) Lands identified through this Plan as areas where future streets are to be located will be placed in a separate zone.

e) Council will consider passing an Interim Control By-law in order to prepare a Zoning Study that implements the Secondary Plan. (Refer to Section 5.1.3 of this Plan)

5.1.1. Holding Zones

The municipality may use a holding zone to control development until it is satisfied that certain conditions have been met.

a) Consider including provisions in the updated Zoning By-law to permit the use of holding zones, pursuant to the provisions of the *Planning Act*, in order to ensure orderly development and the implementation of this Plan. The County may place a holding symbol on any zone to prevent development until such time that it is satisfied that certain conditions have been met. Such a provision allows the municipality to stop the progression of development while identifying the need for additional actions prior to the development proceeding.

b) Remove a holding symbol at such time that the municipality is satisfied that the conditions for establishing the hold have been met. Such conditions could include:

   i. The timing of the provision of municipal services.

   ii. The phasing and logical progression of development.

   iii. The provision of adequate service or road infrastructure and works.

   iv. The required land assembly.

   v. The installation of noise attenuation measures, where required.

   vi. The completion and confirmation that environmental contamination remediation has occurred on site, or that satisfactory verification of suitable environmental site condition is received by the municipality.

vii.vii. The completion of the appropriate supporting studies to the The completi
satisfaction of the municipality, in consultation with other satisfaction
agencies, as required.agencies, as required.

viii.viii. Confirmation that the requisite permits and approvals from Confirmation
external authorities have been received.external authorities have been rece

ix.ix. The completion of a development or the subdivision of land, The completi
including the negotiation of a development or subdivision including the
agreement.agreement.

x.x. That site plan approval has been granted by the municipality, That site plar
and a site plan agreement has been entered into, pursuant to and a site pla
the provisions of the *Planning Act*the *Planning Act*

xi.xi. That the specific policies of this Plan have been complied with; That the spec
and/orand/or

xii.xii. Additional actions or requirements that may have been
identified in the Official Plan through a site-specific identified in the Official Plan through a
amendment.amendment.

5.1.2 5.1.2 Temporary UsesTemporary Uses

The municipality may pass a temporary use by-law to permit the temporary use of land, buildings, or structures for a purpose otherwise not permitted in the Zoning By-law.The municipality may pass a temporary use by-law to permit the temporary use of land, buildings, or structures f

a)a) Consider including provisions in the updated Zoning By-law to permit the temporary use of land, buildings, or structures, pursuant to the provisions of the *Planning Act*, as amended. Consider including the provisions in the updated Zoning By-law to permit the temporary use of land, buildings, or structures, pursuant to the provisions of the *Planning Act*, as amended. Planning Act requirements where it is deemed inappropriate to permit the use on a permanent basis. The County may authorize a temporary use the use on a for a period of up to three years either on a one-time basis or for a three-year basis or period of time on a periodic basis. The municipality may pass subsequent by-laws to extend a temporary use for up to three years.laws to extend a temporary use for up to three years. The municipality may pass subsequent by-laws to extend a temporary use for up to three years.laws to extend a temporary use

b)b) Consider the following when evaluating any application for temporary use:Consider the

i.i. The proposed use shall be temporary in nature, compatible with The proposed
and beneficial to the surrounding area, and beneficial to the surrounding area, and consistent with the intent of this Plan, and in the best interests of the public.intent of this Plan, a

ii. The availability of municipal services, off-street parking, and roadway capacity and the potential impact of the proposed use on such services and facilities. The extension or expansion of municipal services to the proposed use shall be prohibited.

iii. The difficulty involved in terminating or extending the proposed use when the authorizing by-law expires.

iv. The difficulty in restoring the subject lands, buildings, and structures to either their initial state or an improved state; and

v. The need for a site plan and/or temporary use agreement with the Municipality prior to approval of the proposed use.

5.1.3 Interim Control

The municipality may pass an interim control by-law to prohibit the use of land, buildings, or structures within an identified area until such time that a review or study of land use or structures policies in the identified area is complete.

a) Consider including provisions in the updated Zoning By-law to permit the use of interim control, pursuant to the provisions of the *Planning Act*, to prohibit the use of land, buildings, or structures within specifically identified areas until the review or study of land use policies relating to the identified areas is complete. The Municipality may authorize interim control for a period of up to one year and may subsequently extend the period of interim control by one year.

b) Establish the planning justification and demonstrate the need to review or study land use policies relating to the identified areas when considering the adoption of an interim control by-law. The municipality shall ensure that such a review or study is completed expeditiously.

5.1.4 Height And Density Bonusing

The municipality may pass a site-specific zoning by-law to allow increases in building height and/or density above that permitted in exchange for the provision of community benefits. Approval of height and density bonusing shall be considered on a case by case basis.

a) Consider including provisions in the updated Zoning By-law to permit the use of height and density bonusing, pursuant to the provisions of Section

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37 of the *Planning Act*, in order to permit increases in the height and density of development beyond that allowed by zoning in exchange for facilities, services, or matters of community benefit.

b) Recognize that the facilities, services, or matters of community benefit could include:

i. Provision of affordable, rental, special needs, assisted, or other forms of special housing.

ii. Provision of parkland dedication beyond the requirements of the Official Plan.

iii. Protection of natural features, such as wetlands, beyond the parkland dedication requirements of the Official Plan.

iv. Provision of public areas and walkways and connections to external public walkways/trail systems.

v. Provision of sustainable design features.

vi. Provision of public parking.

vii. Provision of public art.

viii. Provision of community and open space facilities such as small parks, waterfront improvements, day care facilities, schools, community centres and recreational facilities, and other municipal facilities.

ix. Rehabilitation and redevelopment of any potentially contaminated site.

x. Ensure that any height and density bonusing provisions in the updated Zoning By-law establish a nexus such that the facilities, services, or matters of community benefit provided are commensurate with the increased height and density permitted and are not already a requirement of this Plan.

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c) Permit height and density bonusing only in cases where the increased height and density comply with all other applicable Zoning By-law regulations, conforms to the intent of the Secondary Plan, is compatible with adjacent existing or proposed development, and is in the priorities and interests of the Municipality.

d) Ensure that the facilities, services, or matters of community benefit provided in exchange for increased height and density are directly linked or associated with the development proposed and are located onsite or in close proximity.

e) Discourage the transfer of bonus height and density from one site to another or from one project to another.

f) Require an agreement between the Municipality and the landowner as a condition of the application to be registered on title. Such an agreement would address, among other items, the facilities and services of public benefit to be provided, the timing of the provision, and maintenance of such facilities and services, and the increased height and density permitted in exchange for the public benefit provided.

g) Establish municipal wide guidelines and a protocol for negotiating community benefits with an owner/developer, pursuant to the provisions of the *Planning Act*.

5.2 Minor Variance

A minor variance is a variation from the requirements of the zoning by-law that allows a property owner to build even though the property does not comply precisely with the zoning by-law.

5.2.1 Grant an application for minor variance from the Zoning By-law only if the Committee of Adjustment is satisfied that the variance:

a) Is minor in nature.

b) Is desirable for the appropriate development or use of land.

c) Maintains the general intent and purpose of the Official Plan and the Secondary Plan; and

d) Maintains the general intent and purpose of the Zoning By-law.

5.3 Community Planning Permit System5.3 Community Planning Permit System

Council, as a means of streamlining the development approvals process to implement the Council, as a policies of this plan, may consider passing a bylaw authorizing the use of a Community policies of thi Planning Permit System. Such bylaw will be passed in accordance with provisions of the will be passe Planning Act RSO 1990. Planning Act RSO 1990.

5.4 Land Division5.4 Land Division

Land division in Brighton will be considered based on the underlying land use area and Land division the relevant policies of this Plan. Applications that do not conform to the policies of this the relevant p Plan shall not be approved.Plan shall not be approved.

5.4.1 5.4.1 Ensure that any application for land division meets the provisions of the *Planning Act*, *Planning Act*, is consistent with the Provincial Plan, is consistent with the Provincial Policy Statement, and conforms with the goals, policies, and schedules of this Plan.the goals, policies, and schedules of this Plan.

5.4.2 5.4.2 Confirm the availability of adequate public services and the ability to allocate such Confirm the a services prior to final approval of any application for land division. Should adequate services prior public services be unavailable, such applications shall be deemed premature.public services be

5.4.3 5.4.3 Draft Plan Approval (Subdivision/Condominium)Draft Plan Approval (Subdivision/

a) a) Consider subdivision control as the primary means of land division in Consider sub Brighton for the purposes of creating four or more lots.Brighton for the purposes of crea

b) b) Ensure that no land in Brighton is subdivided unless:Ensure that no land in Brighton is s

i. i. The lots created are of an appropriate size, are not landlocked, and have adequate road frontage.landlocked, and have adequ

ii. ii. All lots have access to a public road maintained on a yearAll lots have a round basis, although it is recognized that development within round basis, a a plan of condominium may occur on private roads owned and a plan of cond maintained by a condominium corporation. All roads shall be maintained b constructed to municipal standard.municipal standard.

iii. iii. Environmental resource features and functions are protected Environmenta and preserved in accordance with Section 4.4 of this Plan.with Section 4.4 o

iv.iv. The plan of subdivision or condominium is appropriately The plan of
phased and will result in orderly development.phased and will result in orde

v.v. Parkland dedication is provided pursuant to the requirements Parkland ded
of this Plan. Land to be dedicated for parkland shall be in a of this Plan.
form and location acceptable to the form and location acceptable to the

vi.vi. Other relevant agencies having responsibility in the review of Other relevar
the application have been consulted and the input received the applicatic
has been incorporated, as appropriate.has been incorporated, as appropria

vii.vii. A subdivision or condominium agreement between the
municipality and the developer is executed.municipality and the developer i

viii.viii. Consider implementing a lapsing approval condition for plans Consider imp
of subdivision and condominium under which the approval will of subdivisior
lapse at the expiration of a specified period of time being not lapse at the e
less than three years. The municipality may, but is under no less than thre
obligation to, extend the approval period prior to its expiration n to, extend t
at the request of the developer, and there is no guarantee that at the reques
reserve capacity for municipal services will be available reserve capa
beyond the draft plan approval period.beyond the draft plan approval perio

ix.ix. Consider where deemed advisable and as permitted by the Consider wh
Planning Act by adopting a by-law to deem *Planning Act* by adopting a law to deem
registered plan of subdivision not to be registered.registered plan of subdiv

5.55.5 Site Plan ControlSite Plan Control

Site plan control will be used to ensure that development in Brighton is appropriate and Site plan con
meets municipal standards and guidelines relating to building location, design,
landscaping, drainage, parking, and pedestrian amenity.landscaping, drainage, parking, and pedestria

5.5.15.5.1 Identify all lands within Brighton as a site plan control area and require site plan Identify all la
approval for all new or expanded non-residential residential residential residential de
development of three units or more.development of three units or more.

5.5.25.5.2 Exempt the following types of development from site plan control, except in cases Exempt the fo
where specifically required by this Plan:where specifically required by this Plan:

a) A single unit dwelling.

b) A duplex or semi-detached dwelling.

c) A triplex.

d) Converted dwelling of up to three units.

e) Accessory buildings, minor renovations, and extensions to the above uses; and

5.5.35.3 Require that an application for site plan control approval include plans and drawings that show the location of all buildings and structures to be built and all facilities to be provided as part of the proposed development. Criteria for review of the application should include:

a) Compatibility with and buffer from adjacent uses.

b) Relevant urban design guidelines.

c) Function and efficiency.

d) Safety and accessibility.

e) Adequacy of servicing.

f) Grading and drainage.

g) Parking; and

h) Landscape and streetscape design, including lighting and signage.

5.5.45.4 Require the fulfillment of conditions and an agreement for site plan approval based on the provisions for site plan control as specified in the *Planning Act*. Financial securities may be required by the municipality prior to development.

5.6 5.6 Non-Conforming UsesConforming Uses

Non-conforming uses, buildings, or structures in Brighton should eventually cease so that conforming u the land affected can revert to a use, building, or structure that is in conformity with the the land affe goals, policies, and schedules of this Plan.goals, policies, and schedules of this Plan.

Consider applications for the extension or enlargement of legal non-conforming uses, buildings, or structures provided the municipality is satisfied that the following criteria have been achieved:

a) It represents an evolution of the existing non-conforming use.

b) It does not represent an unreasonable increase to the size and intensity of the non-conforming use such that it would increase incompatibility with or adversely impact an adjacent use.

c) It will provide adequate measures to protect other uses through landscaping, buffering or screening; appropriate setbacks for buildings and structures; and/or devices and measures for reducing nuisance(s) caused by matters such as outside storage, lighting and advertising.

d) It will substantially improve the conditions of the property and/or building.

e) It will be adequately served by municipal services that meet the additional needs resulting from the expansion or enlargement of the use.

f) It will provide adequate off-street parking and loading facilities, and street screening.

g) It will not adversely affect traffic and parking conditions in the area; and

h) It is in conformity with the intent of this Plan and complies with the provisions of the Zoning By-law.

5.7 5.7 Property StandardsProperty Standards

The maintenance of property standards in Brighton will ensure that the community's quality of place is maintained and enhanced. Although the quality of property and its maintenance in Brighton is very high, there is an ongoing need to ensure that adequate standards are pursued, and that the community's quality of place is maintained and enhanced.

5.7.1.5.7.1. Consider establishing a program of standards for the maintenance and occupancy Consider esta of property in Brighton pursuant to the *Building Code Act*, 1992 *Building Code Act*, 1992 and the should . Such a prog address both residential and non-residential properties and shall be in conformity residential pr with the goals, policies, and schedules of this Plan. Such a program shall be with the goa implemented by means of a by-law with provisions that could relate to the law with provis following:following:

a) a) Physical condition of vacant land, yards and passageways, and shoreline Physical con areas, including the accumulation of debris and rubbish.areas, including the accumulati

b) b) Adequacy of sanitation including drainage, waste disposal, garbage and Adequacy of pest control; andpest control; and

c) c) Physical condition of dwellings or dwelling units; institutional, commercial Physical con and/or industrial buildings; accessory buildings and structures; and properties.properties.

5.7.2.5.7.2. Require the repair and maintenance of substandard properties to comply with Require the property standards and prohibit the use of a substandard property. The municipality may, where a property is deemed unsafe, require the demolition and municipality r clearing of a property that the owner does not intend to repair and maintain.he owner does not i

5.8 5.8 Property AcquisitionProperty Acquisition

The municipality may acquire property as a means of implementing the goals, policies, The municipa and schedules of this Plan in accordance with the provisions of the *Municipal Act*, *Municipal Act*, *Planning Act*, and other relevant legislation., and other relevant legislation.

5.8.1 5.8.1. Consider all options for the acquisition of property, as appropriate, including: Consider all optior

a) a) Dedication.Dedication.

b) b) Donations.Donations.

c) c) Assistance from other levels of government, agencies, and charitable Assistance fi foundations.foundations.

d) d) Height and density bonusing provisions of the *Planning Act*.*Planning Act*. Height and density bonusing provisions to other relevant policies of this Plan.other relevant policies of this Plan.

e) e) Density transfers.Density transfers.

f)f) Land exchange.Land exchange.

g)g) Long-term lease.Long-term lease.

h)h) Easement agreements.Easement agreements.

i)i) Purchase agreements.Purchase agreements.

j)j) Partnerships.Partnerships.

k)k) Land trusts.Land trusts.

l)l) Placing conditions on development approval; andPlacing conditions on development ap

m)m) Expropriation.Expropriation.

5.9 5.9 Application RequirementsApplication Requirements

To ensure that the development approval process is clearly understood by all involved, To ensure th
the municipality will require pre-the municipality will require pre-consultation with municipal staff to establish the potential consultation
timing for approvals and to identify the supporting studies, information, and materials that timing for approvals and to identify the supporting studies, information, and materials that
may be required as part of the development review process.may be required as part of the developme

5.9.1 5.9.1 Require applicants to pre-Require applicants to pre-consult with municipal staff prior to the submission of consult with mu
any application for Official Plan Amendment, Zoning By-law Amendment, Consent, Plan of any application for Official Plan Amendment, Zoning By-law Amendment, Consent, Plan of
subdivision, plan of condominium, minor variance, consent, site plan control, or subdivision, pla
any other planning study required by this Plan. Pre-consultation will be used to determine the any other planning study required by this Plan. Pre-consultation will be used to determine the
need, timing, and scope of supporting studies, information, and materials required. Such need, timing, and scope of supporting studies, information, and materials required. Such determi
required. Such determination will be made by the municipality on a case-by-case basis with required. Such determination will be made by the municipality on a case-by-case basis with
consideration to the context and scale of the proposed development and the policy direction consideration to the context and scale of the proposed development and the policy direction
provided by this Plan.provided by this Plan.

5.9.2 5.9.2 Ensure that the following supporting studies, information, and materials are completed, Ensure that
as determined appropriate by the municipality, and received at the time of the submission of an as determined appropriate by the municipality, and received at the time of the submission
application for an Official Plan Amendment, Zoning By-law Amendment, plan of subdivision, application for an Official Plan Amendment, Zoning By-law Amendment, plan of subdivis
or site plan control:or site plan control:

a)a) Approved class environmental assessment.Approved class environmental assessment.

b)b) Archaeological impact study.Archaeological impact study.

c)c) Building condition report.Building condition report.

d)d) Condominium description.Condominium description.

e)e) Deed and/or offer of purchase.Deed and/or offer of purchase.

f)f) Draft plan of subdivision.Draft plan of subdivision.

g)g) Environmental impact study.Environmental impact study.

h)h) Environmental site assessment.Environmental site assessment.

i)i) Floor plans and/or elevations.Floor plans and/or elevations.

j)j) Functional servicing report.Functional servicing report.

k)k) Geotechnical study.Geotechnical study.

l)l) Groundwater impact assessment.Groundwater impact assessment.

m)m) Heritage impact assessment.Heritage impact assessment.

n)n) Hydrogeological study and/or terrain analysis.Hydrogeological study and/or terrain anal

o)o) Landscape plan/native species planting plan.Landscape plan/native species planting pl

p)p) Lighting plan/study.Lighting plan/study.

q)q) Market impact study.Market impact study.

r)r) Municipal financial impact assessment.Municipal financial impact assessment.

s)s) Noise/vibration study.Noise/vibration study.

t)t) Phase I environmental site assessment.Phase I environmental site assessment.

u)u) Planning rationale report.Planning rationale report.

v)v) Record of site condition.Record of site condition.

w)w) Rental market impact study.Rental market impact study.

x)x) Sediment and erosion control plan.Sediment and erosion control plan.

y)y) Serviceability report.Serviceability report.

z)z) Servicing options analysis.Servicing options analysis.

aa)aa) Site plan (conceptual).Site plan (conceptual).

bb)bb) Stormwater management plan.Stormwater management plan.

cc)cc) Sun/shadow study.Sun/shadow study.

dd)dd) Topographic plan of survey.Topographic plan of survey.

ee)ee) Transportation/parking impact study.Transportation/parking impact study.

ff)ff) Tree survey/preservation plan.Tree survey/preservation plan.

gg)gg) Urban design statement; andUrban design statement; and

hh)hh) Other studies relevant to the development and lands impacted by the proposed development approval application.Other studies proposed development approval applica

5.9.35.8.3 Require that applications are deemed complete and fully Require that applications are d municipal requirements, as determined by municipal staff during the required pre-municipal requ consult with the applicant, prior to circulating the application for review and prior to consult with t scheduling the prescribed public meeting. The applicant shall be notified in writing including the pr that the application has been deemed complete.that the application has been deemed complete

5.10 5.10 Plan Monitoring and ReviewPlan Monitoring and Review

To ensure the continued use, relevance, and effectiveness of this Secondary Plan, it is To ensure th important that the policies and schedules of this Plan are clear, concise, and easily important tha understood by all who use them. It is also important that the policies and schedules of this Plan are review and updated on a regular basis as required by the *Planning Act*. The following policies regarding interpretation, amendments, and monitoring of the Secondary Plan will ensure that it remains a “living document” well into the future.understood by all v *Planning Act*. The update following poli Plan will ensure that it remains a

5.10.1 5.10.1 Guiding PoliciesGuiding Policies

The intent of this Plan is to:The intent of this Plan is to:

1.1 Provide guidance in the interpretation of the goals, policies, and schedules of Provide guida
the Secondary Plan.the Secondary Plan.

2.2 Evaluate the effectiveness of the Secondary Plan over time to ensure that the Evaluate the
Plan remains relevant, effective, and can accommodate future circumstances.Plan remains re

3. Interpretation Interpretation

4.4 Recognize that all relevant policies of this Plan are to be considered together, Recognize th
and in their entirety, when considering a land use action to which the Plan and in their e
applies. It is recognized that not all land use actions will be consistent with all applies. It is r
relevant policies that apply; however, a land use action should, on balance, be es that apply;
consistent with and contribute to achieving the Community Vision for Brighton.consistent with

5.10.15.10.1 Recognize that the land use areas shown on the schedules of this Plan are Recognize th
intended to illustrate predominant land uses and the spatial relationships between intended to ill
them. As such, the boundaries of these areas are considered approximate and are them. As suc
subject to interpretation by the municipality, except in cases where boundaries tation by the
coincide with fixed physical features such as roads, waterways, and so on. In coincide with
cases where a property is affected by more than one land use area, the policies of cases where
each land use area shall apply only to the portion of the property so designated.y to the portion

5.10.25.10.2 Recognize that the permitted uses identified in the policies of this Plan are Recognize th
considered illustrative and not intended as a comprehensive list of uses. Such considered il
comprehensive lists shall be established in the implementing zoning by-law.mprehensive lists sha

5.10.35.10.3 Recognize that the implementation of this Plan will take place over time and the Recognize th
use of “shall” or “will” to indicate a commitment to action on the part of the use of “shall
municipality should not be construed as a commitment to proceed with all of these municipality s
undertakings immediately. These commitments will be undertaken in a phased mmediately.
manner, as determined by Council, and subject to budgeting and program manner, as
availability.availability.

a)a) Permit minor technical revisions in the text and schedules of this Plan Permit minor
without amendment to the Plan, provided the general intent of this Plan is without amer
maintained. Such technical revisions may include:maintained. Such technical revisions

i.i. Change in the numbering, cross-referencing, and arrangement of text, tables, schedules, images, and diagrams in the Plan.

ii.ii. Correction of numerical values, including quantity, area, density, population and employment growth, etc.

iii.iii. Correction of names, including the naming of streets, parks, facilities, events, etc.

iv.iv. Change in punctuation, grammar, and language for clarity, consistency, or correction of typographic errors; and

v.v. Addition of technical information to schedules.

b)b) Recognize that in the case of a discrepancy between the text and the schedules of this Plan, the text shall take precedence. In the case of discrepancy between site specific and general policies, the site specific policies shall take precedence. In the case of discrepancy between policies, the more restrictive policy, as determined by the municipality, shall take precedence. In the case of a discrepancy between the text and schedules of this Plan and those of the Brighton Official Plan as they relate to the Secondary Plan Areas, this Plan shall take precedence.

c)c) Recognize that references in the text and schedules of this Plan to any Act, guideline, manual, or portions thereof, shall be interpreted to include any subsequent Act, guideline, manual, or portions thereof, that may amend or replace the referenced document.

d)d) Ensure that no municipal public works shall be undertaken, and no municipal by-law passed for any purpose that does not conform to and comply with this Plan, except as provided for by the *Planning Act*.

e)e) Ensure that any public uses and works undertaken by any other level of government or public agency conforms to and complies with this Plan, except where exempted under specific Provincial or Federal legislation. Such public uses and works may include infrastructure and utility projects.

f)f) Amend this Plan, as necessary and required by Provincial legislation.

5.115.11 Amendments To The PlanAmendments To The Plan

5.11.15.1 Recognize the need to amend the text and schedules of this Plan from time to time Recognize th to reflect changing conditions and trends originating in Brighton or beyond, or in to reflect cha response to a specific request.response to a specific request.

5.11.25.2 Require a planning rationale report be prepared and submitted by a professional Require a pla planner as part of any request or proposal to amend this Plan. Such a report shall planner as pa address the purpose and effect of the proposed amendment, including but not address the limited to a description of the proposed amendment; consistency with the intent of ription of the this Plan; consistency with the intent of the Official Plan; and a draft of the this Plan; co amendment being sought. Additional supporting studies, material, and information amendment b may be required pursuant to Section 5.1.8 of this Plan. and be required pursuant to Section 5.1.8 of this Plan.

Consider the following criteria when evaluating any proposed amendment to this Consider the Plan:Plan:

a) The way the proposed amendment is consistent with the Community The way the Vision for Brighton.Vision for Brighton.

b) The manner in which the proposed amendment is consistent with prevailing Provincial policy and in conformity with regulations and the prevailing Pr policies of this Plan.policies of this Plan.

c) The potential impact of the proposed amendment on the provision of and The potential demand for municipal services, infrastructure, and facilities.demand for municipal servic

d) The potential impact of the proposed amendment on the cultural and The potentia natural heritage resources of the community.natural heritage resources of the communi

e) The potential impact of the proposed amendment on the financial sustainability of the Town; andsustainability of the Town; and

f) Any other criteria determined to be relevant and applicable by the Town in Any other crit consultation with the appropriate agencies.consultation with the appropriate agencies.

5.12 5.12 MonitoringMonitoring

5.12.15.12.1 Review the Secondary Plan at least once every five years and evaluate the need Review the S to update the Plan as necessary, pursuant to Section 26 of the *Planning Act*. The *Planning Act* necessary review shall determine if:review shall determine if:

a) The goals, policies, and schedules of this Plan remain valid and realistic in view of changing circumstances; and

b) The policies of this Plan are adequate to achieve the community vision and goals of this Plan.

5.12.2 Monitor the number of amendments to the Secondary Plan that have been processed and any challenges faced in dealing with proposals to change the Plan as a means of determining its effectiveness and evaluating the need to update the Plan as necessary.

5.12.3 Maintain an inventory of existing vacant lands and lands with the potential for redevelopment.

5.13 Public Works and Financial Management

Implementation of the principles, goals, and policies of the Secondary Plan will involve the municipality directly in the financing of certain projects. The Plan outlines the nature and scope of these projects, such as the provision of piped water and sanitary sewers, the development of parks and playgrounds, the upgrading of roads, the establishment of an active transportation system, etc. No public work will be undertaken unless it conforms to the Secondary Plan and meets the requirements of Section 24 of the *Planning Act*.

5.13.1 Guiding Policies

The intent of this Plan is to:

1. Ensure that public works conform to the Secondary Plan and assist in implementing the principles, goals, and policies for the future physical development of Brighton.

2. Ensure that the implementation of the Secondary Plan is conducted in a fiscally efficient and prudent manner.

5.13.2 Implementing Policies

Council shall:

5.13.2.1 Public Works

a) Establish a priority list of projects and estimated costs, where possible, associated with implementation of the Secondary Plan.

b) Continue to use the 5-year capital works program as a key means of implementing the Secondary Plan.

c) Prepare and update Municipal Asset Management Plan.

5.13.2.2 Finance

a) Strive to maintain a balanced taxable assessment ratio between residential and non-residential consistent with long term municipal financial planning.

b) Ensure that the cost of providing the additional facilities and services, or the extension of existing facilities and services, associated with growth are appropriately and equitably covered by development proponents and in conformity with the Secondary Plan and Zoning By-law.

c) Ensure that the cost of providing additional facilities and services not associated with growth are funded from taxation, user fees, or other appropriate methods.

d) Require that all necessary agreements be executed prior to any development proceeding. Such agreements may include front-ending agreements and/or financial agreements to provide the infrastructure necessary to serve the new development.

e) Continue to investigate financial mechanisms and initiatives to ease the burden on the general tax levy, including user fees, development charges, impost fees, public/private partnership, government grants and subsidies, and other funding sources.

f) Continue to monitor the fiscal impact of growth and development and ensure that current objectives and policies reflect changing fiscal circumstances.

g) Require the analysis of economic impacts associated with a significant development proposal, as determined by the municipality. The analysis will determine the likely short- and long-term impacts of the proposal on municipal operating and capital budget.

SECONDARY PLAN SCHEDULESSECONDARY PLAN SCHEDULES

- Schedule 1 Land Use Northeast Secondary Plan Area 1 Schedule 1 Land Use Northeast Secondar
- Schedule 2 Land Use Northwest Secondary Plan Area 2a and 2bSchedule 2 Land Use Northwest
- Schedule 3 Land Use Southwest Secondary Plan Area 3 Schedule 3 Land Use Southwest Secon
- Schedule 4 Transportation Schedule Northeast Secondary Plan Area 1Schedule 4 Transportation
- Schedule 5 Transportation Schedule Northwest Secondary Plan Area 2a and 2bSchedule 5 Transp
- Schedule 6 Transportation Schedule Southwest Secondary Plan AreaSchedule 6 Transportation S

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Municipality of Brighton

Staff Report

Meeting Date:	15 Jun 2026
To:	Mayor and Council
Prepared By:	Paul Walsh, Director of Planning
Reviewed By:	Elana Arthurs, CAO
Department:	Planning and Development
Staff Report Number:	2026-80
Subject/Title:	Updated Land Lease Agreement – Municipality of Brighton and Donalea Farms Inc.

Recommendation(s):

1. That Council approve the by-law and related land lease agreement presented in this agenda authorizing the Mayor and Clerk to execute a land lease agreement with Donalea Farms Inc. for municipally owned farmland;
2. And that Council approve an increase in the lease rate from $40 per acre per annum to $55 per acre per annum.

Background/Purpose:

The current tenant has maintained the lands in good stewardship in accordance with normal farming practices. Under the existing arrangement, Donalea Farms Inc. leases approximately 27.5 acres of tillable land at a rate of $40 per acre, for a total annual rent of $1,100.

The proposed agreement reflects an increase from $40 to $55 per acre per annum to better align with current market conditions.

The purpose of this report is to recommend that Council renew or extend the existing lease agreement with Donalea Farms Inc. for the continued agricultural use of the municipally owned lands.

Analysis/Comments:

Staff consulted with the Ministry of Agriculture, Food and Agribusiness, Brighton Office, regarding appropriate sources for farmland rental rates (please see the link,

www.onfarmlandsurvey.com/interactive-maps). Based on this consultation, staff reviewed data from the Ontario Agricultural College (University of Guelph) farmland rental survey.
The survey indicates a median rental rate of approximately $75 per acre in Northumberland County based on 2024 data (the most recent available year).
Staff note that this figure represents a median value and may not reflect site-specific conditions. The subject lands are affected by several constraints, including:

- High water table conditions in the southern portion, resulting in delayed planting ("late field" conditions) and potential yield limitations;
- Sloped areas in the northern portion, increasing the risk of soil erosion and reduced crop success.

In addition, recognizing some constraints to the lands, the County's recent draft Prime Agriculture mapping has shown the lands as subject to a Rural designation, not the priority Prime Agriculture designation. recent draft County mapping identifies the lands as "Rural" rather than "Prime Agricultural," reflecting their limited agricultural capability.
Based on these factors, staff consider $55 per acre to be a reasonable and appropriate market-adjusted rate.
The term of this lease shall be for an additional 1 year, commencing on the date after the current ending date of November 30, 2026.

Provisions of the agreement protect the lands in good stewardship, including matters of:

- normal farm practices
- weed control
- soil erosion
- no topsoil harvesting
- no importation of excess fill or soils
- chemical storage

Such terms remain unchanged.

Legal/Legislative:
No legal concerns have been identified. A certificate of insurance has been provided, naming the Municipality as an additional insured. The agreement follows a standard industry lease template.

Financial Implications:
The Municipality will receive annual lease revenue as outlined above. No additional financial implications are anticipated.

Additional Strategic Plan Information:
The recommendations of this report support Council's Strategic Plan, Strategy G. #1 - Development of a Land Banking Program.

Attachments:
Attachment #1 - Subject Lands Map

Approved by:	**Status:**
Paul Walsh, Director of Planning	Approved - 08 Jun 2026
Elana Arthurs, CAO	Approved - 11 Jun 2026
Candice Doiron, Municipal Clerk	Approved - 11 Jun 2026


ELIZABETH STREET
JOHN STREET
VICARI ROAD

Municipality of Brighton

Staff Report

Meeting Date:	15 Jun 2026
To:	Mayor and Council
Prepared By:	Paul Walsh, Director of Planning
Reviewed By:	Elana Arthurs, CAO
Department:	Planning and Development
Staff Report Number:	2026-82
Subject/Title:	Proposed Planning Act Changes – Bill 119 (Protecting Ontario's Streets and Communities Act, 2026) – Introduction of Administrative Monetary Penalties for Zoning By-law Enforcement

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Recommendation(s):

1. That Council express general support for amendments to the *Planning Act* to enable the use of Administrative Monetary Penalties (AMPs) for zoning by-law infractions, and direct staff to monitor the progress of Ontario Bill 119, *Protecting Ontario's Streets and Communities Act, 2026*, as it relates to such amendments; and
2. That, upon enactment of the relevant amendments, staff be directed to report back to Council with recommendations for implementing changes to Administrative Monetary Penalty By-law No. 070-2023 and Comprehensive Zoning By-law No. 140-2002, including any associated administrative considerations.

Background/Purpose:

The Municipality of Brighton has received correspondence from the Ministry of Municipal Affairs and Housing inviting comments on the proposed *Protecting Ontario's Streets and Communities Act, 2026 (Bill 119)*, as detailed in Attachment #1. This proposed legislation, which is also posted for comment on the Environmental Registry of Ontario under Posting No. 026-0558 (Attachment #2), seeks to amend the *Planning Act* to authorize municipalities to impose Administrative Monetary Penalties (AMPs) for zoning by-law contraventions. If enacted, these amendments would significantly expand

municipal enforcement capabilities by providing a streamlined, timely alternative to traditional court-based processes under the *Provincial Offences Act* (POA). While the Municipality of Brighton currently administers an AMP framework under By-law No. 070-2023 for select municipal regulations, zoning enforcement remains reliant on the resource-intensive POA process. Bill 119 would resolve this limitation by permitting the Municipality to integrate zoning matters into its existing AMP structure, thereby establishing a more efficient civil enforcement mechanism that encourages compliance and reduces court backlogs while maintaining procedural fairness through established appeal processes. Accordingly, this report is submitted to inform Council and request direction for staff to monitor Bill 119 and, upon its enactment, bring forward recommended amendments to the Administrative Monetary Penalty By-law and Comprehensive Zoning By-law No. 140-2002 to incorporate this expanded authority.

Analysis/Comments:
The introduction of AMPs for zoning by-law contraventions has the potential to strengthen municipal enforcement. Key considerations include enforcement effectiveness, administrative implications, and alignment with broader policy objectives.

Enhanced Enforcement Efficiency
Traditional enforcement of zoning violations through the POA system requires the laying of charges, court scheduling, prosecution of matters, and support from Municipal Legal, all of which can be both costly and time-consuming. By contrast, AMPs offer a more immediate administrative response by enabling municipalities to issue penalties directly and encourage timely compliance.
This approach can be particularly beneficial for addressing ongoing or repeat violations, where timely intervention is critical to maintaining community standards and land use integrity.

Administrative and Operational Impacts
Should Bill 119 be enacted, the Municipality will need to consider amendments to its existing AMP By-law No. 070-2023 to incorporate zoning-related offences, including the establishment of:

- Defined offences and corresponding penalty amounts; and
- Processes for issuing, administering, and collecting penalties

In addition, amendments to Comprehensive Zoning By-law No. 140-2002 may be needed to ensure its provisions support AMP-based enforcement, including clear offence provisions and enforceability.

Staff experience administering AMPs for Automated Speed Enforcement (ASE) indicates that such programs can be resource-demanding in the event of high volumes of appeals. Applicable regulations under the *Municipal Act, 2001* required the Municipality to appoint both a Screening Officer and a Hearings Officer to receive and adjudicate appeals. During implementation of the ASE program, maintaining responsive customer service at front counters and through telephone and email inquiries proved

challenging. Case management was supported by specialized vendor software, which was essential to administration of the program. Accordingly, staff resource requirements would need to be closely monitored. Notwithstanding these administrative demands, staff consider AMPs to be an effective enforcement tool from a cost-benefit perspective and generally very preferable.

Anticipated Application to Zoning Enforcement

Based on existing AMP practices, zoning-related AMPs in Brighton would likely focus on clear, measurable contraventions, such as:

- Unauthorized land uses or buildings;
- Encroachments into required setbacks;
- Illegal structures;
- Site-specific violations of zoning provisions (e.g., parking, lot coverage).

To support by-law enforcement, experienced Planning staff would be required to opine an interpretation of zoning by-law provisions, as needed.

Official Plan and Zoning By-law

Official Plan policies establish the broader policy framework that informs zoning by-law provisions. In some cases, interpretation of the Official Plan may be necessary to understand the purpose and intent of a zoning provision and any related infraction. In short, Official Plan policies establish the basis for Zoning By-laws, and a professional opinion of the policies may need to be called upon for accurate interpretation of the provisions under the zoning by-law (and other by-laws, such as Clean Yards and Property Standards).

Current Enforcement Measures under the Planning Act (Section 34)

Options for prosecution of zoning infractions through the POA are referenced in sections 67 and 69 of the Planning Act. Upon conviction by POA, penalties may include fines or Court orders. Additional actions may be referred to higher courts.

Policy and Strategic Alignment

The implementation of AMPs for zoning enforcement would align with broader municipal objectives to promote compliance, improve administrative efficiency, and reduce reliance on the court system. It would also reflect a province-wide shift toward modernized enforcement tools that provide municipalities with greater flexibility in responding to local issues. Any penalty amounts established under an AMP framework would need to be proportionate to the offence while also discouraging repeat non-compliance. At the same time, the framework would need to be administered impartially, consistently, proportionately, and transparently, with appropriate safeguards to ensure procedural fairness.

Monitoring and Next Steps

As Bill 119 remains proposed legislation, its final form, regulatory framework, and implementation timelines have not yet been confirmed. Staff will therefore continue to monitor its progress and assess the detailed implications should it be enacted.
If the legislation is enacted, staff would be in a position to bring forward a comprehensive report outlining recommended by-law amendments, implementation considerations, and any associated resource implications for Council's consideration.

Summary
The current enforcement regime under Section 34 is:

- Court-dependent (POA or Superior Court);
- Often time-consuming and resource-intensive;
- Subject to delays in obtaining compliance outcomes;
- Less effective for minor or routine infractions due to procedural burden.

These limitations are among the matters the proposed Administrative Monetary Penalty (AMP) framework under Bill 119 is intended to address through the introduction of a faster, more flexible administrative enforcement option.

Clearly, AMP are a highly preferred option over POA enforcement for purposes of expedience, and cost-effectiveness. However, POA remains an option for enforcement matters that hinge on a strong question of a matter of law.

Legal/Legislative:
The recommendations of this report do not infer the need for legal opinion.

Financial Implications:
The recommendations of this report do not infer financial implications. However, if AMPS are increasingly utilized as an enforcement tool, additional dependence on the Screening Officer and the Hearings Officer are anticipated. Off-setting the associated costs of appeals are the revenues derived from AMPs. Such revenues are payable to the Municipality, unlike POA penalties that are partially retained by the POA court administration.

Additional Strategic Plan Information:
The recommendations of this report advice Council's Strategy F. "Public Safety"

Attachments:
Attachment #1 - Minister's Bill 119 Notification Letter
Attachment #2 - ERO Notice - Proposed Planning Act Changes (Schedule 7 of Bill 119)

Approved by:	**Status:**
Paul Walsh, Director of Planning	Approved - 09 Jun 2026
Elana Arthurs, CAO	Approved - 11 Jun 2026

Ministry of Municipal Affairs and Housing

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

Ministère des Affaires municipales et du Logement

Bureau du ministre

777, rue Bay, 17e étage
Toronto (Ontario) M7A 2J3
Tél. : 416 585-7000

Ontario

234-2026-1746

June 1, 2026

On May 25, 2026, our government introduced the proposed *Protecting Ontario's Streets and Communities Act, 2026* (Bill 119). Through this legislation, we are proposing new tools to address zoning by-law contraventions which respond to recommendations and requests from municipal leaders. The proposed *Planning Act* changes, if passed, would enable municipalities to use an administrative monetary penalty (AMP) system for zoning by-law contraventions which relate to land uses that are not permitted.

We are interested in receiving your comments on these proposed changes. Comments can be made through the Environmental Registry of Ontario Posting 026-0558 Proposed Planning Act Changes (Schedule 7 of Bill 119 - *Protecting Ontario's Streets and Communities Act, 2026*) from May 26, 2026, to June 25, 2026. The government invites you to review the Environmental Registry of Ontario and Regulatory Registry of Ontario links provided above and share any feedback you may have.

If you have any questions, please reach out to my Director of Stakeholder Relations, Caucus Affairs and Public Appointments, Tanner Zelenko at tanner.zelenko@ontario.ca.

I look forward to continued collaboration with you to address these and other important issues facing our communities.

Sincerely,

Hon. Robert J. Flack
Minister of Municipal Affairs and Housing

c. The Honourable Graydon Smith, Associate Minister of Municipal Affairs and Housing
Robert Dodd, Chief of Staff Minister's Office
Matthew Rae, Parliamentary Assistant, Municipal Affairs and Housing
Laura Smith, Parliamentary Assistant, Municipal Affairs and Housing
Brian Saunderson, Parliamentary Assistant, Municipal Affairs and Housing
Martha Greenberg, Deputy Minister, Municipal Affairs and Housing
David McLean, Assistant Deputy Minister, Municipal Affairs and Housing
Laurie Miller, Assistant Deputy Minister, Municipal Affairs and Housing
Sean Fraser, Assistant Deputy Minister, Municipal Affairs and Housing
Municipal Chief Administrative Officers

Ontario Environmental Registry of Ontario

Proposed Planning Act Changes (Schedule 7 of Bill 119, the Proposed Protecting Ontario's Streets and Communities Act, 2026)

ERO (Environmental Registry of Ontario) number	026-0558
Notice type	Act
Act	Planning Act, R.S.O. 1990
Posted by	Ministry of Municipal Affairs and Housing
Notice stage	Proposal
Proposal posted	May 26, 2026
Comment period	May 26, 2026 - June 25, 2026 (30 days) Open
Last updated	May 26, 2026

This consultation closes at 11:59 p.m. on:
June 25, 2026

Proposal summary

The government is seeking feedback on proposed legislative changes to the Planning Act regarding zoning by-law contraventions that relate to land uses that are not permitted that would be made by Bill 119, the proposed Protecting Ontario's Streets and Communities Act, 2026.

Proposal details

The government is seeking public feedback on proposed legislative changes to the *Planning Act* under the Protecting Ontario's Streets and Communities Act, 2026 that would enable municipalities to use an administrative monetary penalty (AMP) system for zoning by-law contraventions that relate to land uses that are not permitted.

We welcome your thoughts on the following changes proposed in Bill 119, the proposed Protecting Ontario's Streets and Communities Act, 2026.

Proposed Planning Act changes

Schedule 7 of Bill 119 proposes amendments to the *Planning Act* to provide local municipalities with a new tool to enforce certain zoning by-law contraventions. If passed, proposed changes would enable local municipalities to implement an AMP system for zoning by-law contraventions that relate to land uses that are not permitted. This is similar to the system many municipalities currently use for enforcement of certain by-laws under the *Municipal Act, 2001* such as those for parking, fences, clean yards and noise and for property standards violations under the *Building Code Act, 1992*.

Currently, the *Planning Act* provides for maximum financial penalties for individuals and corporations on conviction of an offence for contravention of a zoning by-law. The actual amount of the fine imposed in any instance is determined by Provincial Offences Court following a conviction (on a finding that the offence has been committed). The Act does not currently permit local

municipalities to levy AMPs for zoning by-law contraventions. Municipalities have expressed concerns that the current enforcement system for zoning by-law contraventions is challenging, time consuming and costly to implement.

The proposed changes would allow local municipalities to implement an AMP system to set an administrative penalty amount for zoning by-law contraventions regarding land uses that are not permitted. The penalty could not be punitive in nature and could not exceed an amount reasonably required to promote compliance with the by-law. A person could not be charged with an offence if they had already paid an administrative penalty for the same by-law contravention.

Unpaid fines and administrative penalties would generally be able to be added to the tax roll for any property owned by the same persons responsible for paying the AMP and could be collected in the same manner as municipal taxes. The proposed changes to enable municipalities to use an AMP system, if passed could not be used for other types of zoning by-law contraventions (e.g., prohibited uses of buildings or performance standards such as minimum or maximum heights and densities).

Impact on the Environment

The proposed legislative changes, which would enable municipalities to implement an AMP system for certain types of zoning by-law contraventions, are anticipated to have a neutral to positive impact on the environment. If passed, municipalities would be able to more quickly enforce zoning by-law contraventions regarding land uses that are not permitted, some of which may have direct environmental impacts (e.g. drainage issues, noise, odour). As a result of changes to enable AMPs, there may be indirect but positive impacts on the environment, if, for example, as a result of staff realignments municipalities have more time to address other types of by-law contraventions that could impact the environment.

Analysis of Regulatory Impact

The initiatives are anticipated to streamline the processes to address zoning by-law contraventions that relate to land uses that are not permitted.

Costs

The proposed legislative changes would result in additional costs related to municipal staff learning about the changes. For local municipalities that currently use an AMP system and choose to use it for zoning by-law contraventions, there would be incremental cost increases associated with expanding their AMP system to also enforce zoning by-law contraventions regarding land uses that are not permitted (e.g., software updates, equipment, amendments to by-laws, website updates). There would be additional costs for local municipalities that do not currently use an AMP system for by-law enforcement and that choose to set up an AMP system to enforce zoning by-law contraventions.

There are no direct compliance cost implications to other parties, including consumers, businesses, and the government, arising from these proposed legislative changes.

Benefits

The changes would benefit Ontarians broadly, as they are intended to make the process to enforce certain types of zoning by-law contraventions easier and faster. This could result in time and cost savings for local municipalities and cost savings to government as a result of a reduction in the volume of cases involving zoning by-law contraventions that are prosecuted through the court system. Local municipalities that currently utilize an AMP system and choose to enforce zoning by-law contraventions using the same system may benefit from utilizing the system for a broader range of by-law contraventions.

Supporting materials

Related links

Planning Act (https://www.ontario.ca/laws/statute/90p13)

Municipal Act, 2001 (https://www.ontario.ca/laws/statute/01m25)

Building Code Act, 1992 (https://www.ontario.ca/laws/statute/92b23?highlight=false&lang=en&option=%7B%22selection%22%3A%5B%22current%22%5D%2C%22result%

Bill 119, Protecting Ontario's Streets and Communities Act, 2026 (https://www.ola.org/en/legislative-business/bills/parliament-44/session-1/bill-119)

View materials in person

Some supporting materials may not be available online. If this is the case, you can request to view the materials in person.

Get in touch with the office listed below to find out if materials are available.

Planning and Housing Policy Branch
13th Flr, 777 Bay St
Toronto, ON
M7A 2J3
Canada

Comment

Let us know what you think of our proposal.

Have questions? Get in touch with the contact person below. Please include the ERO (Environmental Registry of Ontario) number for this notice in your email or letter to the contact.

Read our commenting and privacy policies. (/page/commenting-privacy)

Submit by mail

PlanningConsultation@ontario.ca

Connect with us

Contact

PlanningConsultation@ontario.ca

PlanningConsultation@ontario.ca

Municipality of Brighton

Staff Report

Meeting Date:	15 Jun 2026
To:	Mayor and Council
Prepared By:	Ron Warne, Manager of Approvals
Reviewed By:	Paul Walsh, Director of Planning/Elana Arthurs, CAO
Department:	Planning and Development
Staff Report Number:	PD2026-83
Subject/Title:	Site Plan Control Approval – Summary Report

Recommendation(s):
That Council receives this Staff Report for purposes of information as an update to Council regarding a summary of recent Site Plan approvals in the Municipality.

Background/Purpose:
The Municipality of Brighton Council passed a Motion at their meeting on June 13th, 2022, in order to delegate the approval of Site Plan Control drawings and related agreements to the municipal Development Review Team (formalized by passing by-law 58-2022) in response to Bill 109 – *More Homes for Everyone Act*, 2022.

As part of the original Staff Report to Council, the amending by-law directs the Development Review Team and the Director of Planning and Development to keep Council informed of all Site Plan Control Applications, Agreements, and Approvals from time to time.

The Staff report has also been augmented to show both proposed plans for future buildings, but also photos of approved site plan projects currently under construction in the community.

Analysis/Comments:

Illustrated in the chart below, the Development Review Team has recently approved (or is currently undertaking the review and processing) of several Site Plan Control applications.

The Development Review Team and the Director of Planning and Development have been delegated the authority to sign all Site Plans, Site Plan Undertakings, and Site Plan Agreements. Staff will be providing additional summary reports of Site Plan Control Approvals in subsequent Council Meetings.

Mun. File #	Street Address	Proposed Development	Status
Active Site Plans			
SP04-2024	74 Sharp Rd. (Business Park)	Presqu'ile Animal Hospital (new 654 sq.m facility expanding from current location at Prince Edward Square)	In process, at request of proponent the Site Plan is being held in abeyance
SP01-2025	147 Elizabeth St.	Mistral Development (Tru-Hilton Hotel) 6-storey, 4300 sq.m hotel with 85 rooms and accessory uses	In process – Site Plan Agreement finalized
SP04-2025	86-88 Sharp Rd (Business Park)	Phased development of the site with three buildings (each with office and warehouse) with a total GFA of 4,551 sq.m	In process, Draft Site Plan Agreement under review by proponent
Conceptual Site Plans (Non-Residential)			
PRE-CON	253 Main St.	1193 sq.m mixed-use development with pharmacy, other commercial and residential units above	Proponent is preparing Site Plan submission
PRE-CON	Lot 10 (Business Park)	Approx. 600 sq.m manufacturing building with accessory office	Proponent is preparing Site Plan submission
PRE-CON	Lot 25 (Business Park)	635 sq.m Civil Engineering Workshop, with 50% office uses	Proponent is preparing Site Plan submission

Throughout the Site Plan process (and the submission of several sets of drawings in response to comments) Brighton staff have continued collaboration across departments

and functional service areas to provide coordinated customer service and expedite the approval process for every file.

Legal/Legislative:
None at this time.

Financial Implications:
None at this time.

Additional Strategic Plan Information:
The continued expedited approval of Site Plan applications in the Municipality by the Development Review Team, complies with the Strategic Plan as it assists in Building a Workable and Livable Community and contributes to a Responsible Municipal Team.

Attachments:
1. Site Plan Gallery of Images

Approved by:	**Status:**
Paul Walsh, Director of Planning	Approved - 09 Jun 2026
Elana Arthurs, CAO	Approved - 11 Jun 2026
Candice Doiron, Municipal Clerk	Approved - 11 Jun 2026

SITE PLAN GALLERY OF IMAGES

Tru-Hilton Hotel (147 Elizabeth Street)
Site Preparation



Omni Long-term Care Facility (20 Georgina Street)
Under Construction





Empire Gate (2 Empire Boulevard)
Under Construction





Municipality of Brighton

Staff Report

Meeting Date:	15 Jun 2026
To:	Mayor and Council
Prepared By:	Paul Walsh, Director of Planning
Reviewed By:	Elana Arthurs, CAO
Department:	Planning and Development
Staff Report Number:	2026-86
Subject/Title:	Enactment of Bill 98, Building Homes and Improving Transportation Infrastructure Act, 2026 an Act to amend Planning Act, Building Code Act, 1992 (“BCA”), Development Charges Act, 1997 (“DCA”) and Municipal Act, 2001, and others. – An Overview

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Recommendation(s):
That Council receive the staff report for purposes of information.

Background/Purpose:
The Province of Ontario has enacted new legislation in the form of the *Building Homes and Improving Transportation Infrastructure Act*, 2026 (“Bill 98”). Staff previously reported to Council at its April 13, 2026 session (see Attachment #1: Staff Report Bill 98). Bill 98 ostensibly aimed at increasing housing supply and accelerating infrastructure delivery across municipalities through the introduction of a broader policy direction focused on reducing approval timelines, simplifying planning frameworks, and supporting growth.
The new framework introduces changes to several statutes that govern municipal land use planning, development approvals, and growth financing. These changes are accompanied by ongoing provincial consultations and anticipated regulations, meaning that not all implementation details are finalized at this time.
Key elements of the legislative approach include: standardizing official plans, limiting municipal authority in certain development matters, enabling residential flexibility, streamlining approvals, and adjusting growth funding tools. Collectively, these measures reflect a shift toward a more centralized and codified planning system.

The law firm Aird & Berlis LLP shared a very good summary of the changes and related ERO postings that offer continued opportunities for submitting comments (see Attachment #2 – Aird Berlis Bill 98).

Analysis/Comments:

Official Plan Standardization

The Province is introducing a consistent framework for the structure and organization of official plans across Ontario. This approach is intended to improve clarity and comparability between municipalities. The chapters an Official Plan may contain is being standardized.

"The new standardized official plan framework will come into force following additional consultation on secondary plans and upper-tier official plans, and has suggested that there may be "final refinements" made to the framework." (Attachment #2 – Aird Berlis Bill 98 p. 3).

For the Municipality of Brighton, this will require a review of the current Official Plan to ensure conformity with the new structure. This may involve reformatting existing policies and assessing alignment with provincial land use categories.

This initiative may reduce flexibility in addressing unique local conditions through tailored policy frameworks.

Bill 98 includes deadlines for municipalities to complete their Official Plan reviews. For the Municipality of Brighton the deadline is January 1st, 2029.

Changes to Municipal Authority on Development Standards

Legislative changes reduce the range of tools available to municipalities to influence development standards, particularly in sustainability and environmental performance. As a result, certain design or performance measures may no longer be implemented through planning approvals, potentially shifting reliance toward provincial standards or developer-led initiatives.

This represents a change in how municipalities guide development outcomes.

Notable are specific references from Attachment #2:

- "Bill 98 removes the requirement that official plans contain policies identifying goals, objectives and actions to mitigate greenhouse gas emissions and to provide for adaptation to a changing climate. Official plans may continue to include policies related to mitigating climate change,…"
- "Bill 98 also amends section 41 of the Planning Act and section 114 of the City of Toronto Act, 2006, to scope a municipality's ability to impose green construction standards, by removing reference to "sustainable design." (Attachment #2 – Aird Berlis Bill 98, p. 4).

Residential Intensification and Lot Configuration

The Province has introduced measures that limit municipal control over certain zoning standards related to residential lot size and configuration. These changes are intended to support increased housing supply.

For Brighton, this may enable more infill development and a greater mix of housing types. However, it may also alter neighbourhood character and increase demand on infrastructure and services.
Careful coordination with long-term planning will be required. Other Planning Act tools will merit more attention, particularly Community Planning Permit System (CPPS) that allows for more sensitivity to be given to site context in approving infilling developments.

Site Plan Process & Development Approvals Process and Timelines
Regarding Site Plan Control under Section 41 of the Planning Act, the Province is implementing changes to impose very prescriptive procedural processes hoping to improve the efficiency of development approvals, including standardized requirements and shorter review timelines. Some consideration is being given to completing removing Site Plan Control as a development review tool (ibid, reference to CPPS, above).
These measures may shift more detailed analysis to earlier stages of applications and reduce opportunities for iterative design refinement.

Parkland Planning
Updates to parkland dedication processes may also affect land acquisition and planning timelines. Previous legislation, Bill 23, established that encumbered lands could qualify as parkland conveyable to the Municipality. Under an appeal by an Applicant, the Tribunal now has the authority to deem the lands to count as 70% of the required parkland dedication (or greater, as determined by the municipality).
"Ineligible lands could include contaminated lands, natural and human-made hazard lands or lands within and adjacent to natural heritage feature and areas. Requirements for land accessibility and comfort of use are also proposed, such as minimum frontage, accessibility and visibility, shadow and wind standards." (Attachment #2 – Aird Berlis Bill 98 p.7)

Upper-Tier Official Plans, Secondary Plans (ERO 026-0315)
Some upper-tier Official Plans will be restricted to regional matters only. Secondary Plans/Special Policy Areas will be limited as to where/when it can be applied. Many elements of the legislative changes remain subject to future regulations and ongoing consultation. This creates uncertainty regarding implementation and requires municipalities to monitor updates and remain adaptable in policy and process adjustments. Short-term challenges may arise as planning frameworks transition to align with provincial direction.

Complete Applications (ERO 026-0313)
"Through this ERO, the Ministry of Municipal Affairs and Housing ("MMAH") is exploring standardizing what planning authorities can require at the "complete application" stage, with requirements to be prescribed through regulation**….**The proposed framework distinguishes between "core studies" – expected for mostplanning applications – and "contingent studies," triggered by contextual factors" (Attachment #2 – Aird Berlis Bill 98, p. 10)

Prescribed Professionals (ERO 026-0314)

"As a companion to the Province's complete application reforms, MMAH has introduced "prescribed professions" as a further limit on municipal intake discretion. As of January22, 2026, professional engineers became the first prescribed profession, meaning studies and materials prepared and signed by a professional engineer must be accepted at intake and an application cannot be deemed incomplete on that basis, even where substantive concerns remain. While municipalities may still review and comment, disputes over quality are pushed to the application review stage." (Attachment #2 – Aird Berlis Bill 98, p. 11)

This is particularly concerning. Staff experience has been a high degree of variability in the quality and completeness of technical reports or studies. The reliance on clear terms of reference for each specific technical report or study will be important and something that the Province is also indicating it will issue.

Legal/Legislative:

As outlined by Aird & Berlis, Bill 98 introduces several significant legal implications by fundamentally restructuring municipal planning authority and processes: it reduces municipal autonomy through mandated standardized official plans and provincially prescribed land use designations; limits municipal regulatory powers, particularly by removing authority to require environmental, sustainable design, and EV-related standards in planning and building approvals; and narrows discretion in development review by standardizing application requirements, expanding "prescribed professions," and potentially eliminating or constraining site plan control. At the same time, it shifts and in some cases increases litigation and appeal risk, including new appeal rights related to parkland dedication and stricter timelines that enable developers to escalate non-decisions to the Ontario Land Tribunal. Collectively, these changes signal a move toward a more centralized, rules-based planning regime, with reduced local flexibility and greater reliance on provincial regulations and tribunal oversight, creating both legal uncertainty during transition and a higher likelihood of disputes over interpretation and implementation.

Financial Implications:

Municipalities appear to need to prepare for reduced Municipal Revenue from Development Charges (DCs). Bill 98 expands exemptions (e.g., non-profit retirement homes) and aligns with broader provincial/federal initiatives encouraging 30–50% reductions in DCs. This may necessitate Municipalities to be increasingly reliant on senior levels of governments for infrastructure funding or to find alternative funding mechanisms (taxes, debt, user fees, or service reductions).

Changes to Parkland Dedication and Land Valuation reduces municipal control over parkland quality and acquisition strategy resulting in the potential need to Purchase additional land later at higher market costs or accept less optimal land (higher future development costs).

Increased prescription and codification of policies, procedures and standards may eventually lead to streamlined approvals of development. However, the period of transition and adaption will require an investment in staffing or consulting resources.

Additional Strategic Plan Information:
Bill 98 has implications on Council's Strategic Plan in various areas, particularly Park and Parklands, Housing and Supply, Infrastructure, and Environment and Sustainability.

Attachments:
Attachment #1 - Staff Report April 13, 2026, Overview of Bill 98 – Building Homes and Improving Transportation Infrastructure Act, 2026 and Implications for the Municipality of Brighton
Attachment #2 – Aird Berlis Bill 98

Approved by:	**Status:**
Paul Walsh, Director of Planning	Approved - 09 Jun 2026
Elana Arthurs, CAO	Approved - 11 Jun 2026
Candice Doiron, Municipal Clerk	Approved - 11 Jun 2026

Municipality of Brighton

Staff Report

Meeting Date:	13 Apr 2026
To:	Mayor and Council
Prepared By:	Paul Walsh, Director of Planning
Reviewed By:	Elana Arthurs, CAO
Department:	Planning and Development
Staff Report Number:	2026-42
Subject/Title:	Overview of Bill 98 – Building Homes and Improving Transportation Infrastructure Act, 2026 and Implications for the Municipality of Brighton

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Recommendation(s):
That Council receive this report for information regarding Bill 98, *Building Homes and Improving Transportation Infrastructure Act,* 2026, associated Planning Act reform consultations, and the potential implications for municipal planning tools, including parkland dedication and secondary planning.

Background/Purpose:
On March 30, 2026, the Province of Ontario introduced Bill 98, Building Homes and Improving Transportation Infrastructure Act, 2026. Bill 98 represents the latest phase of ongoing provincial land use planning reform intended to increase housing supply, reduce development approval timelines, and improve certainty for infrastructure delivery.
Bill 98 is accompanied by multiple Environmental Registry of Ontario (ERO) consultations addressing official plans, secondary plans, site plan control, parkland dedication, and other development approval processes. Collectively, these initiatives represent a significant evolution of Ontario's planning framework.
The law firm Osler, Hoskin & Harcourt, LLP offers a good summary – see Attachment #1.

Analysis/Comments:

Bill 98 proposes amendments to the Planning Act that would standardize the structure of municipal official plans, establish a new provincial framework for secondary plans and site- and area-specific policies, reform parkland dedication processes, and introduce significant changes to site plan control.

Summary of Bill 98 Impacts on Brighton

Policy Area	Current Brighton Framework	Potential Bill 98 Impact
Parkland Dedication	By-law 110-2023 establishes detailed parkland dedication rates, alternative residential formulas, valuation timing, acceptance criteria, strata parks, and Privately Owned Public Spaces (POPS).	Proposed provincial regulations may standardize parkland acceptance criteria, impose mandatory decision timelines, establish valuation credit minimums, and expand appeal rights, potentially reducing municipal discretion and requiring amendments to the Parkland Dedication By-law.
Secondary Plans	The Municipality has prepared a draft Secondary Plan to guide detailed land use, infrastructure coordination, phasing, and urban design within growth and transition areas.	Bill 98 proposes a new provincial framework for secondary plans that may affect document format, approval authority, transition rules, and implementation timelines for the draft Secondary Plan. The inference in Bill 98 is that select areas will not be eligible for secondary plans.
Site Plan Control	Site plan control is currently used to address functional site design, servicing coordination, and development compatibility.	Consultations associated with Bill 98 include potential elimination or significant restriction of site plan control, which could affect implementation of secondary plan objectives and parkland integration. If Site Plan Control agreements are restricted, the tools

availble to address off-site impacts and costs may be limited.

Official Plan
No Official Plan amendments are proposed at this time. Future conformity updates may be required once Bill 98 regulations are finalized.

Zoning By-law
No zoning by-law amendments are proposed as part of this report.

Conclusion
Bill 98 represents a significant further step in Ontario's ongoing planning reform agenda. The proposed changes have the potential to materially affect Brighton's planning tools, including parkland dedication and secondary planning. Staff will continue to monitor provincial initiatives and report back to Council as further detail becomes available.

Legal/Legislative:
Bill 98 is proposed provincial legislation and is not yet in force. This report is provided for information only.

Financial Implications:
No immediate financial implications arise from this report.

Additional Strategic Plan Information:
Monitoring Bill 98 aligns with Council's strategic priorities related to responsible growth management, infrastructure sustainability, fiscal accountability, and long-term community resilience.

Attachments:
Attachment #1 - Summary - Law Firm Osler, Hoskin & Harcourt, LLP

Approved by:
Paul Walsh, Director of Planning
Elana Arthurs, CAO

Status:
Approved - 08 Apr 2026
Pending

OSLER

Nation-building: the Carney-Ford housing deal and Ontario government land use planning and regulatory process reforms

MARCH 31, 2026 10 MIN READ



Related Expertise

- Government and Public Sector
- Infrastructure
- Major Projects
- Municipal, Land Use Planning and Development
- Real Estate

Authors: Chris Barnett, Evan Barz, Andrew Rintoul, Alex Farrant

Key Takeaways

- The Ontario housing crisis has spurred major legislative announcements with potential Ontario home cost reductions of up to $200,000.
- The Canada-Ontario Partnership to Build allocates $8.8 billion to housing-enabling infrastructure, contingent on municipalities cutting development charges.
- Ontario's Bill 98 proposes significant reforms to land use planning, aiming to expedite the home-building process in that province.

The housing crisis in Ontario has driven both federal and provincial legislative and policy agendas for years. On March 30, 2026, a significant announcement was made that could result (according to Prime Mark Minister Carney) in the cost of new homes in Ontario being reduced by up to $200,000.

In addition, in a separate series of announcements, the Ontario government has introduced a series of legislative changes and proposed regulations with the goal of further streamlining the development approval process. We have prepared

- a table summarizing all of the consultations announced, linked to the ERO postings for comment
- a blackline of the proposed changes to the Planning Act proposed by Bill 98

Development charge relief

Prime Minister Carney and Premier Doug Ford appeared at a joint announcement in Toronto (also attended by Mayor Olivia Chow), and they brought their cheque books. The Canada-Ontario Partnership to Build commits $8.8 billion over 10 years — $4.4 billion each from Ottawa and Ontario — to housing-enabling infrastructure, specifically structured to fund municipalities that cut development charges (DCs) by up to 50% for three years. The funding targets municipalities covering 80% of Ontario's population.

A key pre-condition: municipalities must cut DCs to receive any assistance. Premier Ford was

blunt: “If you don’t cut DCs, you aren’t getting any money … but if you do, we will be there to support you”.

HST relief

The full 13% HST is removed for all new homes in Ontario valued up to $1 million, applicable to agreements signed between April 1, 2026, and March 31, 2027. The maximum $130,000 rebate is maintained for homes up to $1.5 million, tapering to $24,000 at $1.85 million. Ontario estimates $2.2 billion in total tax relief, 8,000 additional housing starts next year, 21,000 jobs, and $2.7 billion in GDP contribution.

Ontario announcements

The Ontario government released a series of announcements and decisions aimed at further reforming the land use planning and regulatory process to get homes built faster. The announcements included the introduction of Bill 98, the *Building Homes and Improving Transportation Infrastructure Act, 2026*, which proposes sweeping changes to how land use policy is implemented by municipalities across the province.

We have prepared a blackline version of the *Planning Act* [PDF] showing the proposed amendments in context.

In addition to the legislative changes, there were multiple postings on the Environmental Registry of Ontario, which we have summarized and categorized with links to each posting, capturing proposed legislative amendments as well. We have also provided a table categorizing the various postings for ease of reference.

Standardized official plans

Proposed amendments to the *Planning Act* would put in place a standard structure for official plans, to be set out in Schedule 7. A summary of the structure can be found in the ERO posting. The proposed structure includes a standardized set of land use designations to be used in local official plans, with the ability for the Minister to set out further direction on implementing any of these designations, including using two or more sub-designations. Otherwise, the listed designations are the only ones that will be permitted in official plans.

This represents a potential transformative shift for official plan policy, which has historically been tailored to address the unique growth, land use and development needs and objectives of local municipalities.

The proposal is for these changes to come into force January 1, 2028, for “large and fast growing municipalities”, but there is no set date in the legislation or proposal for when municipalities must amend their plans to fit this new framework.

There is the ability for municipalities include a description of “goals and objectives” for each chapter, and for the Minister to give written directions for how to comply with these new requirements.

Further consultations

In addition to the proposed legislative changes, there is a second ERO posting seeking additional feedback on a proposal to create a distinct framework with clear parameters for secondary plans and site and area specific policies with the aim of increasing consistency across municipalities while preserving development permissions. The consultation is open until April 29, 2026.

Parkland

Bill 23, introduced in 2022, proposed changes to the parkland regime which included giving landowners the ability to identify land that it proposes to convey for parkland, and giving the municipality the ability to accept or refuse that land, along with a right of appeal. Rules around encumbered land (such as strata parks) were also contemplated. Those changes have not yet been proclaimed in force, and the regulation with the criteria to be considered by municipalities and the Tribunal have not been enacted.

Bill 98 proposes updates to this proposed process, and there is now an ERO posting of the proposed criteria for parkland which states that land cannot be contaminated or hazardous land, but lands within and adjacent to natural heritage features could be eligible, providing the features have not been interfered with or compromised.

Municipalities will also be required to provide a response to a proposal for conveyance of parkland within 90 days, failing which the landowner can appeal the non-decision to the Tribunal.

If the Tribunal directs that land be conveyed to a municipality following a hearing, including encumbered land, then credit is required to be given at a factor of no less than 0.7, or a larger factor, as determined by the municipality.

The date on which these changes would come into force has not been announced .

Site plan

Two key developments related to site plans: a change to the Act regarding the scope of site plans, and a consultation on whether site plan approvals should be eliminated altogether.

Proposed Planning Act changes

The proposed change to the Act builds on earlier legislative changes and is intended to make clear that elements of "sustainable design" cannot be included as part of site plan control. The Minister also will have the power to make regulations excluding other matters from site plan control in the future.

Wider consultation on site plan approvals

There is also a posting on the ERO which seeks "...feedback on bold and transformational changes to site plan control."

Potential reforms could include

- the removal of site plan control as a land use planning tool
- if site plan remains, limiting circulations to three rounds, followed by a meeting to work through all outstanding issues
- further scoping the review process to a standardized checklist
- requiring an arbitration process as an alternative to an OLT appeal
- requiring different site plan streams with different levels of requirements

The posting is open for comment until May 14, 2026.

Complete application requirements

Study requirements

The Ontario government is consulting on a proposal for regulation(s) to provide consistency for the types of studies that can be required for an application to be considered complete. The proposed list that includes the types of information and material municipalities may require is not a mandatory list but would allow municipalities to determine what types of information may be required based on specific circumstances. Studies not in the proposed regulation may not be required.

Two categories of studies are being proposed: core and contingent.

Core studies are those studies that could always be required as planning authorities typically require these studies for most planning applications and address fundamental planning and engineering matters, such as environmental impacts, existing servicing capacity, transportation impacts, and public health and safety.

Contingent studies could only be required when a specific on-site or surrounding condition exists in the local municipality that renders the study relevant for the application. Examples include if the subject property is located on or near airports, rail corridors, significant natural hazards, or major facilities, or when the property contains certain environmental, cultural, or resource-based features. Prescribed professions

On January 22, 2026, the province prescribed professional engineers as a designated profession for the purposes of determining whether an application is complete. If a required report is prepared by a professional engineer, then the submission of that report satisfies any complete application requirement.

There is now a further posting on the ERO seeking input on whether additional professions should be added to that regulation. Municipalities can still seek further information based on the submitted reports, but the appeal timelines are not affected.

Growth management

The government had previously released a proposed update to the Projection Methodology Guideline (PMG). It has considered the input it received, and posted a further draft for comment until April 29, 2026.

The PMG is an important tool in implementing the growth projections that will guide amount of population and employment for which municipalities are planning.

Minimum lot sizes

Bill 98 proposes to give the Minister the power to make a regulation to set a minimum residential lot size in fully serviced urban areas. There is a separate ERO posting which proposes that the minimum lot size be 175m^2. This proposal is open for comment until May 14, 2026.

Communal drinking water and wastewater consent requirements

Bill 98 also proposes amendments to the *Municipal Act,* and *Safe Drinking Water Act* that would authorize the making of regulations that relate to the conditions and criteria to be met in order for a municipality to give consent to a non-municipal communal water or wastewater system. If the criteria were met, a municipality would be required to give consent. The proposed criteria and conditions are contained in the ERO posting on the proposed regulation.

This could have an impact in areas where servicing constraints are limiting development potential,

Revocation of the Parkway Belt West Plan

The Parkway Belt West Plan was the first provincial land use plan, created in 1978 to reserve land for multi-purpose utility corridors, to act as an urban separator, and provide a linked open space system across the Greater Toronto Area. Through a series of ERO postings, the government is proposing to revoke the plan and five remaining MZ0s that were used to implement the Plan. There is also a posting related to carrying out a study that will identify and protect land for future transmission infrastructure throughout the Greater Toronto Area, spanning from Hamilton in the west to Markham in the east.

Table of ERO postings

Posting (with link)	Summary	Comments due
General		
026-300	Consultation on all aspects of Bill 98	**April 29, 2026**
026-309	Consultation on proposed regulation removing authority to require, as a condition of land division approvals, mandatory enhanced development standards at the lot level (outside of buildings), that are not specifically required for health, safety, accessibility or protection of adjoining lands (e.g., stormwater management)	**May 14, 2026**

026-0305	Consultation on proposal to facilitate electronic submission of information as part of the *Planning Act* process electronically	**May 14, 2026**
Standardized official plans		
025-1099	Summary of proposal in Bill 98 with proposed structure for all official plans	**NA**
026-315	Consultation on possible changes that could relate to specific requirements for secondary plans and Site and Areas Specific Policies (SASPs)	**April 29, 2026**
Site plans		
026-310	Consultation on "bold and transformational" changes to site plan control, possibly including eliminating site plan approvals	**May 14, 2026**
Communal servicing		
026-0302	Constultation on potential regulations to set out requirements for municipal consent of non-municipal communal drinking water and wastewater systems and to require municipalities to consent if requirements are met	**April 29, 2026**
Parkland		
026-312	Consultation on proposed regulation to standardize parkland dedication requirements for landowner identified parkland, including encumbered land (strata) and POPS	**May 14, 2026**
Complete applications		
026-314	Consultation on potential regulation to add additional professions as "prescribed" for complete application requirements	**May 14, 2026**
026-313	Consultation on proposed regulation to provide a comprehensive list of studies that may be required as part of a complete application	**May 14, 2026**
Projection methodology		
026-0304	Consultation on proposed update to the Projection Methodology Guideline	**April 29, 2026**
Minimum lot sizes		

026-0311	Consultation on proposed regulation to establish a minimum lot size in serviced urban residential areas at 175 m2	**May 14, 2026**
Parkway Belt West Plan		
026-229	Consultation on proposal to revoke the Parkway Belt West Plan	**May 14, 2026**
026-330	Consultation on proposal to review the five MZOs associated with the Parkway Belt West Plan	**May 14, 2026**
026-0347	Consultation on study to preserve a corridor of land within and adjacent to the Parkway Belt area for future transmission infrastructure	**May 29, 2026**

AIRD BERLIS

Article June 02, 2026

Bill 98: Ontario's Latest Push to Accelerate Housing and Transit Infrastructure

By: Meaghan Barrett, Eileen P. K. Costello, Andrea Skinner, Anna Lu, Tarah Coutts and Andrew Everton

To listen to an audio recording of this article, click here.

Ontario's Bill 98, the *Building Homes and Improving Transportation Infrastructure Act, 2026* ("**Bill 98**") received royal assent on June 2, 2026. Bill 98 represents the most recent omnibus legislation by the Province of Ontario (the "**Province**") aimed at increasing the housing supply by speeding up planning approvals. Bill 98 also includes a specific focus on transit infrastructure and changes in how existing and planned transit service is delivered.

Bill 98 was introduced following the March 30, 2026, announcement of a new partnership between the federal government and the Province to create more affordable homes, infrastructure and transit. This partnership will provide funding for infrastructure investments across the Province; the goal is to incentivize certain municipalities to substantially reduce residential development charges, thereby cutting the costs of new homes by up to $200,000 while bridging the gap to fund needed infrastructure improvements.

Bill 98 consists of nine schedules corresponding to legislation amended by the bill. Our focus is on changes to the *Planning Act*, *City of Toronto Act, 2006*, *Building Code Act, 1992* ("**BCA**"), *Development Charges Act, 1997* ("**DCA**") and *Municipal Act, 2001*. We also review related Environmental Registry of Ontario ("**ERO**") postings associated with these changes that signal further legislative changes to come.

Planning Act

Standardizing Official Plans

Bill 98 introduces a standardized structure for the contents of an official plan, including a prescribed list of 12 land use designations. The stated goals of this exercise are to make official plans simpler and easier to understand, more consistent across municipalities, more permissive, shorter and machine-readable. The amendments are aligned with the overall goal of encouraging housing and reducing processes associated with delays in the approval process.

Existing official plans are developed by municipalities through a public process and are intended to set out long-term goals and objectives for how that specific municipality will grow and develop in accordance with provincial plans and policies, including the *Provincial Planning Statement, 2024*. In stark contrast, Bill 98 requires municipalities to implement the new standardized official plan framework through amendments to existing official plans or as part of a new official plan.

Bill 98 includes the following transition deadlines for municipalities to complete their standardization exercises:

- By **January 1, 2028,** for the 29 largest and fastest-growing municipalities: Ajax, Barrie, Brampton, Brantford, Burlington, Caledon, Cambridge, Clarington, Guelph, Hamilton, Kingston, Kitchener, London, Markham, Milton, Mississauga, Newmarket, Niagara Falls, Oakville, Oshawa, Ottawa, Pickering, Richmond Hill, St. Catharines, Toronto, Vaughan, Waterloo, Whitby and Windsor.
- By **January 1, 2029,** for all other municipalities.

Until a new standardized official plan framework is adopted, existing official plans will remain in effect.

The prescribed land use designations in Bill 98 include designations – such as Neighbourhoods, Parks and Open Spaces, and Mixed Use Commercial Areas – that would be common in most municipalities. Others, such as Resource Areas, Rural Lands and Prime Agricultural Areas may simply be "not applicable." It is unclear how the

inclusion of designations that are not applicable will achieve the stated goal of making official plans easier to navigate.

Additionally, the Province continues to consult, through the ERO posting, on proposed standardized chapters and sections for official plans. Notably, the proposed list does not include sections which are commonplace in many municipalities, including those related to urban design and heritage conservation. The distinction between Mixed Use Areas and Mixed Use Commercial Areas designations further separates land use considerations at an official plan level, whereas previously such distinctions could have been made through zoning by-laws, allowing for area-specific tailoring of regulations. The latter-proposed Mixed Use Commercial Areas designation should be understood as reinforcing the Province's definition for Employment Areas, which is now more narrowly focused on traditional, industrial employment uses.

The Province has indicated in its consultation documents that the new standardized official plan framework will come into force following additional consultation on secondary plans and upper-tier official plans, and has suggested that there may be "final refinements" made to the framework. The related ERO posting on this topic (see below) is intended to inform this process and, in particular, the role of secondary plans or site- and area-specific policies ("**SASPs**"), which provide area- or issue-specific policies in certain instances.

The move to standardize official plans across the Province could have a significant impact on municipalities, which will need to allocate resources and staffing to the exercise of standardizing plans that, in many cases, have been the result of years or decades of studies, consultation and refinements through amendments, settlements with landowners and litigation. Beyond this, it remains to be seen whether, and to what degree, the requirement for municipalities to apply a standard set of designations will require substantive changes to the operative policies in an official plan. For example, will the standardization of the contents of an official plan simply be window dressing or will it require comprehensive reviews and updates to the policies themselves?

While standardized official plans may be easier to navigate in theory, the short-term process of streamlining and the standardization exercise will likely present challenges for all stakeholders.

Climate Change Policies, Sustainable Design and EV Charging

Bill 98 removes the requirement that official plans contain policies identifying goals, objectives and actions to mitigate greenhouse gas emissions and to provide for adaptation to a changing climate. Official plans *may* continue to include policies related to mitigating climate change, but municipalities are no longer *required* to address climate change in their official plans. Companion amendments to the *Planning Act*, *Municipal Act, 2001*, *City of Toronto Act, 2006*, and the BCA further restrict the tools available to municipalities to regulate development from an environmental perspective.

For example, Bill 98 has amended section 34 of the *Planning Act* so that a zoning by-law can no longer *require* electric vehicle supply equipment to be provided or maintained in connection with parking facilities. A similar restriction now exists in the site plan approval process (through amendments to section 41 of the *Planning Act* and section 114 of the *City of Toronto Act, 2006)*.

Bill 98 also amends section 41 of the *Planning Act* and section 114 of the *City of Toronto Act, 2006*, to scope a municipality's ability to impose green construction standards, by removing reference to "sustainable design." Related amendments have been made to the *Municipal Act, 2001*, the *City of Toronto Act, 2006*, and the BCA to repeal municipal authority to pass by-laws prescribing construction standards for the protection or conservation of the environment.

These changes will affect municipalities such as Toronto, which mandates "green standards" as part of its site plan approval process. In the absence of specific municipal requirements in the approval process, it is likely that the implementation of environmentally friendly standards will be largely driven by market demand.

Minimum Lot Size

Building on previous amendments to the scope of zoning by-law authority under section 34 of the *Planning Act*, Bill 98 has removed the authority to impose zoning standards related to minimum lot areas, lot frontages or lot depth on urban residential land outside of the Greenbelt Area.

In its media briefings, the Province stated that the intent of this amendment is to allow for the creation of smaller lots over time, thereby increasing the number of lots available for housing and making those new lots more affordable.

The new minimum lot dimensions will be prescribed by regulation and will override any zoning standards in effect in a municipality with respect to those standards. Through its related ERO posting, the Province has proposed a minimum lot size of 175 square metres or 1,900 square feet on parcels of urban residential land outside of the Greenbelt Area.

This amendment is likely to have the greatest impact in ex-urban and suburban areas, where the magnitude of change for the size of lots will be greatest. Pressures on availability of servicing and other infrastructure needs is already an issue in some municipalities and will be exacerbated by this change. In larger urban centres, the proposed minimum lot sizes are more likely to have an impact over the longer term through infill development as existing residential areas respond to other policy changes including housing for the "missing middle."

Our review of sample lot areas in a range of municipalities suggests that the proposed lot area minimum of 175 square metres accords to the minimum lot area for a single-unit townhouse development, for example, but would not account for larger lot area minimums applicable to multi-unit forms (i.e., duplex, triplex or fourplex) nor single or demi-detached homes. The disparity between the proposed minimum lot area of 175 square metres and lot areas for the latter form of housing suggests a very real impact on area character if municipalities are not afforded flexibility in its application. The interplay between prescribed minimum lot areas and official plan policies that speak to area character will be an interesting space to watch.

Site Plan Process

Through the ERO, the Province is consulting on major standard reforms to the *Planning Act* and the *City of Toronto Act, 2006*, promising "bold and transformative" reforms, which could include the removal of site plan control as a planning tool in its entirety.

Other less dramatic proposed changes to increase efficiency of the site plan approval process include:

- imposing a maximum of three circulations before moving to a mandatory meeting to resolve all outstanding issues;
- further scoping the site plan review process to a standard checklist of items (such as those relating to health and safety);
- establishing a municipal arbitration process for applications that exceed the 60-day timeline and specified number of circulations; and
- requiring municipalities to create site plan approval streams based on the type of proposed development (e.g., requiring less-complex developments to be a triaged to an expedited stream or exempted from site plan control altogether).

The changes above align with the Province's goal of expediting the development approvals process. While many of the proposed changes are likely to result in a shorter site plan process, we anticipate greater scrutiny and caution during the rezoning process as staff will be less willing to defer matters of detailed design to the site plan phase. Further, if reducing the scope and timeline for site plan results in matters moving to arbitrations and/or site plan referrals to the Ontario Land Tribunal (the "**Tribunal**"), it is unclear whether the stated goal of expediting approvals will, in fact, be achieved.

Parkland

Bill 98 reflects another iteration of the Province's ongoing efforts to update the parkland dedication scheme. Parkland dedication was first reviewed and amended in Bill 23, the *More Homes Built Faster Act, 2022*. Bill 23 expanded the scope of lands that could be conveyed as parkland, including encumbered or stratified lands, and provided a mechanism for landowners to appeal to the Tribunal if the municipality refused to accept the conveyance. Passed in 2022, these amendments were not proclaimed into force with the balance of Bill 23. As such, both landowners and municipalities were left with uncertainty as to the ultimate parkland dedication scheme, with predictable impacts on planning processes particularly for larger sites and secondary plan exercises.

Bill 98 has brought forward a new subsection 42(4.35.1), which adds a ground for appeal to the Tribunal, requiring municipalities to respond to a landowner's proposed conveyance in 90 days. If no response is received within the 90-day period, landowners are empowered to appeal the municipality's non-decision to the Tribunal. The Tribunal

now has the authority to deem the lands to count as 70% of the required parkland dedication (or greater, as determined by the municipality).

The Province is consulting through the ERO posting on prescribed criteria for lands that would be ineligible for parkland dedication. Ineligible lands could include contaminated lands, natural and human-made hazard lands or lands within and adjacent to natural heritage feature and areas. Requirements for land accessibility and comfort of use are also proposed, such as minimum frontage, accessibility and visibility, shadow and wind standards.

Many municipalities have historically accepted encumbered lands as parkland and have developed their own criteria for accepting such lands. Most municipalities have existing standards for acquiring parkland, and many have long-term plans to strategically deploy parkland reserves with targeted acquisitions.

The new parkland dedication amendments in Bill 98 are not currently in effect and will come into force on a date to be named by the Lieutenant Governor in Council. The continued lack of certainty with respect to the overall parkland dedication scheme in the *Planning Act* remains a material factor in development applications and municipally led planning processes, and should be prioritized by the Province for resolution.

Simcoe County Becomes An Upper-Tier Municipality Without Planning Responsibilities

Bill 98 amends the *Planning Act* to provide that the County of Simcoe can become an "upper-tier municipality without planning responsibilities," as defined in the *Planning Act*, in relation to lands in different lower-tier municipalities at different times. In this regard, the County of Simcoe is now an upper-tier municipality without planning responsibilities in relation to lands in the Town of Bradford West Gwillimbury, the Town of Innisfil and the Town of New Tecumseth. As a result, these lower-tier municipalities inherit the County of Simcoe's Official Plan (as an official plan of the lower-tier municipality), though each will be at liberty to amend and/or revoke the county's plan/its policies. Further, these lower-tier municipalities are now their own approval authorities for all local amendments and approvals that previously would have required approval by Simcoe County Council.

Development Charges Act, 1997

Bill 98 amends the DCA by expanding the types of development exempted from development charges to include non-profit retirement home developments. This additional exemption specifically addresses the form of housing regulations under the *Retirement Homes Act*, *2010*, and should not be confused with residential development geared to seniors, which may include enhanced supports and community features for aging in place.

Existing development exempted from development charges ("**DCs**") includes affordable residential units (rental/ownership) and attainable residential units, non-profit housing development, inclusionary zoning residential units and long-term care homes.

The Bill 98 amendments to the DCA appear to be relatively minor in scope. However, with the federal and provincial announcements on infrastructure spending tied to significant DC reductions (which could be 30-50% over the next three years), we anticipate shifts in the way at least some municipalities approach the use of DCs as a funding tool to serve new development.

Stay Tuned: Further Changes to Come

Upper-Tier Official Plans, Secondary Plans and SASPs (ERO 026-0315)

This ERO posting suggests that the Province does not intend to eliminate these planning tools outright but rather scope and refine the application of each.

The consultation points to a clearer separation of policy by scale: regional matters at the upper-tier level, secondary plans limited to defined areas or priority issues and SASPs confined to narrowly site-specific circumstances. What remains unresolved – and worth close attention – is how prescriptive these distinctions become through regulation, guidance or ministerial oversight. Given the standardization of general official plan policies now prescribed by the *Planning Act*, it is reasonable to anticipate a similar regularization of secondary plans and SASPS, though how that will be applied given the varied nature of such tools remains to be seen.

Key Issues to Watch

Upper-Tier Official Plans

The consultation correctly identifies a structural challenge for lower-tier municipalities that rely on an upper-tier official plan as their primary policy document. In these cases, a strict separation between “regional” and “local” policy would not be appropriate or helpful. Rather, a hybrid approach that ensures local land use designations and priorities continue to have a clear planning foundation should be the result.

Secondary Plans

The consultation suggests that future rules may materially constrain what secondary plans can address. Even modest limits may leave certain policy objectives without a clear landing place where they do not align with prescribed categories in official plans, increasing the risk that important local or context-specific issues will be without policy guidance.

Site- and Area-Specific Policies (SASPs)

Some municipalities use SASPs as an expedient way to implement policy initiatives that apply to a larger area but are not applicable across the municipality. It remains unclear how these existing policy frameworks would be reconciled within a standardized approach to official plan designations or how policy conflicts would be managed during transition.

While the Province’s stated objective is simplification, the ERO appropriately highlights transition as an important consideration. Moving away from layered and established policy regimes to a streamlined framework may create material gaps where municipal priorities are not fully captured. From a development applications perspective, policy realignment or uncertainty risks exacerbating, rather than alleviating, friction in the approvals process.

In summary, we will be watching where the policy lines are drawn – and whether a simplified framework can still respond effectively to complex local contexts and planning issues.

Complete Applications (ERO 026-0313)

Through this ERO, the Ministry of Municipal Affairs and Housing ("**MMAH**") is exploring standardizing what planning authorities can require at the "complete application" stage, with requirements to be prescribed through regulation. The stated objective is predictability for applicants, while maintaining access to information municipalities need to evaluate applications. The proposal reflects an effort to narrow and streamline the front-end of the approvals process by separating the issue of "completeness" from substantive review.

The proposed framework distinguishes between "core studies" – expected for most planning applications – and "contingent studies," triggered by contextual factors such as proximity to airports, infrastructure or sensitive uses. This distinction will be central to how far municipalities can shape application requirements in practice.

Scope and Composition of the Prescribed List

A key issue is whether the prescribed list of studies is ultimately comprehensive or whether important categories of information are excluded or removed. Where studies fall outside the regulatory list, municipalities may lose the ability to require them at the completeness stage, even where they are considered essential to informed review. This could ultimately lead to negative reports, refusals or deferrals if municipalities do not have full information.

Alignment of Study Objectives

The consultation raises the question of whether the stated objectives for each prescribed study are appropriately framed to deliver the information municipalities typically rely on. If objectives are defined narrowly, there is a risk that materials may technically satisfy completeness requirements while falling short of supporting robust planning analysis.

Application-Specific Requirements

Another issue is whether the regulations will clearly identify the studies required for different types of applications, or whether a single list will apply to all applications

(official plan amendments, zoning by-law amendments, site plan approval, draft plans of subdivision and consents). Without this clarity, disputes may simply shift from *whether* a study is required generally to *when* it can be required for a specific application.

Terms of Reference and Technical Standards

Perhaps the most consequential issue is whether terms of reference will continue to be set by municipalities or whether prescribing study types and objectives effectively introduces province-wide technical standards. This would represent a significant shift, constraining municipalities' ability to tailor scope, methodology or assumptions to local conditions and concerns.

Where future regulations ultimately land may not differ materially from current practice. For example, current practice would typically require an aeronautical report as a contingent study near airports, while a planning justification report would not be required for site plan approval.

We will be watching where future regulations land and if they differ materially from current practice, including whether standardization meaningfully limits what can be required for a "complete" application and if technical and contextual issues can be meaningfully addressed.

Prescribed Professionals (ERO 026-0314)

As a companion to the Province's complete application reforms, MMAH has introduced "prescribed professions" as a further limit on municipal intake discretion. As of January 22, 2026, professional engineers became the first prescribed profession, meaning studies and materials prepared and signed by a professional engineer must be accepted at intake and an application cannot be deemed incomplete on that basis, even where substantive concerns remain. While municipalities may still review and comment, disputes over quality are pushed to the application review stage.

The Province has indicated that the list of prescribed professions is expected to expand, reinforcing a broader shift away from the negotiated intake of development applications and toward a more rigid, regulation-driven entry point. Unlike professional engineers, not all consultants engaged in the planning process have prescribed professional

standards and governing legislation, which may ultimately limit how many "prescribed professionals" are identified.

Enhanced Development Standards (ERO 026-0309)

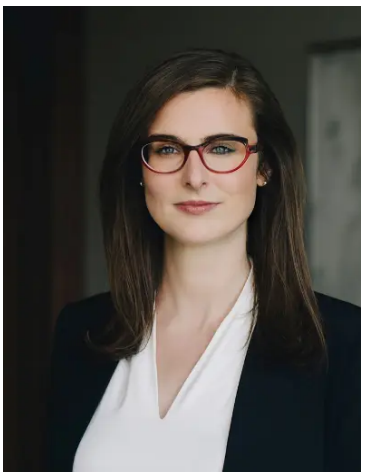
The Enhanced Development Standards proposal mirrors Bill 98's broader approach of limiting municipalities' ability to require sustainability and performance measures through land division conditions, instead confining such requirements to narrowly defined, provincially sanctioned circumstances.

Conclusion

As has been the case with much of the omnibus planning legislation forthcoming from the Province in recent years, many of the key amendments in Bill 98 await regulations to come into full force and effect, including but not limited to clarity on the parkland dedication scheme in the *Planning Act*. Further, the expansive list of consultation matters on the ERO posting associated with Bill 98 suggests that critical details – such as the content of standardized official plans and minimum zoning standards for lot area, frontage and depth – are yet unknown.

Bill 98 has now received royal assent, but crucial aspects of its implementation remain undetermined.

The Municipal, Land Use Planning & Development Group at Aird & Berlis LLP will continue to monitor the implementation of Bill 98, including forthcoming regulations and related ERO consultations. If you have questions about how these changes may affect development approvals, municipal planning or infrastructure projects, please contact the authors or a member of the group.



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Disclaimer

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AIRD BERLIS

Municipality of Brighton

Staff Report

Meeting Date:	15 Jun 2026
To:	Mayor and Council
Prepared By:	Ron Warne, Manager of Approvals
Reviewed By:	Paul Walsh, Director of Planning/Elana Arthurs, CAO
Department:	Planning and Development
Staff Report Number:	PD2026-88
Subject/Title:	Pre-Servicing Agreement – Applewood Meadows Ph. IV Draft Approved Plan of Subdivision (SUB2021-02) Applicant: 8597685 Canada Inc.

Recommendation(s):

1. That Council accept the staff report darted June 15, 2026 pertaining to the Municipality entering into a Pre-Servicing Agreement with 8597685 Canada Inc. (Applewood Meadows Subdivision); and

2. That Council endorse authorize and accept the pre-servicing agreement and direct staff to provide a copy of the agreement for the Applicant's signature; and

3. That staff be authorized to make necessary design revisions as may arise in final review of drawings, as may be necessary through final Municipal Engineering review; and further,

4. And That Council enact the required by-law authorizing the Mayor and Clerk to sign the pre-servicing agreement on behalf of the Municipality coming into effect on the date of the signatures.

Background/Purpose:

Executive Summary

The purpose of this report is to provide Council with recommendations for the entering into a pre-servicing agreement with the developer of Applewood Meadows subdivision

(8597685 Canada Inc.). The Municipality has previously granted draft approval to the Plan of Subdivision (SUB2021-02) in August 2022. In March 2026, Council subsequently approved amendments to the Draft Plan and corresponding Zoning for the subject lands.

The subject lands (Applewood Meadows subdivision) are located along the south side of Main Street (Country Road 2), bound by Main Street to the north, the CN Rail Line to the south, and the existing phases of the Applewood Meadows and Orchard Gate residential subdivision to the east. The neighbourhood includes a mix of single detached, semi-detached and townhouse dwellings. The lands have frontage on Braeburn Street, Courtland Way, Royal Gala Drive, and Rundle Lane. Please see Attachment 1 (Subject Lands Map).

Table 1: Subject Lands and Surrounding Uses

Site Details	**Description**
Civic Address	Rundle Lane
Area and Frontage	+/- 8.5 ha, with +/- 165 m frontage (Rundle Lane)
Legal Description	Part Lot 5, Plan 28, 39R-13304
Present Use and Buildings	Vacant
Proposed Use and Buildings	Residential uses
Land uses to the north	Commercial (Len's RV) and Rural and Residential uses
Land uses to the east	Residential uses
Land uses to the south	Residential uses
Land uses to the west	Rural/ Agricultural uses

The subject lands are currently designated "Residential" on Schedule 'A' (Map 2) of the Municipality of Brighton Official Plan. Previous planning applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision were approved in August 2022.

Analysis/Comments:
Staff have reviewed and accepted Civil Design drawings and related information from the proponent's engineer, in particular:

- Mud and Dust Control Plan
- Phase II Environmental Site Assessment (Final Report)
- Detailed Design Reports (Storm Sewer, Sanitary Sewer), prepared by Jewell Engineering (May 15, 2026)
- CCTV of downstream sanitary and storm sewer
- Geotechnical Investigation Report
- Soil Management Plan

- Ministry of the Environment, Conservation and Parks' Environmental Compliance Applications
- Updated Cost of Works Estimates

The submitted materials have been subject to several iterations of staff review and appear to be generally complete. A pre-servicing agreement generally deals with below ground works, while a subdivision agreement addresses above ground works.

Summation:

Staff are satisfied that the first three phases of the subdivision development have generally proceeded as prescribed in the Conditions of Draft Plan approval and are recommending Council proceed to enter into a Pre-servicing Agreement with the proponent to advance the servicing of the fourth phase of the development. A Subdivision agreement (or amendment to the existing agreement) will be considered at a future date.

Legal/Legislative:
The Municipal Solicitor will be requested to register the pre-servicing agreement.

Financial Implications:
The pre-servicing agreement requires the developer to install infrastructure and facilities at the developer's costs. Financial securities are also required at a rate of a percentage of total costs of works. General clauses in the agreement require the developer to pay for any related Municipal costs, such as legal expenses incurred by the Municipality in the process of executing the pre-servicing agreement.

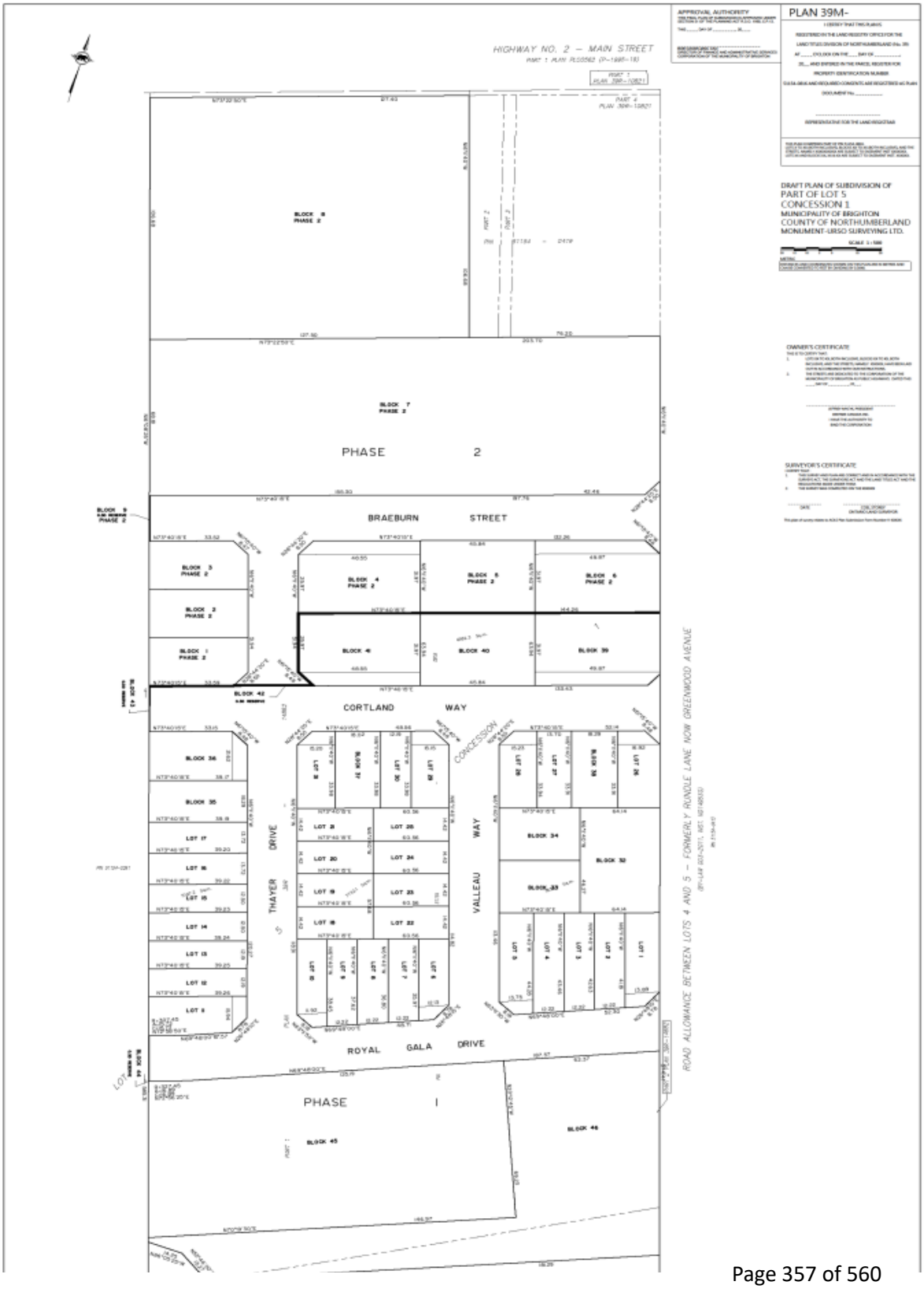
Additional Strategic Plan Information:
The recommendations in this report are consistent with Council's Strategic Plan objectives for building a workable and livable community, economic development, infrastructure as well as housing and supply.

Attachments:
1. Subject Lands Map
2. Draft Plan (Applewood Meadows Subdivision)
3. Pre-Servicing Agreement

Approved by:	**Status:**
Paul Walsh, Director of Planning	Approved - 11 Jun 2026
Elana Arthurs, CAO	Approved - 11 Jun 2026
Candice Doiron, Municipal Clerk	Approved - 11 Jun 2026

Attachment 1 (Subject Lands Map)




PLAN 39M-
DRAFT PLAN OF SUBDIVISION OF
PART OF LOT 5
CONCESSION 1
MUNICIPALITY OF BRIGHTON
COUNTY OF NORTHUMBERLAND
MONUMENT-URSO SURVEYING LTD.
OWNER'S CERTIFICATE
SURVEYOR'S CERTIFICATE
HIGHWAY NO. 2 – MAIN STREET
PHASE 2
PHASE 1
BRAEBURN STREET
CORTLAND WAY
THAYER DRIVE
VALLEAU WAY
ROYAL GALA DRIVE
CONCESSION
ROAD ALLOWANCE BETWEEN LOTS 4 AND 5 – FORMERLY RUNDLE LANE NOW GREENWOOD AVENUE
BLOCK 1 PHASE 2
BLOCK 2 PHASE 2
BLOCK 3 PHASE 2
BLOCK 4 PHASE 2
BLOCK 5 PHASE 2
BLOCK 6 PHASE 2
BLOCK 7 PHASE 2
BLOCK 8 PHASE 2
BLOCK 9 PHASE 2
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PRE-SERVICING AGREEMENT

THIS AGREEMENT made in QUADRUPLICATE on the _____day of _____,

2026 BETWEEN:

THE CORPORATION OF THE MUNICIPALITY OF BRIGHTON
(Hereinafter called the "Municipality")

- and –

8597685 CANADA INC.
(Hereinafter called the “Owners”)

WHEREAS the Owner owns certain lands within the geographic limits of the Municipality and has received approval from the Municipality for a draft plan of subdivision on the lands identified as **Applewood Meadows Phase 4**, Part of Lot 5, Concession 1, Registered Plan 28, Municipality of Brighton;

AND WHEREAS the Owner has requested permission to install certain works on that portion of the Owner’s lands, being **Applewood Meadows Phase 4 Stage 1a and Stage 1b**, that lie within the draft plan of subdivision prior to final approval of the plan of subdivision and execution of a subdivision agreement;

AND WHEREAS the Owner has agreed that all works installed within the road allowance shall be installed at the Owner’s cost;

AND WHEREAS it is intended that all such works will eventually form part of the municipal services and works to be constructed by the Owner in accordance with a subdivision agreement;

AND WHEREAS the Council of the Municipality has given its approval to install the services within the Owner’s Lands authorized by this Agreement prior to execution of a subdivision agreement and registration of the final plan of subdivision for the Owner's Lands, in accordance with the terms of this Agreement;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants herein contained and other good and valuable consideration, the parties agree with each other as follows:

PART I

DEFINITIONS AND BASIS OF AGREEMENT

1.1 DEFINITIONS

In this Agreement the following terms shall have the meanings set out below, unless otherwise redefined or where the subject matter or context requires another meaning to be ascribed:

"Council" shall mean the elected Council of the Municipality of Brighton;

"Draft plan" or "Draft Plan of Subdivision" means the draft plan of subdivision approved by the Municipality (File No. SUB 2021-02) for the Owners Lands;

"Lands" shall mean those lands of the Owner described in Schedule "A", collectively or any portion thereof;

"Municipal Engineer" means the Director of Municipal Infrastructure, Operations and Recreation of the Municipality or such other person acting in that capacity, or the consulting engineer appointed for that purpose by Council, and any authority granted to the Municipal Engineer by this agreement shall be exercised in accordance with generally accepted engineering principles and without undue delay;

"Municipal Specifications" shall mean the detailed description of construction, materials and workmanship of works to be carried out by the Owner as prescribed by the Municipality in accordance with the "Ontario Provincial Standard Specifications", "Ontario Provincial Standard Drawings", current Municipal Engineering Standards, or such other additional requirements which may be specified by the Municipality;

“Owner" shall mean 8597685 CANADA INC., and shall include an individual, a partnership, a corporation, an association, a joint venture, a co- tenant, a trustee, or any agent or contractor carrying out any works for the Owner, and all subsequent owners of all or part of the Owner's Lands, as the case may be, and wherever the singular is used it shall be construed to include the plural;

"Owner's Lands" shall mean those lands of the Owner described in Schedule "A";

“Owner’s Engineer” shall be a Professional Engineer licensed and insured and in good standing with the Ontario Society of Professional Engineers to supervise all engineering functions;

"Proposed Road" shall mean those lands intended for future use as public roads or any part or parts thereof, any proposed day lighting triangles, temporary turning circles, and any areas of proposed road widening as shown on the Draft Plan of Subdivision;

"Temporary Certificate of Approval of the Works" means the certificate to be issued by the Municipal Engineer after all the Works have been constructed in accordance with this Agreement and have been inspected by the Municipal Engineer;

"Underground Services" means that portion of the Works consisting of the water, sanitary sewer and storm water management systems to be constructed by the Owner in accordance with this Agreement;

"Warranty Period" means the period of time between the date the Temporary Certificate of Approval of the Works has been issued under this Agreement and the date a Final Certificate of Approval of the Works has been issued pursuant to a subdivision agreement between the parties for the final plan of subdivision for the

Owner's Lands;

"Works" means the whole works, services, materials, matters and things to be done or supplied by the Owner in accordance with this Agreement.

1.2 ORDER OF PROCEDURE

a) As a condition of this Agreement and without which this Agreement shall have no effect, the Owner shall:

i) Deliver this fully executed agreement to the Municipality;

ii) Subject to **Schedule "C – Estimated Cost of Works"**, deposit with the Municipality the security and proof of insurance required by this Agreement.

iii) Submit a **Fill and Construction Management Plan** in conformance with **Schedule "J"** for the approval of a Municipal Engineer which may include an Erosion and Sediment Control Plan, a Mud and Dust Control Plan, an interim Drainage Management Plan, and an Excess Soil Management Plan in conformance with LTC and MOECP Regulations as requested by the Municipal Engineer;

iv) Submit an **Issued for Construction** drawing package, satisfactory to the Municipal Engineer, including but not limited to:

(a) Issued for construction civil engineering drawings stamped by the Owner's Engineer;

(b) A coordinated utility plan identifying the location of all proposed and existing municipal and private utilities, including hydro, telecommunications, gas, street lighting, and associated appurtenances;

(c) Landscape and streetscape plans, including boulevard treatments, fencing, retaining walls, parkland works, tree preservation measures, restoration details, and proposed tree planting;

(d) Any revised plans or supplemental details required by the Municipal Engineer prior to the commencement of the Works.

b) Prior to starting construction of the Works in the Draft Plan, the Owner shall:

i) fulfill all the conditions required by Clause 1.2 (a) above unless otherwise approved in writing by the Municipal Engineer;

ii) notify the Municipal Engineer in writing at least seventy-two hours (72) hours prior to the start of construction; and

1.3 ATTACHED SCHEDULES

a) The following Schedules are attached to and form part of this agreement:

Schedule "A" -	**Description of Lands**
Schedule "B" -	**Description of Works to be Constructed**
Schedule "C" -	**Estimated Cost of Works**
Schedule "D"	**Time Schedule for the Completion of Works**
Schedule "E" -	**Plans for Works to be Constructed**
Schedule "F" -	**Lot Grading and Drainage Plans**
Schedule "G" -	**Lands to be Conveyed for Parkland or Cash in Lieu**
Schedule "H" -	**Grants of Easement and Other Public Lands**

Schedule "I" -	**Parkland, Fencing, Landscaping and Tree Preservation Plan**
Schedule "J" -	**Special Conditions**

b) The Approved Plans listed in **Schedule "E"** are hereby incorporated by reference into this Agreement. The originals of all Approved Plans are on file in the offices of the Municipality, and, in the event of any dispute, the originals shall govern.

1.4 OWNER'S ACKNOWLEDGEMENT

The Owner acknowledges and agrees that, for all Works within the Owner's Lands:

a) The decision to proceed with the Works in advance of final approval of the plan of subdivision and execution of a subdivision agreement by the Municipality is at the Owner's sole risk and is not based upon any representation from the Municipality as to when final approval of the plan of subdivision may be given or a subdivision agreement executed;

b) By executing this Agreement, the Municipality does not waive or in any way absolve the Owner of their obligations to comply fully with all of the conditions of approval of the Draft Plan of Subdivision prior to final approval being given;

c) This Agreement shall remain in full force and effect until such time as all of the obligations contained in it have been fulfilled or this Agreement is incorporated into and subsumed by a subdivision agreement executed between the Owner and the Municipality in respect of the final plan of subdivision;

d) This Agreement does not predetermine, prejudice or constrain the Municipality's jurisdiction with respect to the approval, rejection or imposition of conditions in relation to any approvals now or that may be in future proposed for the plan of subdivision for the Owner's Lands;

e) The only works to be performed pursuant to this Agreement within the Owner's Lands shall be for the purpose of pre-servicing that portion of the Owner's Lands lying within the limits of the draft plan of subdivision more particularly described as **Applewood Meadows Phase 4, Stage 1a and Stage 1b**;

f) Nothing in this Agreement, including the issuing of a Temporary Certificate of Approval of Underground Services or a Temporary Certificate of Approval of the Works shall preclude the Municipality from requiring the Owner to make further improvements or alterations to the Works or the Lands as may be required in order to fully and completely comply with such requirements as may be contained in a Subdivision Agreement to be entered into by the parties prior to final approval of the plan of subdivision;

g) The Owner shall not install any portion of the Works that are to be used for hydro-electric, cable television, telephone or natural gas until the applicable utility company has approved the plans for those services;

h) The Owner shall be solely responsible for obtaining any required approval of the Works by a Director under the Ontario Water Resources Act and fully complying with all terms and conditions of such approval;

i) Until a Consolidated Linear Infrastructure – Environmental Compliance Approval (CLI-ECA) for the Works under the Ontario Water Resources Act has been obtained and fully complied with, the Municipality:

   a. will not issue a Temporary Certificate of Approval of Underground Services or a Temporary Certificate of Approval of the Works;

   b. will not execute the final Subdivision Agreement;

c.c. will not give final approval of the plan, plan, give final approval of the

d.d. will will not permit any part of the Works Works to be connected or to form part of, part of or to be used in connection with, the Municipality's Municipality's waterworks, works, and sewage sewage works;

e.e. will not construct any part of the Works outside the limits of the Owner's will not constru property including, without limiting, on lands owned by the Municipality property inclu or any other public authorities or bodies from which formal approval has been received from unless formal same, same

f.f. will not connect any part of the Works to the Municipality's waterworks will not conne or sanitary sewage works; andor sanitary sewage works; and

g.g. Complete proposed storm Complete facilities provided shall install and connect connect underground underground sewage pipes, in a manner that will not substantively effect or change the volume or rate of flow of storm water substantively from the Owner's property to impact Owner's property, the Municipality's to the Municip sewer systems or adjacent creek or lands. This may include, but not be limited to, , but not be lim the construction of temporary sediment ponds, including the installation and/or the installation of outlet controls, and/or the interim diversion and storage of runoff to and/or the inte reflect pre-construction pre-construction

PART II

CONSTRUCTION WORKS

2.1 SCOPE OF WORK

a) Subject to such approval as may be granted under the *Ontario Water Resources Act* and such other permits and approvals as may be required, the Owner shall construct and maintain all of the Works described in **Schedule "J" – Special Conditions** according to the plans and specifications in **Schedules "E" – Plans for Works to be Constructed** in a good and workmanlike manner to the satisfaction of the Municipal Engineer according to Municipal Specifications.

b) If, at any time during construction or maintenance of the Works, the Municipal Engineer determines that modifications to the Works are necessary to adequately address future public services that will be required for the final plan of subdivision on the Lands, or to comply with such approval as may be granted under the *Ontario Water Resources Act*, the Owner shall construct such additional works to the satisfaction of the Municipal Engineer.

2.2 PROPOSED ROADS

a) The *Owner* shall construct the granular base course of the proposed roads according to the plans and specifications in **Schedule "E" – Plans for Works to be Constructed** and Municipal Specifications and shall lay the first lift of asphalt as soon as possible in the first available paving season after the Temporary Certificate of Approval of Underground Services has been issued.

b) The final lift of asphalt on all proposed roads shall be completed when directed by the Municipal Engineer and, in no event, shall it occur until a video examination of the sanitary and storm sewer systems and any repairs to them have been completed in accordance with this agreement.

c) The Owner shall not cut any roads under the jurisdiction of the Municipality without the prior written consent of the Municipal Engineer, and all roads shall be restored to the satisfaction of the Municipal Engineer as soon as possible after completion of the work.

d) Where work is performed on existing roads outside the draft plan of subdivision, the Owner shall reinstate them to their original condition as determined by the Municipal Engineer.

e) If, in the opinion of the Municipal Engineer, it is necessary to change the grade of existing roads adjacent to or abutting the Lands because of the development of the draft plan, the Owner shall grade to sub-grade and reconstruct the roads in the manner and within the time stipulated by the Municipal Engineer and according to Municipal Specifications.

2.3 SANITARY SEWERS

a) The Owner shall construct the sanitary sewer system according to the plans and specifications set out in **Schedule "E"** and Municipal Specifications and such approval as may be granted under the *Ontario Water Resources Act* and shall maintain the system until the Final Certificate of Approval of the Works has been issued for the Works within the Owner's Lands.

2.4 STORM WATER MANAGEMENT SYSTEM

a) The Owner shall construct the storm water management system according to the plans and specifications set out in **Schedules "E"** and Municipal Specifications and such approval as may be granted under the *Ontario Water Resources Act* and shall maintain the system until a Final Certificate of Approval of the Works has been issued for the Works within the Owner's Lands.

2.5 WATER MAINS

a) The Owner shall construct the water main system according to the plans and specifications set out in **Schedule "E"** and Municipal Specifications and such approval as may be granted under the *Ontario Water Resources Act* and shall maintain the system until a Final Certificate of Approval of the Works has been issued for the Works within the Owner's Lands.

b) The Municipality, or its agents shall have the sole right to open or close valves for the water mains and no other person shall molest or interfere with them in any manner.

c) The Owner shall not use or permit any contractor, builder or other person to use any hydrant during construction without the prior written approval of the Municipality and for which a fee as determined by the Municipality may be payable.

2.6 SERVICE CONNECTIONS

a) All lateral water and sewer connections from the water and sewer mains to the proposed lot lines shall be installed according to the plans and specifications set out in **Schedule "E"** and Municipal Specifications, but no connection shall be made unless and until an approval has been granted under the *Ontario Water Resources Act*.

2.7 CURBS AND GUTTERS

a) The Owner shall construct curbs according to the plans and specifications set out in **Schedule "E"** and Municipal Specifications.

2.8 FENCES AND RETAINING WALLS

a) The Owner shall install retaining walls and fences in accordance with the plans and specifications set-out in **Schedule "I"** and Municipal Specifications, if applicable.

2.9 GRADING, LANDSCAPING, TREE PLANTING, AND PARKLAND DEVELOPMENT

a) The Owner shall excavate and grade channels and swales and immediately place trees, topsoil and sod and/or rip rap in accordance with the drawings referenced in Schedule **"E"** and shall maintain the trees and sod and replace any which does not survive until a Final Certificate of Approval of the Works has been issued for the Works within the Owner's Lands.

b) The Owner shall complete rough grading and install the erosion and sediment controls as indicated in the drawings referenced in **Schedule "E"** as well as any necessary to ensure adequate drainage and erosion and sediment control to the satisfaction of the Municipal Engineer for all proposed lots or blocks within the owners' lands until a Final Certificate of Approval has been issued.

2.10 WARNING SIGNS

a) Prior to construction of the Works the owner shall install barricades and signs preventing public access to the Owners Lands to the satisfaction to the Municipal Engineer. Signs will have dimensions of 1 metre by 0.6 metres (3 feet by 2 feet) and shall be erected by the Owner at each entrance to the draft plan of subdivision, which shall read as follows:

"Road Not Assumed by Municipality – No Public Access"

or such other wording as may be approved by the Municipality.

2.11 STREET LIGHTING

a) The Owner shall install street lighting according to the plans and specifications set out in **Schedule "E"**, Municipal Specifications, and the requirements and standards of the authority providing electric power. The Owner shall arrange for the local electrical distribution company to energize the system following installation and prior to the to issue of Occupancy Permits. The Owner shall maintain the lights at the Owner's expense, including energy costs until Hydro One has approved and energized the streetlight system and the Municipality has added the system to their Street Light Accounts.

2.12 PUBLIC UTILITIES

a) All utility lines shall be installed underground unless otherwise specified.

2.13 UTILITY APPROVALS AND COSTS

a) The Owner shall apply for, enter into agreements, and pay all required fees to obtain approvals from Hydro One, Bell Canada and any other applicable utility company prior to final subdivision approval and registration of the Subdivision Agreement; shall obtain the approval of all applicable provincial and federal regulatory authorities; and shall indemnify the Municipality against all related fees and other charges.

2.14 DRILLING AND BLASTING

a) No blasting is anticipated for the proposed Works. Should blasting become necessary it will be subject to the approval of the Municipal Engineer.

b) Prior to any blasting for the installation of the Works, the Owner shall notify the Municipal Engineer in writing at least twenty-four (24) hours before the start of blasting and shall provide a certificate of insurance with the Municipality as an additional insured and satisfactory to the Municipality for damage and liability resulting from the blasting.

c) Prior to any blasting for the installation of the Works, the Owner shall notify the Municipal Engineer in writing at least twenty-four (24) hours before the start of blasting, and shall provide a certificate of insurance, with the Municipality as an additional insured, to the satisfactory to the Municipality for damage and liability that may result from blasting.

d) If any blasting is to be carried out within 120 metres (393 feet) of an occupied building, the Owner shall give written notice of the period of blasting to the occupant at least two (2) days prior to the start of blasting.

e) All drilling shall be wet drilling.

2.15 ACCESS ROADS

a) The Owner shall, as and where required by the Municipal Engineer, construct and maintain access roads for the purpose of construction of services. The Owner shall maintain these roads to the Municipality's satisfaction, which shall include the construction of Mud Matts, placing of dust palliatives, the removal of mud and other materials, including street sweeping, within and adjoining the draft plan, and the repair to the satisfaction of the Municipal Engineer of any damage caused. If roads are not maintained to the Municipality's satisfaction, the Municipality may take the necessary action to rectify the problem at the Owner's expense. The Owner shall not permit any construction vehicles to use any public streets adjacent to the draft plan if alternate routes are available.

b) The Owner shall not restrict and shall ensure that no person working within the Lands restricts the normal flow of traffic outside the Lands without the prior written consent of the Municipality.

c) The Owner shall provide, install, and maintain any additional signage, traffic control devices, or traffic management measures required by the Municipality or the Municipal Engineer, including but not limited to signage related to construction access.

2.16 REPAIR AND RELOCATION OF EXISTING SERVICES

a) The Owner shall repair any damage caused by the Owner, or any person working for or on behalf of it, to any existing roads, structures, services or works owned or operated by the Municipality and shall pay for all costs related to the relocation of any existing utilities or services in or outside the draft plan as may be necessaryto accommodate the draft plan.

2.17 DRAINAGE

a) The drainage of surface water on the proposed lots and blocks in the draft plan is the sole responsibility of the Owner and, subject to the provisions of Clause 6(i) of this Agreement, the Owner shall comply with the Lot Grading and Drainage Plans as set out in Schedule "E".

b) Subject to the provisions of Clause 6(i) of this Agreement, the Owner shall construct all Works in accordance with the Lot Grading and Drainage Plans set-out in Schedule "E" as well as Municipal Engineering Standards. The Owner shall also install and maintain sufficient interim grading works to ensure positive drainage and eliminate ponding during construction per the Fill and Construction Management Plan (Schedule “J”) required prior to the execution of this agreement. These works may include, but are not limited to, the installation of temporary sediment control pond(s) and related controls, and temporary berms and swales, all constructed and maintained to the satisfaction of the Municipality, until a Final Certificate of Approval of the Works has been issued.

c) The Owner agrees that if the drainage works result in drainage or a change of drainage through private third party lands, all work shall be carried out with the approval of and to the satisfaction of the private owners affected and the Municipal Engineer. Any easements acquired by the Owner over third party lands for that purpose shall be conveyed to the Municipality.

d) The Owner shall not interfere with any existing drain or water course except in accordance with the Lot Grading and Drainage Plans or with the prior written permission of the Municipal Engineer, but any interference shall not relieve the Owner of responsibility for any damage caused by the interference and the Owner shall indemnify the Municipality against any claims against the Municipality relating to the damage.

2.18 CONSTRUCTION REFUSE AND DEBRIS

a) The Owner shall promptly dispose of all construction refuse and debris according to the waste disposal and recycling by-laws of the Municipality in effect from time to time. If refuse is not removed within forty-eight (48) hours notice from the Municipality, the Municipality may remove the refuse and debris at the expense of the Owner.

b) The Owner shall not deposit or permit to be deposited surplus fill on public lands. Furthermore, the Owner shall not remove or permit to be removed, any fill, topsoil, trees or shrubs from public lands, other than roads, without the written consent of the Municipal Engineer.

2.19 COMMENCEMENT, PROGRESS AND COMPLETION OF WORK

a) The Owner shall not start construction of the Works until the Municipal Engineer has received at least seventy-two (72) hours prior written notice of the intention to commence work and should for any reason there be a cessation or interruption of work, the Owner shall not resume work until at least forty-eight (48) hours written notice of the intention to resume is again given to the Municipal Engineer.

b) The Owner consents to the Municipality or any person acting as their respective agent to enter on the Lands at any time during the term of this Agreement for the purpose of exercising any authority or right of the Municipality under this Agreement, and any entry upon the Lands by the Municipality or its agents shall be as agent for the Owner and shall not be construed for any purpose whatsoever as an acceptance or assumption of the Works by the Municipality.

2.20 MATERIALS TESTING

a) The Owner's Engineer, at the owner's cost, shall arrange for and monitor all required qualitative and quantitative testing of equipment, materials and procedures to confirm compliance with Ontario Provincial Standard Specifications and Municipal Engineering Standards as determined by the Municipal Engineer.

2.21 EMERGENCY REPAIRS

a) Employees or agents of the Municipality may enter onto the Lands at any time or from time to time prior to registration of the plan of subdivision for the purpose of making emergency repairs to any of the Works or taking such remedial action as the Municipal Engineer deems advisable for the purpose of protecting against a hazardous or unsightly condition, or disconnecting any part of the Works that has been connected to the Municipality's water works or sewage works prior to an approval being granted under the *Ontario Water Resources Act*, and such entry and repair shall not be deemed an acceptance of the Works by the Municipality or an assumption by the Municipality of any liability in connection therewith or a release of the Owner from any obligations under this agreement. The Owner shall pay all costs for such emergency repairs or remedial work and the Municipality may apply any security held by it on account of such costs.

2.22 USE OF WORKS BY MUNICIPALITY

a) Upon approval being granted under the *Ontario Water Resources Act*, the Works may be used by the Municipality or any other authorized persons prior to registration of the plan of subdivision for the purposes for which the Works were designed. Such use shall not be deemed an acceptance of the Works by the Municipality and shall not in any way relieve the Owner of its obligations with respect to the construction and maintenance of the Works, but the Owner shall not be liable for any negligent conduct of the Municipality, its servants, agents or employees.

b) The Owner further acknowledges that the Municipality may inadvertently damage or interfere with the Works in the course of using them, and the Owner hereby waives all claims against the Municipality that it may have arising from normal and reasonable use, interference or damage.

2.23 WINTER ROAD MAINTENANCE

a) The Owner shall be responsible for all winter road maintenance on the Lands unless suitable arrangements have been made to use Municipal Forces.

b) The Owner agrees that any winter maintenance performed by the Municipality is completed entirely at the Owner's risk. The Municipality shall not be held liable for any damages, claims, or losses resulting from such operations. To facilitate safe plowing, the Owner shall ensure all roads are kept entirely clear of construction equipment, building materials, vehicles, and debris during all winter weather events.

2.24 STORMWATER MAINTENANCE

a) The Owner shall be responsible for all costs associated with the inspection, operation, cleanout, and long-term maintenance of the wet pond facility, including all inlet and outlet structures, forebays, sedimentation areas, berms, spillways, and associated appurtenances. All maintenance shall be performed in accordance with the Ministry of the Environment, Conservation and Parks requirements, the Municipality of Brighton Stormwater Master Plan (2019), and the approved engineering drawings and technical reports.

b) The Owner shall undertake routine and non-routine maintenance activities, including but not limited to:
    a. removal of accumulated sediment from the forebay and permanent pool,
    b. removal of debris, floatables, and vegetation obstructions,
    c. inspection and repair of the outlet structure, orifice, weir, and emergency spillway,
    d. inspection and stabilization of pond slopes and berms,
    e. monitoring of water levels, erosion, and vegetation health.

c) The Owner's Engineer shall oversee, document, and certify all inspection and maintenance activities for the wet pond. The Owner shall maintain a stormwater maintenance log including inspection dates, sediment depth measurements, cleanout activities, disposal records, structural observations, and any repairs undertaken. Records shall be retained for a minimum of seven (7) years and provided to the Municipality upon request.

2.25 WARRANTY OF WORKS

a) The Owner shall maintain the Works other than hydro, telephone and other utility company facilities until a Final Certificate of Approval of the Works has been issued for the Works within the Owner's Lands.

b) A one-year warranty period on the asphalt will start only after the Subdivision Agreement is in place and once the final lift of asphalt has been completed. The Municipality will retain 100% of the total cost of the surface lift of asphalt.

c) The one-year warranty period for all Underground Works, including watermains, sanitary sewers, storm sewers, and sub-drains, shall commence only after the Subdivision Agreement has been executed, a Preliminary Certificate of Completion has been issued for the applicable Works, and occupancy permits have been issued for at least 50% of the lots within the applicable Phase / Stage.

d) The one-year warranty period for all remaining Surface Works, including curbs, gutters, sidewalks, walkways, and landscaping, shall commence only after the Subdivision Agreement has been executed, a Preliminary Certificate of Completion has been issued for the applicable Works, and occupancy permits have been issued for at least 50% of the lots within the applicable Phase / Stage.

2.26 CLOSED CIRCUIT TELEVISION EXAMINATION OF SEWERS

a) A video examination throughout the entire length of the sanitary and storm sewers including laterals shall be carried out at the expense of the Owner immediately prior to application of the final lift of asphalt. Prior to any video examination, the Owner shall remove all heavy silts, clays, sludges and other foreign material which may have become lodged within the sewers. The unedited video record shall be provided on a USB, including a report that has been reviewed by the Owners Engineer which identifies any deficiencies and recommendations to resolve same.

The USB shall indicate start points, and distances from the starting points of the video inspection. A paper copy of the report shall accompany, and be included on, the USB and be comprised of the following components:

(a) Size of pipe;
(b) Type of pipe;
(c) Length of pipe;
(d) Municipality's manhole numbering system and where possible, a corresponding house number;
(e) Run length to be from manhole to next manhole;
(f) Condition of the manhole;
(g) Picture of all problem areas with meterage;
(h) A key map indicating manhole numbers; and
(i) Location of all services.

b) Upon receipt of the USB and written report, the Municipal Engineer will determine the extent of repairs, if any, required by the Owner in order to bring the sewers up to Municipal Specifications. Repairs required to be carried out by the Owner shall be done under the supervision of the Municipal Engineer and a further video examination may be required to confirm satisfactory completion.

2.27 ENGINEERING SERVICES

a) The Owner shall employ a Professional Engineer in good standing with the Ontario Society of Professional Engineers to supervise all engineering functions including but not limited to:

(a) the preparation of calculations, contours, designs, plans and specifications;
(b) the preparation and furnishing of all required drawings;
(c) the preparation of the necessary contracts;
(d) the obtaining of all required federal, provincial and municipal approvals;
(e) confirmation of the field layout:
(f) contract administration and full or part time supervision of all Works as may

be required by the Municipality;

(g) To ensure that the works are constructed as per the approved engineering drawings, the owner's engineer shall take responsibility for the maintenance of all records of construction and upon completion to advise the Municipal Engineer of all construction changes and to prepare all "as constructed" plans and drawings as may be required by the Municipal Engineer;

(h) acting as the Owner's representative in all matters pertaining to the construction; and

(i) the co-ordinating and scheduling to comply with the timing provisions of this agreement and the requirements of the Municipal Engineer for the Works.

(j) Review CCTV Videos and Technical Reports and identify and provide recommendations regarding any issues or deficiencies that may be observed.

b) The Owner shall furnish all plans, specifications, designs, calculations, contours, or other information pertaining to the Works as the Municipal Engineer may require. No contract shall be awarded, and no work shall commence or be continued without the prior written approval of the design and supervision of the work by the Municipal Engineer, or the Owners Engineer where directed by the Municipality. In most instances the Owners Engineer will be required to do full time inspection for underground works and part time for above ground works. The Municipal Engineer will likely do periodic inspections depending on the type of activities.

c) The Municipal Engineers determination of whether the Works have been constructed according to Municipal Specifications shall be final, subject to the arbitration mechanisms contained within this agreement.

2.28 ZONING AND BUILDING RESTRICTIONS

a) Nothing in this agreement shall relieve the Owner of any obligation to comply with all applicable zoning and building by-laws in effect from time to time.

b) All construction within the draft plan shall be carried out in accordance with any noise by-law of the Municipality which may be in effect from time to time

2.29 MODEL HOMES

a) Notwithstanding any other provision of this Agreement, no model homes, sales offices, temporary occupancy, or residential occupancy shall be permitted within the Lands unless authorized by a separate Model Home Agreement executed between the Owner and the Municipality.

b) The Owner acknowledges and agrees that the execution of this Agreement does not grant any right to construct, occupy, market, or use model homes or sales offices within the Lands.

c) Any request for model homes shall be subject to separate approval by the Municipality and may require additional financial securities, insurance, servicing requirements, inspections, agreements, permits, and conditions as determined by the Municipality.

2.30 SPECIAL CONDITIONS

a) In addition to all other provisions of this agreement, the Owner shall be bound by those special conditions set out in **Schedule "J"** attached hereto.

PART III

FINANCIAL ARRANGEMENTS AND INSURANCE

3.1 OWNERS' LIABILITIES AND INDEMNITY

a) The Owner shall indemnify the Municipality against any and all actions, causes of action, suits, claims, demands, costs and expenses (including damages, fines and legal costs on a full recovery basis) which may arise directly or indirectly by reason of or which may in any way be attributable to the Owner's decision to install the Works prior to an approval being granted under the *Ontario Water Resources Act* and prior to final approval of the Plan of Subdivision, or the Municipality's decision to grant permission to construct the Works on the Plans under this Agreement.

3.2 OWNER'S EXPENSE

a) It is the intent of this Agreement that the Municipality shall not incur any expense for the development of the draft plan, or the construction of the Works and every obligation of the Owner under this Agreement shall be deemed to include the words "at the expense of the Owner", unless specifically stated otherwise.

3.3 MUNICIPALITY'S LEGAL, PLANNING, ENGINEERING AND ADMINISTRATIVE COSTS

a) The Owner agrees to pay the reasonable legal, engineering, landscape architectural, planning and administrative costs incurred by the Municipality to process the draft plan including but not limited to the preparation of this agreement and all plans and specifications, and the supervision and inspection of the Works and the Municipality shall provide copies of any invoices for such costs.

3.4 PAYMENT OF ACCOUNTS

a) All invoices, costs and expenses received or incurred by the Municipality and payable by the Owner shall be paid within thirty (30) days of the Municipality's invoice or demand for payment to the Owner, failing which the Owner shall be in default under this Agreement and shall continue in default until payment plus all accrued interest is made in full.

b) Interest shall be paid by the Owner on all overdue amounts at the same rate per annum and calculated in the same manner as the Municipality charges on overdue municipal taxes and any payments received shall be applied first on account of accumulated interest and then on the outstanding amount.

3.5 FINANCIAL REQUIREMENTS

a) The Owner hereby acknowledges and agrees that should there be a deficiency and/or failure to carry out any work or matter required by any clause of this Agreement, whether or not such work or matter is specifically secured by way of letter of credit or surety bond, and the Owner fails to comply, within thirty (30) days' written notice, with a direction to carry out such work or matter, the Municipality may draw upon the security and enter onto the subject lands and complete all outstanding works or matters, and pay all costs or expenses incurred thereby from the proceeds so drawn.

b) As a condition of this Agreement and without which this Agreement shall have no effect, the Owner shall deposit with the Treasurer of the Municipality, as security for the performance of the Owner's obligations under this Agreement, either:

i. An an irrevocable and automatically renewable Letter of Credit issued by a Canadian chartered bank or other financial institution acceptable to the Municipality; or
ii. An irrevocable pay-upon-demand Surety Bond issued in accordance with the Municipality's Surety Bond Policy, as amended from time to time;
iii. In a form satisfactory to the Municipality and in the amount of **$1,565,831.00** in accordance with the estimated Cost of Works (50%) as set out in Schedule "C".

c) Any Surety Bond provided under this Agreement shall:
   i. Be issued with a surety provider acceptable to the Municipality and in accordance with the Municipality's Surety Bond Policy;
   ii. Be in the Municipality's standard form of Surety Bond;
   iii. Remain in full force and effect until released by the Municipality; and
   iv. Permit the Municipality to make partial or multiple draws as required to complete the Works or remedy any default under this Agreement.

d) The Municipality shall reduce securities upon completion of a satisfactory inspection by the Municipality and certification by the Owner's Engineer of completed Works. At no time shall the retained securities be less than the reasonably expected costs to complete and maintain the remaining Works. The Owner shall provide satisfactory documentation to the Municipality, including records of paid invoices, estimates of the balance of remaining Works prepared by the Owner's Engineer, and proof that the Owner and its agents have complied with the requirements of the Construction Act and the Workplace Safety and Insurance Board (WSIB).

e) Where a Surety Bond has been provided and the Municipality determines that the surety provider no longer satisfies the Municipality's Surety Bond Policy or the security no longer provides adequate protection, the Municipality may require replacement security satisfactory to the Municipality within ten (10) days of written notice, failing which the Municipality may draw upon the existing security.

f) <u>INSURANCE</u>

a) As a condition of this Agreement, the Owner shall keep in force until a Final Certificate of Approval of the Works has been issued under a subdivision agreement for the final plan of subdivision for the Owner's Plans, a comprehensive policy of public liability and property damage insurance acceptable to the Municipality, that provides insurance coverage in respect of any one occurrence to the limit of at least five million dollars ($5,000,000.00) exclusive of interest and costs, against loss or damage resulting from bodily injury to, or death of one or more persons and loss of or damage to property. The policy shall name the Municipality and its agents as additional insured.

b) The policy shall provide coverage against all claims for all damage or injury including death to any person or persons or damage to any property of the Municipality or any other public or private property resulting from or arising out of any act or omission on the part of the Owner, or its servants or agents during the construction or maintenance of the Works. The policy shall include completed operations coverage liability, blanket written contractual liability with respect to non-owned licensed vehicles and shall have no exclusion pertaining to shoring, blasting (unless a separate certificate of insurance for blasting is provided prior to the start of blasting), excavating, underpinning, demolition, pile driving, caisson work and work below ground surface including tunnelling and grading. The issuance of a policy of insurance shall not be construed as relieving the Owner from responsibility for other or larger claims, if any, for which the Municipality may be held responsible.

c) The Owner shall provide the Municipality with a Certificate of Insurance in a form satisfactory to the Municipality together with such proof as the Municipality may require that all premiums on the policies of insurance have been paid and that they are in full force and effect. If the Owner fails to pay premiums or otherwise keep the policies in force, the Municipality may pay premiums or take out additional policies as it considers necessary, and the Owner shall pay all costs incurred by the Municipality.

g) CONSTRUCTION LIENS

a) The Owner shall hold back from its payment to any persons who may supply services or materials in connection with the construction or maintenance of the Works, all amounts required by the *Construction Lien Act*, and shall indemnify the Municipality against any claims, actions or demands in connection with the Works and all costs reasonably incurred by the Municipality as a result thereof.

b) If any lien is claimed pursuant to the *Construction Lien Act* for the supply of services or material in connection with the construction or maintenance of any portion of the Works located on a public street or highway or any lands owned by the Municipality or any other public authority, the Owner shall be considered in default under this agreement and shall continue to be in default until all liens are discharged, and the Municipality may, in its absolute discretion, use the security deposited by the Owner to pay into court any amounts required to discharge all liens plus costs.

c) The Owner shall have the certificate or declaration of its engineer that construction of the Works has been substantially performed published in a construction trade newspaper in accordance with the *Construction Lien Act* and shall provide the Municipality with proof of publication, but neither the issue or publication of such certificate or declaration shall impose any obligation on either the Municipality or the Municipal Engineer to issue either a Temporary Certificate of Approval of Underground Services or a Temporary Certificate of Approval of the Works.

h) DEFAULT PROVISIONS

a) Whenever the Owner is deemed by the terms of this Agreement to be in default, the Municipality will make best efforts, unless prevented by urgent circumstances, to give the Owner notice of the default including a brief description of the remedial action required and the date by which such remedial action shall be completed.

b) If the Owner fails or refuses to remedy the default within the time prescribed in the notice, the Municipality shall have the right in addition to any other remedies available to it and without further notice to the Owner to enter onto the lands for the purpose of remedying the default and to use any security held by on account of the cost of remedying the default, and to recover all costs and damages incurred by and all amounts owing to the Municipality.

i) ARBITRATION

a) Any dispute between the parties with respect to this Agreement shall, at the request of a party, be submitted to arbitration pursuant to the Municipal Arbitrations Act, R.S.O. 1990, c. M48 and the decision of the arbitrator or, if more than one, the decision of a majority shall be final and binding on the parties.

b) Each party shall pay its own costs of the arbitration and shall share equally the costs of the arbitrator(s).

j) TIME OF THE ESSENCE

a) Time shall be of the essence of this agreement.

k) LEGAL NOTICE TO OWNER

a) Any notice required to be given by the parties to this Agreement shall be given by registered mail at the address for service of the parties on the title page of this agreement, or at such other addresses as the parties may specify from time to time, (provided that in the event of a postal disruption, notice shall only be given by hand) and shall be deemed to have been delivered on the third day after the date of deposit in the post office.

l) FURTHER ASSURANCES

a) The parties shall, upon reasonable request of the other, execute any further documents as may be required for the more perfect and absolute performance of the terms and conditions of this Agreement.

m) SUCCESSORS AND ASSIGNS

a) The Owner shall not assign this Agreement without the prior written consent of the Municipality.

b) This Agreement shall be binding upon and ensure to the benefit of the parties hereto and its heirs, executors, administrators, successors and assigns.

n) ENFORCEMENT

a) The owner acknowledges that the municipality, in addition to any other remedy it may have at law, shall also be entitled to enforce this agreement in accordance with Section 446 of the Municipal Act, 2001.

o) REGISTRATION OF AGREEMENT

a) The owner hereby consents to this agreement, together with any schedules thereto, being registered against title to the lands. The covenants, agreements, conditions, and undertakings contained on the part of the owner shall run with the lands and shall be binding upon it, it's successors and assigns, owners and occupiers from time to time and that covenant shall be to the benefit of the municipality, and its lands and highways pertinent and adjacent to the lands.

IN WITNESS WHEREOF the parties hereto have executed this agreement as at the date first set out above.

SIGNED, SEALED AND DELIVERED

THE CORPORATION OF THE MUNICIPALITY OF BRIGHTON
Per:

_____
Brian Ostrander - Mayor

_____
Candice Doiron - Clerk

We have the authority to bind the corporation

8597685 CANADA INC.

Per:

_____
Name: Cody Oram

Title: VP of Land Development
I have authority to bind the corporation

PART IV

SCHEDULES

SCHEDULE "A"– LEGAL DESCRIPTION OF LANDS

Owner's Lands

All and singular those certain parcels or tracts of land situated in the Municipality of Brighton, being composed of:

- Part of Lot 5, Concession 1, Registered Plan 28;

and municipally known and described as the lands associated with the Applewood Meadows Stormwater Management Facility, including portions of Royal Gala Drive, Thayer Drive, Valleau Way, and Cortland Way.

SCHEDULE "B" - WORKS TO BE CONSTRUCTED

Site Grading

- Erosion and sediment control including temporary sediment ponds, silt fencing, straw bale / rip-rap check dams, and other control devices in accordance with ESC plans
- Establish and maintain designated haul routes to limit construction traffic impacts on prepared subgrades and surrounding areas
- Clearing, grubbing, and stripping of topsoil within roadways, blocks, SWM facility, and servicing corridors
- Bulk excavation and grading for roads, lots, blocks, and stormwater management facility
- Excavation and grading of road subgrade and municipal drainage features, including roadside swales and overland flow routes directed to the SWM facility
- Redistribution of excess fill on site to achieve balanced earthworks and positive drainage throughout development
- Rough grading of all lots and blocks, ensuring drainage is directed to rear/side yard swales and municipal drainage system
- Fine grading and restoration of disturbed areas including topsoil placement, hydroseeding, and sodding of boulevards, ditches, and disturbed lands
- Final grading of SWM facility, pond berms, access road, and outlet channel to natural watercourse

Parkland Block

- Fine grade the parkland block with depths of not less than 150mm to 300mm of topsoil, including swales, side slopes, and drainage features, to achieve stable and maintainable conditions in accordance with approved engineering drawings
- Place topsoil and seed all disturbed areas within the parkland block to the satisfaction of the Municipal Engineer
- Maintain all seeded areas within the parkland block until a healthy vegetative cover has been established to the satisfaction of the Municipality

Municipal Services

- **Sanitary Sewer System**
  - Installation of gravity sanitary sewer system (min. 200 mm PVC) including laterals, maintenance holes, and appurtenances
  - Connection to existing municipal sanitary system on Rundle Lane
  - Testing (leakage, mandrel, etc.) in accordance with MECP and municipal requirements

- **Watermain System**
  - Installation of looped watermain system (200 mm PVC) connected at multiple points to existing system on Rundle Lane
  - Installation of hydrants, valves, chambers, and service connections
  - Pressure testing, disinfection, and commissioning

- **Storm Sewer System**
  - Installation of storm sewer system (300 mm to 900 mm dia. PVC/RCP) including catchbasins, maintenance holes, and appurtenances
  - Conveyance of runoff to central SWM facility

- **Utility Installation**
  - Installation of electrical, telecommunications, and natural gas services within road allowance

- **Inspection and Testing**
  - CCTV inspection of sanitary and storm sewers

- All testing and certification in accordance with Provincial (MECP) and Municipal standards

Roadworks

- Supply, placement, and compaction of granular subbase and base materials
- Fine grading of road subgrade and proof rolling
- Supply and installation of concrete curb and gutter
- Supply, placement, and compaction of base asphalt course
- Installation of maintenance hole and catchbasin frames and covers
- Installation of street lighting system and service connections
- Installation of street name signs, regulatory signs, and pavement markings
- Temporary asphalt works (including temporary base/asphalt as required for servicing stages)

Storm Water Management

- Construction of complete stormwater conveyance system including storm sewers, catchbasins, maintenance holes, and overland flow routes
- Construction of stormwater management wet pond facility for quality and quantity control (100-year event design)
  - Pond excavation and berm construction
  - Installation of inlet/outlet structures (orifice, weir, spillway)
  - Rip-rap lined emergency spillway
  - Outlet channel connection to existing natural watercourse
- Installation and maintenance of temporary erosion and sediment control measures during all construction phases
- Construction of overland flow channel and drainage easements directing flows to SWM pond
- Restoration of drainage swales, ditches, and pond areas with topsoil, hydroseed, and stabilization measures

Watercourse and Crossings

- Construction of outlet works from SWM facility to existing natural channel
- Installation of culvert crossings, including rail corridor/interface culvert connections where applicable
- Stabilization of creek/channel banks with erosion protection (rip-rap or equivalent)

Restoration and Commissioning

- Final restoration of all disturbed areas
- Completion of deficiency repairs identified through inspections
- Certification of services for assumption (including as-built drawings)
- Final grading certification for lots and blocks

SCHEDULE "C" - PUBLIC WORKS & UTILITIES ESTIMATED COSTS OF WORKS

The Owner covenants and agrees to construct, install or otherwise provide, at its sole cost and expense, all municipal services, works, facilities and amenities (the "Works") required by this Agreement and the Pre-Servicing Agreement, in accordance with the approved drawings and specifications and the Municipality's standards.

The Owner shall provide to the Municipality, prior to the execution of this Agreement, financial securities in the form of either an irrevocable Letter of Credit issued by a Canadian chartered bank or other financial institution acceptable to the Municipality, or an irrevocable pay-upon-demand Surety Bond issued in accordance with the Municipality's Surety Bond Policy and in a form satisfactory to the Municipality, to guarantee the faithful performance of the Works. Such securities shall be subject to reduction and release from time to time in accordance with the terms and conditions of this Agreement.

The Owner further covenants and agrees that no connections to the Municipal water system or sanitary sewer system shall be made until approval has been obtained under the *Ontario Water Resources Act*, as amended.

The Parties acknowledge and agree that, based on the Engineer's estimate of the cost of the Works for Stage 1 (Stage 1a and Stage 1b), as set out in Schedule "C" attached hereto and forming part of this Agreement, the estimated cost of completing the Works is as follows:

- Total On-Site Works: $3,109,362.00
- Total Off-Site Works: $11,150.00

The Owner shall provide securities to the Municipality in accordance with the following:

- Fifty percent (50%) of the total cost of the On-Site Works: $1,554,681.00
- One hundred percent (100%) of the total cost of the Off-Site Works: $11,150.00

Total Securities Required:

$1,565,831.00

JEWELL ENGINEERING

Applewood Meadows Phase 4 - 250-5858

CIVIL SITE WORKS COST ESTIMATE

April 20, 2026

ON-SITE WORKS

Item #	Description	Unit	Cost/Unit	Stage 1 Quantity	Stage 1 Cost	Stage 2 Quantity	Stage 2 Cost	Total Quantity	Total Cost
A	**GENERAL**								
A1	Mobilization/Demobilization	LS	$10,000	2.0	$20,000	1.0	$10,000	3.0	$30,000
A2	Traffic Control	LS	$5,000	0.5	$2,500	0.5	$2,500	1.0	$5,000
A3	Mud Mat	LS	$3,500	1.0	$3,500	1.0	$3,500	2.0	$7,000
A4	Sediment Control Fence (light duty)	m	$8	970.0	$7,760	320.0	$2,560	1,290.0	$10,320
A5	Sediment Control Fence (heavy duty)	m	$12	530.0	$6,360	0.0	$0	530.0	$6,360
A6	Sediment control devices on all catch basins	each	$200	16.0	$3,200	15.0	$3,000	31.0	$6,200
A7	Straw Bale Check Dam	each	$300	16.0	$4,800	4.0	$1,200	20.0	$6,000
A8	Dust Control & Street Sweeping	LS	$3,000	2.0	$6,000	1.0	$3,000	3.0	$9,000
A9	Removals (Exist Trees, Dwelling, Accessory Structures, Hydro Service, etc.)	LS	$100,000	1.0	$100,000	0.0	$0	1.0	$100,000
			SUB-TOTAL		**$154,120**		**$25,760**		**$179,880**
B	**SANITARY SEWER SYSTEM**								
B1	Connect to Existing Sanitary Sewer	each	$3,500	4.0	$14,000	2.0	$7,000	6.0	$21,000
B2	1200mm Maintenance Hole (as per 701.010) w/ Frame & Grate (as per 401.010 Type A)	each	$5,500	8.0	$44,000	3.0	$16,500	11.0	$60,500
B3	Sanitary Sewer Service (125mm)	each	$1,100	61.0	$67,100	24.0	$26,400	85.0	$93,500
B4	Sanitary Sewer Service (150mm) - multi-family	each	$1,500	3.0	$4,500	0.0	$0	3.0	$4,500
B5	200mm DR35 PVC Pipe	m	$200	580.0	$116,000	279.0	$55,800	859.0	$171,800
B6	Flush, Clean and CCTV Sanitary Sewers	m	$10	580.0	$5,800	279.0	$2,790	859.0	$8,590
B7	Air Testing of Sewer, Laterals and Manholes	LS	$5,000	2.0	$10,000	1.0	$5,000	3.0	$15,000
			SUB-TOTAL		**$261,400**		**$113,490**		**$374,890**
C	**WATERMAIN SYSTEM**								
C1	Connect to Existing Watermain	each	$5,000	4.0	$20,000	2.0	$10,000	6.0	$30,000
C2	200mm DR18 PVC Pipe (incl restraints & appurtenances)	m	$290	665.0	$192,850	255.0	$73,950	920.0	$266,800
C3	200mm Gate Valve	each	$2,300	13.0	$29,900	4.0	$9,200	17.0	$39,100
C4	Hydrant Assembly	each	$5,900	4.0	$23,600	2.0	$11,800	6.0	$35,400
C5	Water Service (19mm)	each	$1,100	61.0	$67,100	24.0	$26,400	85.0	$93,500
C6	Water Service (32mm) - multi-family	each	$1,500	3.0	$4,500	0.0	$0	3.0	$4,500
C7	Watermain Disinfection, Testing and Commissioning	LS	$8,000	2.0	$16,000	1.0	$8,000	3.0	$24,000
			SUB-TOTAL		**$353,950**		**$139,350**		**$493,300**
D	**STORM SEWER SYSTEM**								
D1	Connect to Existing Storm Sewer	each	$3,500	0.0	$0	2.0	$7,000	2.0	$7,000
D2	1200mm Maintenance Hole (OPSD 701.010) w/ Frame & Grate (OPSD 401.010 Type B)	each	$5,600	1.0	$5,600	1.0	$5,600	2.0	$11,200
D3	1200mm Catch Basin Maintenance Hole (OPSD 701.010) w/ Frame & Grate (OPSD 400.010 x1)	each	$5,600	19.0	$106,400	5.0	$28,000	24.0	$134,400
D4	1500mm Maintenance Hole (OPSD 701.011) w/ Frame & Grate (OPSD 401.010 Type B)	each	$7,600	1.0	$7,600	0.0	$0	1.0	$7,600
D5	1500mm Catch Basin Maintenance Hole (OPSD 701.011) w/ Frame & Grate (OPSD 400.010 x1)	each	$7,600	4.0	$30,400	0.0	$0	4.0	$30,400
D6	1500mm Catch Basin Maintenance Hole (OPSD 701.011) w/ Frame & Grate (OPSD 400.010 x2)	each	$9,500	1.0	$9,500	0.0	$0	1.0	$9,500
D7	1800mm Maintenance Hole (OPSD 701.012) w/ Frame & Grate (OPSD 401.010 Type B)	each	$11,000	1.0	$11,000	0.0	$0	1.0	$11,000
D8	1800mm Catch Basin Maintenance Hole (OPSD 701.012) w/ Frame & Grate (OPSD 400.010 x1)	each	$11,000	1.0	$11,000	0.0	$0	1.0	$11,000
D9	1800mm Catch Basin Maintenance Hole (OPSD 701.012) w/ Frame & Grate (OPSD 400.010 x2)	each	$13,000	1.0	$13,000	0.0	$0	1.0	$13,000
D10	600mm x 600mm Catch Basin (OPSD 705.010) w/ Frame & Grate (OPSD 400.010 x1)	each	$4,100	14.0	$57,400	2.0	$8,200	16.0	$65,600
D11	1450mm x 600mm Double Catch Basin (OPSD 705.020) w/ Frame & Grate (OPSD 400.010 x2)	each	$5,400	1.0	$5,400	0.0	$0	1.0	$5,400
D12	600mm x 600mm Ditch Inlet 3:1 Slope (OPSD 705.030) w/ Frame & Grate (OPSD 403.010 Type A)	each	$5,000	0.0	$0	1.0	$5,000	1.0	$5,000
D13	1450mm x 600mm Ditch Inlet 3:1 Slope (OPSD 705.030) w/ Frame & Grate (OPSD 403.010 Type B)	each	$6,300	1.0	$6,300	0.0	$0	1.0	$6,300
D14	300mm DR35 PVC Pipe	m	$250	532.0	$133,000	178.0	$44,500	710.0	$177,500
D15	375mm DR35 PVC Pipe	m	$280	143.0	$40,040	23.0	$6,440	166.0	$46,480
D16	450mm 65-D RCP	m	$380	96.0	$36,480	0.0	$0	96.0	$36,480
D17	525mm 65-D RCP	m	$405	16.0	$6,480	0.0	$0	16.0	$6,480
D18	600mm 65-D RCP	m	$450	0.0	$0	19.0	$8,550	19.0	$8,550
D19	675mm 65-D RCP	m	$630	74.0	$46,620	66.0	$41,580	140.0	$88,200
D20	750mm 65-D RCP	m	$740	89.0	$65,860	0.0	$0	89.0	$65,860
D21	825mm 65-D RCP	m	$810	86.0	$69,660	0.0	$0	86.0	$69,660
D22	900mm 65-D RCP	m	$880	85.0	$74,800	0.0	$0	85.0	$74,800
D23	450mm HDPE Culvert	m	$450	0.0	$0	10.0	$4,500	10.0	$4,500
D24	Pipe Mounted Safety Grate	each	$1,200	1.0	$1,200	1.0	$1,200	2.0	$2,400
D25	Storm Sewer Service (150mm)	each	$1,100	61.0	$67,100	24.0	$26,400	85.0	$93,500
D26	CCTV Inspection with Flush and Clean	m	$10	1,121.0	$11,210	286.0	$2,860	1,407.0	$14,070
			SUB-TOTAL		**$816,050**		**$189,830**		**$1,005,880**
E	**STORMWATER MANAGEMENT FACILITY**								
	Provide all labour, material and equipment required to construct the stormwater pond and appurtenances in accordance with the drawings, specifications and the latest municipal standards, including provisions for all excavation, removal and disposal off site of all surplus excavated material, backfill, compaction.								
	SWM Pond Storm Sewers								
E1	300mm Gate Valve	each	$5,000	1.0	$5,000	0.0	$0	1.0	$5,000
E2	300mm HDPE	m	$300	26.0	$7,800	0.0	$0	26.0	$7,800
E3	Pipe Mounted Safety Grate	each	$1,200	3.0	$3,600	0.0	$0	3.0	$3,600
E4	675mm 65-D RCP	m	$630	20.0	$12,600	0.0	$0	20.0	$12,600
E5	900mm 65-D RCP	m	$880	29.0	$25,520	0.0	$0	29.0	$25,520
	Storm Structures			0.0					
E6	1500mm Outlet Control Structure (as per 701.011) w/ Frame and Grate (as per 401.010 Type B - x2) - ST0 incl. broad-crested weir	each	$25,000	1.0	$25,000	0.0	$0	1.0	$25,000
	Headwalls			0.0					
E7	Concrete Headwall (OPSD 804.040), Pedestrian Barricade (OPSD 804.040) & Safety Grate (OPSD 804.050) - Outlet A	each	$15,000	2.0	$30,000	0.0	$0	2.0	$30,000
	Pond Features			0.0					
E8	Rip rap lined spillway with Geotextile per OPSD 810.010	sq.m	$30	110.5	$3,315	0.0	$0	110.5	$3,315
	Surface Works			0.0					
E9	Removals (Clearing & Grubbing, Topsoil Stripping, etc.)	LS	$25,000	1.0	$25,000	0.0	$0	1.0	$25,000
E10	Fine Grade and Compaction of Subgrade (3.0m Access Road)	sq.m	$15	1,384.0	$20,760	0.0	$0	1,384.0	$20,760
E11	HL3 (3.0m Access Road)	tonne	$180	110.0	$19,800	0.0	$0	110.0	$19,800
E12	Granular A (3.0m Access Road)	tonne	$25	380.0	$9,500	0.0	$0	380.0	$9,500
E13	Granular B (3.0m Access Road)	tonne	$22	690.0	$15,180	0.0	$0	690.0	$15,180
E14	Earth Excavation - Cut/Fill - Pond & Berm	m3	$7	1,385.0	$9,695	0.0	$0	1,385.0	$9,695
E15	Earth Excavation - Imported Fill - Pond & Berm	m3	$15	4,900.0	$73,500	0.0	$0	4,900.0	$73,500

JEWELL ENGINEERING

Applewood Meadows Phase 4 - 250-5858

CIVIL SITE WORKS COST ESTIMATE

April 20, 2026

ON-SITE WORKS

Item #	Description	Unit	Cost/Unit	Stage 1 Quantity	Stage 1 Cost	Stage 2 Quantity	Stage 2 Cost	Total Quantity	Total Cost
E16	1m Thick Clay Liner per Drawings - Price to include import clay fill, place and compact)	cu.m	$15	3,300.0	$49,500	0.0	$0	3,300.0	$49,500
E17	Granular A - 150mm - Pond	tonne	$25	1,188.0	$29,700	0.0	$0	1,188.0	$29,700
E18	Topsoil & Seed	m2	$4	2,938.0	$11,752	0.0	$0	2,938.0	$11,752
E19	Excavate, Fine Grade and Shape Pond	LS	$10,000	1.0	$10,000	0.0	$0	1.0	$10,000
E20	Signage	each	$200	4.0	$800	0.0	$0	4.0	$800
E21	Provide as-constructed topographic survey of the entire pond block to the Consultant - grid pattern not to exceed 3 m x 3 m including all break points toe of slope, normal water level (NWL) shots around the entire pond and any structure within the pond including orifices	LS	$3,000	1.0	$3,000	0.0	$0	1.0	$3,000
			SUB-TOTAL		**$391,022**		**$0**		**$391,022**
F	**SITE WORKS**								
F1	6.0m Temporary Access Road (Installation and Removal)	LS	$10,000	1.0	$10,000	1.0	$10,000	2.0	$20,000
F2	Fine Grade and Compaction of Subgrade	sq.m	$15	5,670.0	$85,050	2,270.0	$34,050	7,940.0	$119,100
F3	150mm Road Subdrain with Filter Sock	m	$13	1,170.0	$15,210	480.0	$6,240	1,650.0	$21,450
F4	Concrete Curb & Gutter (as per 600.110)	m	$75	1,170.0	$87,750	480.0	$36,000	1,650.0	$123,750
F5	Granular B (Roadway)	tonne	$22	3,750.0	$82,500	1,500.0	$33,000	5,250.0	$115,500
F6	Granular A (Roadway)	tonne	$25	1,860.0	$46,500	740.0	$18,500	2,600.0	$65,000
F7	HotMix HL8 (Roadway)	tonne	$180	690.0	$124,200	280.0	$50,400	970.0	$174,600
F8	HotMix HL3 (Roadway)	tonne	$190	550.0	$104,500	220.0	$41,800	770.0	$146,300
F9	Step Joints	LS	$2,500	1.0	$2,500	1.0	$2,500	2.0	$5,000
F10	Tack coat (incl. sweep & flush)	sq.m	$3	5,150.0	$15,450	2,040.0	$6,120	7,190.0	$21,570
F11	Adjust MH to Surface Course Asphalt	each	$550	11.0	$6,050	4.0	$2,200	15.0	$8,250
F12	Adjust CB to Surface Course Asphalt	each	$750	29.0	$21,750	7.0	$5,250	36.0	$27,000
F13	Adjust VB to Surface Course Asphalt	each	$250	13.0	$3,250	4.0	$1,000	17.0	$4,250
F14	Granular A (Sidewalk)	tonne	$25	370.0	$9,250	150.0	$3,750	520.0	$13,000
F15	Concrete Sidewalk	sq.m	$90	990.0	$89,100	410.0	$36,900	1,400.0	$126,000
F16	Concrete Ramps w/ Tactile Surfaces (as per 310.039) - per location	each	$400	11.0	$4,400	4.0	$1,600	15.0	$6,000
F17	Pavement Markings	LS	$1,500	2.0	$3,000	1.0	$1,500	3.0	$4,500
F18	ROW Topsoil & Sod	sq.m	$18	5,850.0	$105,300	2,760.0	$49,680	8,610.0	$154,980
F19	Ditch/Swale Construction	m	$50	850.0	$42,500	260.0	$13,000	1,110.0	$55,500
F20	Ditch/Swale Topsoil & Sod	sq.m	$18	3,400.0	$61,200	1,040.0	$18,720	4,440.0	$79,920
F21	Level Spreader	LS	$2,500	1.0	$2,500	1.0	$2,500	2.0	$5,000
F22	Rip-Rap Outlet w geotextile	sq.m	$50	25.0	$1,250	0.0	$0	25.0	$1,250
F23	Acoustic Fence (2.4m)	m	$525	140.0	$73,500	0.0	$0	140.0	$73,500
F24	Street Signs	each	$500	9.0	$4,500	3.0	$1,500	12.0	$6,000
F24	Landscaping (Street Trees, Plantings, etc.)	LS	$85,000	0.7	$59,500	0.3	$25,500	1.0	$85,000
F25	Park - Topsoil & Seed	sq.m	$4	4,000.0	$16,000	0.0	$0	4,000.0	$16,000
E26	1.5m Black Vinyl Chain Link Fence - Block 46	m	$80	204.0	$16,320	0.0	$0	204.0	$16,320
F22	Dead End Barrier (OPSD 912.523)	each	$1,000	2.0	$2,000	1.0	$1,000	3.0	$3,000
			SUB-TOTAL		**$1,095,030**		**$402,710**		**$1,497,740**
G	**3.0m ASPHALT TRAIL- SOUTH OF ROYAL GALA DRIVE**								
G1	Fine Grade and Compaction of Subgrade	sq.m	$15	550.0	$8,250	0.0	$0	550.0	$8,250
G2	HotMix HL3 (3.0m)	tonne	$180	80.0	$14,400	0.0	$0	80.0	$14,400
G3	Granular A (3.0m)	tonne	$25	200.0	$5,000	0.0	$0	200.0	$5,000
G4	Granular B (3.0)	tonne	$22	370.0	$8,140	0.0	$0	370.0	$8,140
E5	P-Gate	each	$2,000	1.0	$2,000	0.0	$0	1.0	$2,000
			SUB-TOTAL		**$37,790**		**$0**		**$37,790**
H	**UTILITIES**								
H1	Street Lighting (includes Pole, Arm & Luminaire)	each		0.0	$0	0.0	$0	0.0	$0
H2	Street Lighting 50mm Duct (incl. crossings)	m		0.0	$0	0.0	$0	0.0	$0
H3	Street Lighting Wire (incl. crossings)	m		0.0	$0	0.0	$0	0.0	$0
H4	Street Lighting Panel 'A'	each		0.0	$0	0.0	$0	0.0	$0
H5	Street Lighting Trenching	m		0.0	$0	0.0	$0	0.0	$0
H5	Joint Utility Trenching (Hydro, Bell, Cogeco and Streetlighting)	m		0.0	$0	0.0	$0	0.0	$0
H6	100mm Type II Duct - Primary	m		0.0	$0	0.0	$0	0.0	$0
H7	Primary Cable	m		0.0	$0	0.0	$0	0.0	$0
H8	100mm Type II Duct - Secondary	m		0.0	$0	0.0	$0	0.0	$0
H9	Secondary Cable	m		0.0	$0	0.0	$0	0.0	$0
H10	100mm Type II Duct - Road Crossing Ducts (incl. caps, pull ropes)	each		0.0	$0	0.0	$0	0.0	$0
H11	100mm Type II Duct - Road Crossing Ducts (incl. caps, pull ropes and conc. encasement)	each		0.0	$0	0.0	$0	0.0	$0
H14	Transformer Base - Single Phase Pad	each		0.0	$0	0.0	$0	0.0	$0
H15	Transformer Base - Grounding Grid	each		0.0	$0	0.0	$0	0.0	$0
H14	Switchgear Base - Pad	each		0.0	$0	0.0	$0	0.0	$0
H15	Switchgear Base - Grounding Grid	each		0.0	$0	0.0	$0	0.0	$0
			SUB-TOTAL		**$0**		**$0**		**$0**
			TOTAL ON-SITE		**$3,109,362**		**$871,140**		**$3,980,502**

Notes:

1. On-Site topsoil stripping has been excluded from this estimate as it is understood that the site is already stripped.
2. On-Site earth excavation (Cut - Fill) has been excluded from this estimate as it is understood that the site is already the subject of a Fill Management Plan

OFF-SITE WORKS - CONSTRUCTION ACCESS ROAD FROM HWY 2

I	**ROADWORKS**								
I6	Granular A Base	tonne	$30	30.0	$900	0.0	$0	30.0	$900
I7	Granular B Subbase	tonne	$25	50.0	$1,250	0.0	$0	50.0	$1,250
I8	Traffic Control	LS	$5,000	1.0	$5,000	0.0	$0	1.0	$5,000
I10	375mm HDPE Culvert	m	$400	10.0	$4,000	0.0	$0	10.0	$4,000
			SUB-TOTAL		**$11,150**		**$0**		**$11,150**
			TOTAL OFFSITE		**$11,150**		**$0**		**$11,150**
			TOTAL COST (ON SITE + OFF SITE)		**$3,120,512**		**$871,140**		**$3,991,652**

SCHEDULE "D" - TIME SCHEDULE FOR CONSTRUCTION OF WORKS

Every reasonable effort to expeditiously execute and conclude this agreement with the completion of the full scope of works.

SCHEDULE "E" – ENGINEERING PLANS FOR WORKS TO BE CONSTRUCTED

THE ORIGINAL PLANS LISTED IN THIS SCHEDULE AND INCORPORATED BY REFERENCE INTO THIS AGREEMENT ARE NOW ON FILE IN THE MUNICIPAL OFFICES.

Draft Plan of Subdivision

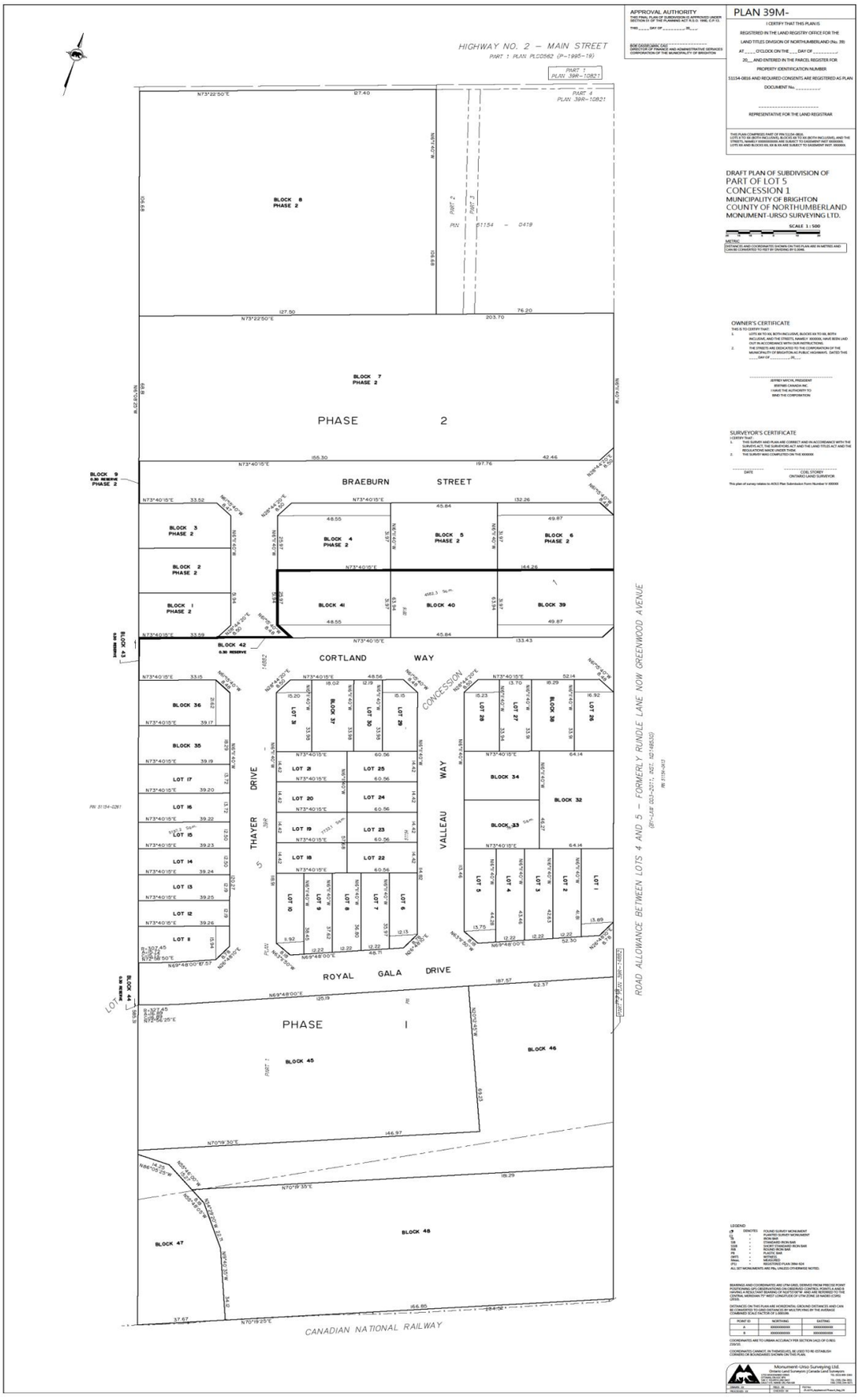
Monument-Urso, Applewood Meadows Phase 4, Undated, Monument-Urso Project Number 25-0270, being:

TITLE	DRAWING NUMBER
Draft Plan of Subdivision	25-0270_Applewood Phase 4_Reg_D6

General Servicing Drawings

Jewell Engineering, Mistral Land Development Inc. Project Number 250-5858, Applewood Meadows Phase 4 – Stage 1 & 2 Brighton Ontario, June 5, 2026 being:

TITLE	DRAWING NUMBER
Phasing Plan	PH-1
Site Plan	SP-1
General Notes	ND-1
Typical Details	ND-2
Typical Details	ND-3
Existing Conditions & Regulated Areas	EX-1
Erosion & Sediment Control Plan	ESC-1
General Servicing Plan – 1 of 3	GS-1
General Servicing Plan – 2 of 3	GS-2
General Servicing Plan – 3 of 3	GS-3
General Servicing Plan – Pipe and Structure Tables	GS-4
General Grading Plan – 1 of 3	GG-1
General Grading Plan – 1A of 3 – Construction Access	GG-1A
General Grading Plan – 2 of 3	GG-2
General Grading Plan – 3 of 3	GG-3
General Grading Plan – Sections	
Plan & Profile – Royal Gala Drive – STA 0+000 to 0+120	PP-RGD-1
Plan & Profile – Royal Gala Drive – STA 0+120 to 0+240	PP-RGD-2
Plan & Profile – Cortland Way – STA 0+000 to 0+120	PP-CW-1
Plan & Profile – Cortland Way – STA 0+120 to 0+240	PP-CW-2
Plan & Profile – Braeburn Street – STA 0+000 to 0+120	PP-BS-1
Plan & Profile – Braeburn Street – STA 0+120 to 0+240	PP-BS-2
Plan & Profile – Thayer Drive – STA 0+000 to 0+130	PP-TD-1
Plan & Profile – Thayer Drive – STA 0+130 to 0+260	PP-TD-2
Plan & Profile – Valleau Way – STA 0+000 to 0+150	PP-VW-1
Plan & Profile – Park Trail – STA. 0+000 to 0+150	PP-PARK-1
Block 49 – Stormwater Management Facility – Plan View	SWM-1
Block 49 – Stormwater Management Facility – Section Views	SWM-2
Block 49 – Stormwater Management Facility – Details	SWM-3
Sanitary Sewer Network – Catchment Plan	SA-1
Sanitary Sewer Network – Design Sheet	SA-2
Storm Sewer Network – Catchment Plan	ST-1
Storm Sewer Network – Design Sheet	ST-2


APPROVAL AUTHORITY
PLAN 39M-
I CERTIFY THAT THIS PLAN IS
REGISTERED IN THE LAND REGISTRY OFFICE FOR THE
LAND TITLES DIVISION OF NORTHUMBERLAND (No. 39)
AT ____ O'CLOCK ON THE ___ DAY OF _____,
20__ AND ENTERED IN THE PARCEL REGISTER FOR
PROPERTY IDENTIFICATION NUMBER
51154-0816 AND REQUIRED CONSENTS ARE REGISTERED AS PLAN
DOCUMENT No. _____.
REPRESENTATIVE FOR THE LAND REGISTRAR
DRAFT PLAN OF SUBDIVISION OF
PART OF LOT 5
CONCESSION 1
MUNICIPALITY OF BRIGHTON
COUNTY OF NORTHUMBERLAND
MONUMENT-URSO SURVEYING LTD.
SCALE 1 : 500
OWNER'S CERTIFICATE
SURVEYOR'S CERTIFICATE
HIGHWAY NO. 2 – MAIN STREET
PART 1 PLAN PLC0562 (P-1995-19)
PART 4 PLAN 39R-10821
PIN 51154 - 0419
PHASE 2
PHASE 1
BRAEBURN STREET
CORTLAND WAY
THAYER DRIVE
VALLEAU WAY
ROYAL GALA DRIVE
CONCESSION 1
ROAD ALLOWANCE BETWEEN LOTS 4 AND 5 – FORMERLY RUNDLE LANE NOW GREENWOOD AVENUE
CANADIAN NATIONAL RAILWAY
BLOCK 1 PHASE 2
BLOCK 2 PHASE 2
BLOCK 3 PHASE 2
BLOCK 4 PHASE 2
BLOCK 5 PHASE 2
BLOCK 6 PHASE 2
BLOCK 7 PHASE 2
BLOCK 8 PHASE 2
BLOCK 9 0.30 RESERVE PHASE 2
BLOCK 39
BLOCK 40
BLOCK 41
BLOCK 42 0.30 RESERVE
BLOCK 43 0.30 RESERVE
BLOCK 44 0.30 RESERVE
BLOCK 45
BLOCK 46
BLOCK 47
BLOCK 48
LOT 1
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LOT 7
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LOT 10
LOT 11
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LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
BLOCK 29
BLOCK 30
BLOCK 31
BLOCK 32
BLOCK 33
BLOCK 34
BLOCK 35
BLOCK 36
BLOCK 37
BLOCK 38
LEGEND
Monument-Urso Surveying Ltd.

SCHEDULE "F"– LOT GRADING AND DRAINAGE PLAN

As per General Servicing Drawings – Schedule E.

The Owner shall ensure all perimeter swales and siltation controls are constructed and in place prior to the installation of municipal infrastructure, in accordance with the approved Erosion and Sediment Control Plan and to the satisfaction of the Municipal Engineer. The perimeter swales shall remain functional throughout all phases of construction to intercept and convey surface runoff to approved outlets and prevent uncontrolled drainage onto adjacent lands.

SCHEDULE "G" - LANDS TO BE CONVEYED FOR PARKLAND OR CASH IN LIEU

N/A

SCHEDULE "H" - GRANTS OF EASEMENT AND OTHER PUBLIC LANDS

N/A

SCHEDULE "I" - PARKLAND, FENCING, LANDSCAPING AND TREE PRESERVATION PLAN

To be included for Municipal approval with Issued for Construction drawing package prior to construction

SCHEDULE "J" - SPECIAL CONDITIONS

A) CESSATION OF WORK

If the final plan of subdivision for the Owner's Lands has not been **registered** within six months of the date of this Agreement, the Municipality shall have the right to order the Owner to cease construction of all or part of the Works on such conditions as the Municipal Engineer deems advisable until the final plan of subdivision has been registered.

B) REPLACEMENT OF AGREEMENT BY SUBDIVISION AGREEMENT

Upon registration of the final plan of subdivision and a Subdivision Agreement between the parties in respect of the Owner's Lands, this Agreement shall no longer be of any force or effect and all of its terms and conditions shall be subsumed into the Subdivision Agreement and the provisions of the Subdivision Agreement shall prevail with respect to the Owner's Lands. For greater certainty, any financial security or certificate of insurance delivered by the Owner to the Municipality on account of the Owner's obligations under this Agreement shall continue to be held by the Municipality on account of the Owner's obligations to provide financial security and proof of insurance under the Subdivision Agreement.

C) AGREEMENT TO AUTHORIZE ON-SITE INSPECTIONS

The Owner agrees to authorize Municipality of Brighton Staff or their agents to enter onto the property to inspect the construction of the works. The Municipality may charge fees for inspections.

An insurance clearance naming the Municipality of Brighton and its agents must be provided to the Municipality.

D) FILL AND CONSTRUCTION MANAGEMENT PLAN

Prior to execution of the Pre-servicing Agreement and the start of site works, the Developer shall provide a Fill and Construction Management Plan prepared by a Professional Engineer verifying the following;

- Effective control of drainage and sediment following the stripping of the site. Since this site is to be stripped in the short term, and potentially left open for an extended period, grading and runoff control details are required. This would include, but not be limited to, the control of primary, post-stripping, flow paths, and how runoff will be controlled to prevent bathtub/ponding and erosion and sediment transport.

- Location of light duty silt fences, check dams, and temporary storage (ponds) with outlet control where necessary to control erosion and sediment transport.

- Given the poor stability of the native soils once they become wet, and the potentially lengthy period that the subsoils will be exposed to the elements, ponding should not be allowed on or near internal road allowances. A soil stripping plan must be provided with enough information to demonstrate that ponding is eliminated within the road allowances and that additional controls are provided for sediment and erosion control at significant surface runoff point loads if applicable.

- Truck and excavator traffic is to be kept to a minimum on the future road areas given the negative impact of disturbance of the subsoils. Identification of haul routes might be a benefit for the stripping exercise as well as future sight grading activities. The combination of poor soils and numerous springs has resulted in the requirement for extensive excavation and backfilling with engineered fill in previous subdivisions. Therefore, traffic and drainage control, including limiting construction during wet weather through the entire construction process is critical.

- Silt fence/sediment control to be installed around the stockpile area.

- Mud and dust control associated with construction vehicle movements has been a major flashpoint in past developments. Therefore, particular attention must be given to keeping adjacent municipal roads clean with frequent sweeping and the control of dust with dust control agents (water, calcium, etc.).

Prior to the import or export of site materials, the developer shall retain a Qualified Person (QP), as defined by Ontario Regulation 153/04, to further evaluate proposed construction procedures and current site conditions in accordance with current MECP excess fill regulations.

The QP shall provide recommendations and/or undertake further site characterization/testing activities (if necessary) to confirm the absence of potential risk of adverse impacts to human health and the environment. This report would confirm that MECP regulations have been met for the proposed testing and reuse/disposal process. If risks are identified, a remediation or risk management plan shall be developed and implemented to eliminate or mitigate identified risks. These requirements shall be outlined within a report signed and sealed by the QP and submitted for approval by the Municipality. This can be a standalone report or combined with the Fill and Construction Management Plan.

PRE-SERVICING AGREEMENT

THIS AGREEMENT made in QUADRUPLICATE on the _____day of _____,

2026 BETWEEN:

THE CORPORATION OF THE MUNICIPALITY OF BRIGHTON
(Hereinafter called the "Municipality")

- and –

8597685 CANADA INC.
(Hereinafter called the “Owners”)

WHEREAS the Owner owns certain lands within the geographic limits of the Municipality and has received approval from the Municipality for a draft plan of subdivision on the lands identified as **Applewood Meadows Phase 4**, Part of Lot 5, Concession 1, Registered Plan 28, Municipality of Brighton;

AND WHEREAS the Owner has requested permission to install certain works on that portion of the Owner’s lands, being **Applewood Meadows Phase 4 Stage 1a and Stage 1b**, that lie within the draft plan of subdivision prior to final approval of the plan of subdivision and execution of a subdivision agreement;

AND WHEREAS the Owner has agreed that all works installed within the road allowance shall be installed at the Owner’s cost;

AND WHEREAS it is intended that all such works will eventually form part of the municipal services and works to be constructed by the Owner in accordance with a subdivision agreement;

AND WHEREAS the Council of the Municipality has given its approval to install the services within the Owner’s Lands authorized by this Agreement prior to execution of a subdivision agreement and registration of the final plan of subdivision for the Owner's Lands, in accordance with the terms of this Agreement;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants herein contained and other good and valuable consideration, the parties agree with each other as follows:

PART I

DEFINITIONS AND BASIS OF AGREEMENT

1.1 DEFINITIONS

In this Agreement the following terms shall have the meanings set out below, unless otherwise redefined or where the subject matter or context requires another meaning to be ascribed:

"Council" shall mean the elected Council of the Municipality of Brighton;

"Draft plan" or "Draft Plan of Subdivision" means the draft plan of subdivision approved by the Municipality (File No. SUB 2021-02) for the Owners Lands;

"Lands" shall mean those lands of the Owner described in Schedule "A", collectively or any portion thereof;

"Municipal Engineer" means the Director of Municipal Infrastructure, Operations and Recreation of the Municipality or such other person acting in that capacity, or the consulting engineer appointed for that purpose by Council, and any authority granted to the Municipal Engineer by this agreement shall be exercised in accordance with generally accepted engineering principles and without undue delay;

"Municipal Specifications" shall mean the detailed description of construction, materials and workmanship of works to be carried out by the Owner as prescribed by the Municipality in accordance with the "Ontario Provincial Standard Specifications", "Ontario Provincial Standard Drawings", current Municipal Engineering Standards, or such other additional requirements which may be specified by the Municipality;

“Owner" shall mean 8597685 CANADA INC., and shall include an individual, a partnership, a corporation, an association, a joint venture, a co- tenant, a trustee, or any agent or contractor carrying out any works for the Owner, and all subsequent owners of all or part of the Owner's Lands, as the case may be, and wherever the singular is used it shall be construed to include the plural;

"Owner's Lands" shall mean those lands of the Owner described in Schedule "A";

“Owner’s Engineer” shall be a Professional Engineer licensed and insured and in good standing with the Ontario Society of Professional Engineers to supervise all engineering functions;

"Proposed Road" shall mean those lands intended for future use as public roads or any part or parts thereof, any proposed day lighting triangles, temporary turning circles, and any areas of proposed road widening as shown on the Draft Plan of Subdivision;

"Temporary Certificate of Approval of the Works" means the certificate to be issued by the Municipal Engineer after all the Works have been constructed in accordance with this Agreement and have been inspected by the Municipal Engineer;

"Underground Services" means that portion of the Works consisting of the water, sanitary sewer and storm water management systems to be constructed by the Owner in accordance with this Agreement;

"Warranty Period" means the period of time between the date the Temporary Certificate of Approval of the Works has been issued under this Agreement and the date a Final Certificate of Approval of the Works has been issued pursuant to a subdivision agreement between the parties for the final plan of subdivision for the

Owner's Lands;

"Works" means the whole works, services, materials, matters and things to be done or supplied by the Owner in accordance with this Agreement.

1.2 ORDER OF PROCEDURE

a) As a condition of this Agreement and without which this Agreement shall have no effect, the Owner shall:

i) Deliver this fully executed agreement to the Municipality;

ii) Subject to **Schedule "C – Estimated Cost of Works"**, deposit with the Municipality the security and proof of insurance required by this Agreement.

iii) Submit a **Fill and Construction Management Plan** in conformance with **Schedule "J"** for the approval of a Municipal Engineer which may include an Erosion and Sediment Control Plan, a Mud and Dust Control Plan, an interim Drainage Management Plan, and an Excess Soil Management Plan in conformance with LTC and MOECP Regulations as requested by the Municipal Engineer;

iv) Submit an **Issued for Construction** drawing package, satisfactory to the Municipal Engineer, including but not limited to:

(a) Issued for construction civil engineering drawings stamped by the Owner's Engineer;

(b) A coordinated utility plan identifying the location of all proposed and existing municipal and private utilities, including hydro, telecommunications, gas, street lighting, and associated appurtenances;

(c) Landscape and streetscape plans, including boulevard treatments, fencing, retaining walls, parkland works, tree preservation measures, restoration details, and proposed tree planting;

(d) Any revised plans or supplemental details required by the Municipal Engineer prior to the commencement of the Works.

b) Prior to starting construction of the Works in the Draft Plan, the Owner shall:

i) fulfill all the conditions required by Clause 1.2 (a) above unless otherwise approved in writing by the Municipal Engineer;

ii) notify the Municipal Engineer in writing at least seventy-two hours (72) hours prior to the start of construction; and

1.3 ATTACHED SCHEDULES

a) The following Schedules are attached to and form part of this agreement:

Schedule "A" -	**Description of Lands**
Schedule "B" -	**Description of Works to be Constructed**
Schedule "C" -	**Estimated Cost of Works**
Schedule "D"	**Time Schedule for the Completion of Works**
Schedule "E" -	**Plans for Works to be Constructed**
Schedule "F" -	**Lot Grading and Drainage Plans**
Schedule "G" -	**Lands to be Conveyed for Parkland or Cash in Lieu**
Schedule "H" -	**Grants of Easement and Other Public Lands**

Schedule "I" - Parkland, Fencing, Landscaping and Tree Preservation Plan
Schedule "J" - Special Conditions

b) The Approved Plans listed in **Schedule "E"** are hereby incorporated by reference into this Agreement. The originals of all Approved Plans are on file in the offices of the Municipality, and, in the event of any dispute, the originals shall govern.

1.4 OWNER'S ACKNOWLEDGEMENT

The Owner acknowledges and agrees that, for all Works within the Owner's Lands:

a) The decision to proceed with the Works in advance of final approval of the plan of subdivision and execution of a subdivision agreement by the Municipality is at the Owner's sole risk and is not based upon any representation from the Municipality as to when final approval of the plan of subdivision may be given or a subdivision agreement executed;

b) By executing this Agreement, the Municipality does not waive or in any way absolve the Owner of their obligations to comply fully with all of the conditions of approval of the Draft Plan of Subdivision prior to final approval being given;

c) This Agreement shall remain in full force and effect until such time as all of the obligations contained in it have been fulfilled or this Agreement is incorporated into and subsumed by a subdivision agreement executed between the Owner and the Municipality in respect of the final plan of subdivision;

d) This Agreement does not predetermine, prejudice or constrain the Municipality's jurisdiction with respect to the approval, rejection or imposition of conditions in relation to any approvals now or that may be in future proposed for the plan of subdivision for the Owner's Lands;

e) The only works to be performed pursuant to this Agreement within the Owner's Lands shall be for the purpose of pre-servicing that portion of the Owner's Lands lying within the limits of the draft plan of subdivision more particularly described as **Applewood Meadows Phase 4, Stage 1a and Stage 1b**;

f) Nothing in this Agreement, including the issuing of a Temporary Certificate of Approval of Underground Services or a Temporary Certificate of Approval of the Works shall preclude the Municipality from requiring the Owner to make further improvements or alterations to the Works or the Lands as may be required in order to fully and completely comply with such requirements as may be contained in a Subdivision Agreement to be entered into by the parties prior to final approval of the plan of subdivision;

g) The Owner shall not install any portion of the Works that are to be used for hydro-electric, cable television, telephone or natural gas until the applicable utility company has approved the plans for those services;

h) The Owner shall be solely responsible for obtaining any required approval of the Works by a Director under the Ontario Water Resources Act and fully complying with all terms and conditions of such approval;

i) Until a Consolidated Linear Infrastructure – Environmental Compliance Approval (CLI-ECA) for the Works under the Ontario Water Resources Act has been obtained and fully complied with, the Municipality:

   a. will not issue a Temporary Certificate of Approval of Underground Services or a Temporary Certificate of Approval of the Works;

   b. will not execute the final Subdivision Agreement;

c.c. will not give final approval of the plan, plan, give final approval of the

d.d. will will not permit any part of the Works Works to be connected or to form part of, part of or to be used in connection with the Municipality's Municipality's waterworks and sewage works;

e.e. will not construct any part of the Works outside the limits of the Owner's will not constru property including, without limiting, on lands owned by the Municipality property inclu or any other public authorities body unless formal approval has been received from unless formal same; same

f.f. will not connect any part of the Works to the Municipality's waterworks will not conne or sanitary sewage works; andor sanitary sewage works; and

g.g. Complete proposed storm Complete facilities proposed shall install connect underground underground sewage pipes, in a manner that will not substantively effect or change the volume or rate of flow of storm water substantively from the Owner's property to impact Owner's property the Municipality to the Municip sewer systems or adjacent creek or This may include, but not be limited to, , but not be lim the construction of temporary sediment ponds, including the installation of temporary of outlet controls, and/or the interim diversion and storage of runoff to and/or the inte reflect preconstruction pre-construction

PART II

CONSTRUCTION WORKS

2.1 SCOPE OF WORK

a) Subject to such approval as may be granted under the *Ontario Water Resources Act* and such other permits and approvals as may be required, the Owner shall construct and maintain all of the Works described in **Schedule "J" – Special Conditions** according to the plans and specifications in **Schedules "E" – Plans for Works to be Constructed** in a good and workmanlike manner to the satisfaction of the Municipal Engineer according to Municipal Specifications.

b) If, at any time during construction or maintenance of the Works, the Municipal Engineer determines that modifications to the Works are necessary to adequately address future public services that will be required for the final plan of subdivision on the Lands, or to comply with such approval as may be granted under the *Ontario Water Resources Act*, the Owner shall construct such additional works to the satisfaction of the Municipal Engineer.

2.2 PROPOSED ROADS

a) The *Owner* shall construct the granular base course of the proposed roads according to the plans and specifications in **Schedule "E" – Plans for Works to be Constructed** and Municipal Specifications and shall lay the first lift of asphalt as soon as possible in the first available paving season after the Temporary Certificate of Approval of Underground Services has been issued.

b) The final lift of asphalt on all proposed roads shall be completed when directed by the Municipal Engineer and, in no event, shall it occur until a video examination of the sanitary and storm sewer systems and any repairs to them have been completed in accordance with this agreement.

c) The Owner shall not cut any roads under the jurisdiction of the Municipality without the prior written consent of the Municipal Engineer, and all roads shall be restored to the satisfaction of the Municipal Engineer as soon as possible after completion of the work.

d) Where work is performed on existing roads outside the draft plan of subdivision, the Owner shall reinstate them to their original condition as determined by the Municipal Engineer.

e) If, in the opinion of the Municipal Engineer, it is necessary to change the grade of existing roads adjacent to or abutting the Lands because of the development of the draft plan, the Owner shall grade to sub-grade and reconstruct the roads in the manner and within the time stipulated by the Municipal Engineer and according to Municipal Specifications.

2.3 SANITARY SEWERS

a) The Owner shall construct the sanitary sewer system according to the plans and specifications set out in **Schedule "E"** and Municipal Specifications and such approval as may be granted under the *Ontario Water Resources Act* and shall maintain the system until the Final Certificate of Approval of the Works has been issued for the Works within the Owner's Lands.

2.4 STORM WATER MANAGEMENT SYSTEM

a) The Owner shall construct the storm water management system according to the plans and specifications set out in **Schedules "E"** and Municipal Specifications and such approval as may be granted under the *Ontario Water Resources Act* and shall maintain the system until a Final Certificate of Approval of the Works has been issued for the Works within the Owner's Lands.

2.5 WATER MAINS

a) The Owner shall construct the water main system according to the plans and specifications set out in **Schedule "E"** and Municipal Specifications and such approval as may be granted under the *Ontario Water Resources Act* and shall maintain the system until a Final Certificate of Approval of the Works has been issued for the Works within the Owner's Lands.

b) The Municipality, or its agents shall have the sole right to open or close valves for the water mains and no other person shall molest or interfere with them in any manner.

c) The Owner shall not use or permit any contractor, builder or other person to use any hydrant during construction without the prior written approval of the Municipality and for which a fee as determined by the Municipality may be payable.

2.6 SERVICE CONNECTIONS

a) All lateral water and sewer connections from the water and sewer mains to the proposed lot lines shall be installed according to the plans and specifications set out in **Schedule "E"** and Municipal Specifications, but no connection shall be made unless and until an approval has been granted under the *Ontario Water Resources Act*.

2.7 CURBS AND GUTTERS

a) The Owner shall construct curbs according to the plans and specifications set out in **Schedule "E"** and Municipal Specifications.

2.8 FENCES AND RETAINING WALLS

a) The Owner shall install retaining walls and fences in accordance with the plans and specifications set-out in **Schedule "I"** and Municipal Specifications, if applicable.

2.9 GRADING, LANDSCAPING, TREE PLANTING, AND PARKLAND DEVELOPMENT

a) The Owner shall excavate and grade channels and swales and immediately place trees, topsoil and sod and/or rip rap in accordance with the drawings referenced in Schedule **"E"** and shall maintain the trees and sod and replace any which does not survive until a Final Certificate of Approval of the Works has been issued for the Works within the Owner's Lands.

b) The Owner shall complete rough grading and install the erosion and sediment controls as indicated in the drawings referenced in **Schedule "E"** as well as any necessary to ensure adequate drainage and erosion and sediment control to the satisfaction of the Municipal Engineer for all proposed lots or blocks within the owners' lands until a Final Certificate of Approval has been issued.

2.10 WARNING SIGNS

a) Prior to construction of the Works the owner shall install barricades and signs preventing public access to the Owners Lands to the satisfaction to the Municipal Engineer. Signs will have dimensions of 1 metre by 0.6 metres (3 feet by 2 feet) and shall be erected by the Owner at each entrance to the draft plan of subdivision, which shall read as follows:

"Road Not Assumed by Municipality – No Public Access"

or such other wording as may be approved by the Municipality.

2.11 STREET LIGHTING

a) The Owner shall install street lighting according to the plans and specifications set out in **Schedule "E"**, Municipal Specifications, and the requirements and standards of the authority providing electric power. The Owner shall arrange for the local electrical distribution company to energize the system following installation and prior to the to issue of Occupancy Permits. The Owner shall maintain the lights at the Owner's expense, including energy costs until Hydro One has approved and energized the streetlight system and the Municipality has added the system to their Street Light Accounts.

2.12 PUBLIC UTILITIES

a) All utility lines shall be installed underground unless otherwise specified.

2.13 UTILITY APPROVALS AND COSTS

a) The Owner shall apply for, enter into agreements, and pay all required fees to obtain approvals from Hydro One, Bell Canada and any other applicable utility company prior to final subdivision approval and registration of the Subdivision Agreement; shall obtain the approval of all applicable provincial and federal regulatory authorities; and shall indemnify the Municipality against all related fees and other charges.

2.14 DRILLING AND BLASTING

a) No blasting is anticipated for the proposed Works. Should blasting become necessary it will be subject to the approval of the Municipal Engineer.

b) Prior to any blasting for the installation of the Works, the Owner shall notify the Municipal Engineer in writing at least twenty-four (24) hours before the start of blasting and shall provide a certificate of insurance with the Municipality as an additional insured and satisfactory to the Municipality for damage and liability resulting from the blasting.

c) Prior to any blasting for the installation of the Works, the Owner shall notify the Municipal Engineer in writing at least twenty-four (24) hours before the start of blasting, and shall provide a certificate of insurance, with the Municipality as an additional insured, to the satisfactory to the Municipality for damage and liability that may result from blasting.

d) If any blasting is to be carried out within 120 metres (393 feet) of an occupied building, the Owner shall give written notice of the period of blasting to the occupant at least two (2) days prior to the start of blasting.

e) All drilling shall be wet drilling.

2.15 ACCESS ROADS

a) The Owner shall, as and where required by the Municipal Engineer, construct and maintain access roads for the purpose of construction of services. The Owner shall maintain these roads to the Municipality's satisfaction, which shall include the construction of Mud Matts, placing of dust palliatives, the removal of mud and other materials, including street sweeping, within and adjoining the draft plan, and the repair to the satisfaction of the Municipal Engineer of any damage caused. If roads are not maintained to the Municipality's satisfaction, the Municipality may take the necessary action to rectify the problem at the Owner's expense. The Owner shall not permit any construction vehicles to use any public streets adjacent to the draft plan if alternate routes are available.

b) The Owner shall not restrict and shall ensure that no person working within the Lands restricts the normal flow of traffic outside the Lands without the prior written consent of the Municipality.

c) The Owner shall provide, install, and maintain any additional signage, traffic control devices, or traffic management measures required by the Municipality or the Municipal Engineer, including but not limited to signage related to construction access.

2.16 REPAIR AND RELOCATION OF EXISTING SERVICES

a) The Owner shall repair any damage caused by the Owner, or any person working for or on behalf of it, to any existing roads, structures, services or works owned or operated by the Municipality and shall pay for all costs related to the relocation of any existing utilities or services in or outside the draft plan as may be necessaryto accommodate the draft plan.

2.17 DRAINAGE

a) The drainage of surface water on the proposed lots and blocks in the draft plan is the sole responsibility of the Owner and, subject to the provisions of Clause 6(i) of this Agreement, the Owner shall comply with the Lot Grading and Drainage Plans as set out in Schedule "E".

b) Subject to the provisions of Clause 6(i) of this Agreement, the Owner shall construct all Works in accordance with the Lot Grading and Drainage Plans set-out in Schedule "E" as well as Municipal Engineering Standards. The Owner shall also install and maintain sufficient interim grading works to ensure positive drainage and eliminate ponding during construction per the Fill and Construction Management Plan (Schedule “J”) required prior to the execution of this agreement. These works may include, but are not limited to, the installation of temporary sediment control pond(s) and related controls, and temporary berms and swales, all constructed and maintained to the satisfaction of the Municipality, until a Final Certificate of Approval of the Works has been issued.

c) The Owner agrees that if the drainage works result in drainage or a change of drainage through private third party lands, all work shall be carried out with the approval of and to the satisfaction of the private owners affected and the Municipal Engineer. Any easements acquired by the Owner over third party lands for that purpose shall be conveyed to the Municipality.

d) The Owner shall not interfere with any existing drain or water course except in accordance with the Lot Grading and Drainage Plans or with the prior written permission of the Municipal Engineer, but any interference shall not relieve the Owner of responsibility for any damage caused by the interference and the Owner shall indemnify the Municipality against any claims against the Municipality relating to the damage.

2.18 CONSTRUCTION REFUSE AND DEBRIS

a) The Owner shall promptly dispose of all construction refuse and debris according to the waste disposal and recycling by-laws of the Municipality in effect from time to time. If refuse is not removed within forty-eight (48) hours notice from the Municipality, the Municipality may remove the refuse and debris at the expense of the Owner.

b) The Owner shall not deposit or permit to be deposited surplus fill on public lands. Furthermore, the Owner shall not remove or permit to be removed, any fill, topsoil, trees or shrubs from public lands, other than roads, without the written consent of the Municipal Engineer.

2.19 COMMENCEMENT, PROGRESS AND COMPLETION OF WORK

a) The Owner shall not start construction of the Works until the Municipal Engineer has received at least seventy-two (72) hours prior written notice of the intention to commence work and should for any reason there be a cessation or interruption of work, the Owner shall not resume work until at least forty-eight (48) hours written notice of the intention to resume is again given to the Municipal Engineer.

b) The Owner consents to the Municipality or any person acting as their respective agent to enter on the Lands at any time during the term of this Agreement for the purpose of exercising any authority or right of the Municipality under this Agreement, and any entry upon the Lands by the Municipality or its agents shall be as agent for the Owner and shall not be construed for any purpose whatsoever as an acceptance or assumption of the Works by the Municipality.

2.20 MATERIALS TESTING

a) The Owner's Engineer, at the owner's cost, shall arrange for and monitor all required qualitative and quantitative testing of equipment, materials and procedures to confirm compliance with Ontario Provincial Standard Specifications and Municipal Engineering Standards as determined by the Municipal Engineer.

2.21 EMERGENCY REPAIRS

a) Employees or agents of the Municipality may enter onto the Lands at any time or from time to time prior to registration of the plan of subdivision for the purpose of making emergency repairs to any of the Works or taking such remedial action as the Municipal Engineer deems advisable for the purpose of protecting against a hazardous or unsightly condition, or disconnecting any part of the Works that has been connected to the Municipality's water works or sewage works prior to an approval being granted under the *Ontario Water Resources Act*, and such entry and repair shall not be deemed an acceptance of the Works by the Municipality or an assumption by the Municipality of any liability in connection therewith or a release of the Owner from any obligations under this agreement. The Owner shall pay all costs for such emergency repairs or remedial work and the Municipality may apply any security held by it on account of such costs.

2.22 USE OF WORKS BY MUNICIPALITY

a) Upon approval being granted under the *Ontario Water Resources Act*, the Works may be used by the Municipality or any other authorized persons prior to registration of the plan of subdivision for the purposes for which the Works were designed. Such use shall not be deemed an acceptance of the Works by the Municipality and shall not in any way relieve the Owner of its obligations with respect to the construction and maintenance of the Works, but the Owner shall not be liable for any negligent conduct of the Municipality, its servants, agents or employees.

b) The Owner further acknowledges that the Municipality may inadvertently damage or interfere with the Works in the course of using them, and the Owner hereby waives all claims against the Municipality that it may have arising from normal and reasonable use, interference or damage.

2.23 WINTER ROAD MAINTENANCE

a) The Owner shall be responsible for all winter road maintenance on the Lands unless suitable arrangements have been made to use Municipal Forces.

b) The Owner agrees that any winter maintenance performed by the Municipality is completed entirely at the Owner's risk. The Municipality shall not be held liable for any damages, claims, or losses resulting from such operations. To facilitate safe plowing, the Owner shall ensure all roads are kept entirely clear of construction equipment, building materials, vehicles, and debris during all winter weather events.

2.24 STORMWATER MAINTENANCE

a) The Owner shall be responsible for all costs associated with the inspection, operation, cleanout, and long-term maintenance of the wet pond facility, including all inlet and outlet structures, forebays, sedimentation areas, berms, spillways, and associated appurtenances. All maintenance shall be performed in accordance with the Ministry of the Environment, Conservation and Parks requirements, the Municipality of Brighton Stormwater Master Plan (2019), and the approved engineering drawings and technical reports.

b) The Owner shall undertake routine and non-routine maintenance activities, including but not limited to:
    a. removal of accumulated sediment from the forebay and permanent pool,
    b. removal of debris, floatables, and vegetation obstructions,
    c. inspection and repair of the outlet structure, orifice, weir, and emergency spillway,
    d. inspection and stabilization of pond slopes and berms,
    e. monitoring of water levels, erosion, and vegetation health.

c) The Owner's Engineer shall oversee, document, and certify all inspection and maintenance activities for the wet pond. The Owner shall maintain a stormwater maintenance log including inspection dates, sediment depth measurements, cleanout activities, disposal records, structural observations, and any repairs undertaken. Records shall be retained for a minimum of seven (7) years and provided to the Municipality upon request.

2.25 WARRANTY OF WORKS

a) The Owner shall maintain the Works other than hydro, telephone and other utility company facilities until a Final Certificate of Approval of the Works has been issued for the Works within the Owner's Lands.

b) A one-year warranty period on the asphalt will start only after the Subdivision Agreement is in place and once the final lift of asphalt has been completed. The Municipality will retain 100% of the total cost of the surface lift of asphalt.

c) The one-year warranty period for all Underground Works, including watermains, sanitary sewers, storm sewers, and sub-drains, shall commence only after the Subdivision Agreement has been executed, a Preliminary Certificate of Completion has been issued for the applicable Works, and occupancy permits have been issued for at least 50% of the lots within the applicable Phase / Stage.

d) The one-year warranty period for all remaining Surface Works, including curbs, gutters, sidewalks, walkways, and landscaping, shall commence only after the Subdivision Agreement has been executed, a Preliminary Certificate of Completion has been issued for the applicable Works, and occupancy permits have been issued for at least 50% of the lots within the applicable Phase / Stage.

2.26 CLOSED CIRCUIT TELEVISION EXAMINATION OF SEWERS

a) A video examination throughout the entire length of the sanitary and storm sewers including laterals shall be carried out at the expense of the Owner immediately prior to application of the final lift of asphalt. Prior to any video examination, the Owner shall remove all heavy silts, clays, sludges and other foreign material which may have become lodged within the sewers. The unedited video record shall be provided on a USB, including a report that has been reviewed by the Owners Engineer which identifies any deficiencies and recommendations to resolve same.

The USB shall indicate start points, and distances from the starting points of the video inspection. A paper copy of the report shall accompany, and be included on, the USB and be comprised of the following components:

(a) Size of pipe;
(b) Type of pipe;
(c) Length of pipe;
(d) Municipality's manhole numbering system and where possible, a corresponding house number;
(e) Run length to be from manhole to next manhole;
(f) Condition of the manhole;
(g) Picture of all problem areas with meterage;
(h) A key map indicating manhole numbers; and
(i) Location of all services.

b) Upon receipt of the USB and written report, the Municipal Engineer will determine the extent of repairs, if any, required by the Owner in order to bring the sewers up to Municipal Specifications. Repairs required to be carried out by the Owner shall be done under the supervision of the Municipal Engineer and a further video examination may be required to confirm satisfactory completion.

2.27 ENGINEERING SERVICES

a) The Owner shall employ a Professional Engineer in good standing with the Ontario Society of Professional Engineers to supervise all engineering functions including but not limited to:

(a) the preparation of calculations, contours, designs, plans and specifications;
(b) the preparation and furnishing of all required drawings;
(c) the preparation of the necessary contracts;
(d) the obtaining of all required federal, provincial and municipal approvals;
(e) confirmation of the field layout:
(f) contract administration and full or part time supervision of all Works as may

be required by the Municipality;

(g) To ensure that the works are constructed as per the approved engineering drawings, the owner's engineer shall take responsibility for the maintenance of all records of construction and upon completion to advise the Municipal Engineer of all construction changes and to prepare all "as constructed" plans and drawings as may be required by the Municipal Engineer;

(h) acting as the Owner's representative in all matters pertaining to the construction; and

(i) the co-ordinating and scheduling to comply with the timing provisions of this agreement and the requirements of the Municipal Engineer for the Works.

(j) Review CCTV Videos and Technical Reports and identify and provide recommendations regarding any issues or deficiencies that may be observed.

b) The Owner shall furnish all plans, specifications, designs, calculations, contours, or other information pertaining to the Works as the Municipal Engineer may require. No contract shall be awarded, and no work shall commence or be continued without the prior written approval of the design and supervision of the work by the Municipal Engineer, or the Owners Engineer where directed by the Municipality. In most instances the Owners Engineer will be required to do full time inspection for underground works and part time for above ground works. The Municipal Engineer will likely do periodic inspections depending on the type of activities.

c) The Municipal Engineers determination of whether the Works have been constructed according to Municipal Specifications shall be final, subject to the arbitration mechanisms contained within this agreement.

2.28 ZONING AND BUILDING RESTRICTIONS

a) Nothing in this agreement shall relieve the Owner of any obligation to comply with all applicable zoning and building by-laws in effect from time to time.

b) All construction within the draft plan shall be carried out in accordance with any noise by-law of the Municipality which may be in effect from time to time

2.29 MODEL HOMES

a) Notwithstanding any other provision of this Agreement, no model homes, sales offices, temporary occupancy, or residential occupancy shall be permitted within the Lands unless authorized by a separate Model Home Agreement executed between the Owner and the Municipality.

b) The Owner acknowledges and agrees that the execution of this Agreement does not grant any right to construct, occupy, market, or use model homes or sales offices within the Lands.

c) Any request for model homes shall be subject to separate approval by the Municipality and may require additional financial securities, insurance, servicing requirements, inspections, agreements, permits, and conditions as determined by the Municipality.

2.30 SPECIAL CONDITIONS

a) In addition to all other provisions of this agreement, the Owner shall be bound by those special conditions set out in **Schedule "J"** attached hereto.

PART III

FINANCIAL ARRANGEMENTS AND INSURANCE

3.1 OWNERS' LIABILITIES AND INDEMNITY

a) The Owner shall indemnify the Municipality against any and all actions, causes of action, suits, claims, demands, costs and expenses (including damages, fines and legal costs on a full recovery basis) which may arise directly or indirectly by reason of or which may in any way be attributable to the Owner's decision to install the Works prior to an approval being granted under the *Ontario Water Resources Act* and prior to final approval of the Plan of Subdivision, or the Municipality's decision to grant permission to construct the Works on the Plans under this Agreement.

3.2 OWNER'S EXPENSE

a) It is the intent of this Agreement that the Municipality shall not incur any expense for the development of the draft plan, or the construction of the Works and every obligation of the Owner under this Agreement shall be deemed to include the words "at the expense of the Owner", unless specifically stated otherwise.

3.3 MUNICIPALITY'S LEGAL, PLANNING, ENGINEERING AND ADMINISTRATIVE COSTS

a) The Owner agrees to pay the reasonable legal, engineering, landscape architectural, planning and administrative costs incurred by the Municipality to process the draft plan including but not limited to the preparation of this agreement and all plans and specifications, and the supervision and inspection of the Works and the Municipality shall provide copies of any invoices for such costs.

3.4 PAYMENT OF ACCOUNTS

a) All invoices, costs and expenses received or incurred by the Municipality and payable by the Owner shall be paid within thirty (30) days of the Municipality's invoice or demand for payment to the Owner, failing which the Owner shall be in default under this Agreement and shall continue in default until payment plus all accrued interest is made in full.

b) Interest shall be paid by the Owner on all overdue amounts at the same rate per annum and calculated in the same manner as the Municipality charges on overdue municipal taxes and any payments received shall be applied first on account of accumulated interest and then on the outstanding amount.

3.5 FINANCIAL REQUIREMENTS

a) The Owner hereby acknowledges and agrees that should there be a deficiency and/or failure to carry out any work or matter required by any clause of this Agreement, whether or not such work or matter is specifically secured by way of letter of credit or surety bond, and the Owner fails to comply, within thirty (30) days' written notice, with a direction to carry out such work or matter, the Municipality may draw upon the security and enter onto the subject lands and complete all outstanding works or matters, and pay all costs or expenses incurred thereby from the proceeds so drawn.

b) As a condition of this Agreement and without which this Agreement shall have no effect, the Owner shall deposit with the Treasurer of the Municipality, as security for the performance of the Owner's obligations under this Agreement, either:

i. An an irrevocable and automatically renewable Letter of Credit issued by a Canadian chartered bank or other financial institution acceptable to the Municipality; or
ii. An irrevocable pay-upon-demand Surety Bond issued in accordance with the Municipality's Surety Bond Policy, as amended from time to time;
iii. In a form satisfactory to the Municipality and in the amount of **$1,565,831.00** in accordance with the estimated Cost of Works (50%) as set out in Schedule "C".

c) Any Surety Bond provided under this Agreement shall:
   i. Be issued with a surety provider acceptable to the Municipality and in accordance with the Municipality's Surety Bond Policy;
   ii. Be in the Municipality's standard form of Surety Bond;
   iii. Remain in full force and effect until released by the Municipality; and
   iv. Permit the Municipality to make partial or multiple draws as required to complete the Works or remedy any default under this Agreement.

d) The Municipality shall reduce securities upon completion of a satisfactory inspection by the Municipality and certification by the Owner's Engineer of completed Works. At no time shall the retained securities be less than the reasonably expected costs to complete and maintain the remaining Works. The Owner shall provide satisfactory documentation to the Municipality, including records of paid invoices, estimates of the balance of remaining Works prepared by the Owner's Engineer, and proof that the Owner and its agents have complied with the requirements of the Construction Act and the Workplace Safety and Insurance Board (WSIB).

e) Where a Surety Bond has been provided and the Municipality determines that the surety provider no longer satisfies the Municipality's Surety Bond Policy or the security no longer provides adequate protection, the Municipality may require replacement security satisfactory to the Municipality within ten (10) days of written notice, failing which the Municipality may draw upon the existing security.

f) INSURANCE

a) As a condition of this Agreement, the Owner shall keep in force until a Final Certificate of Approval of the Works has been issued under a subdivision agreement for the final plan of subdivision for the Owner's Plans, a comprehensive policy of public liability and property damage insurance acceptable to the Municipality, that provides insurance coverage in respect of any one occurrence to the limit of at least five million dollars ($5,000,000.00) exclusive of interest and costs, against loss or damage resulting from bodily injury to, or death of one or more persons and loss of or damage to property. The policy shall name the Municipality and its agents as additional insured.

b) The policy shall provide coverage against all claims for all damage or injury including death to any person or persons or damage to any property of the Municipality or any other public or private property resulting from or arising out of any act or omission on the part of the Owner, or its servants or agents during the construction or maintenance of the Works. The policy shall include completed operations coverage liability, blanket written contractual liability with respect to non-owned licensed vehicles and shall have no exclusion pertaining to shoring, blasting (unless a separate certificate of insurance for blasting is provided prior to the start of blasting), excavating, underpinning, demolition, pile driving, caisson work and work below ground surface including tunnelling and grading. The issuance of a policy of insurance shall not be construed as relieving the Owner from responsibility for other or larger claims, if any, for which the Municipality may be held responsible.

c) The Owner shall provide the Municipality with a Certificate of Insurance in a form satisfactory to the Municipality together with such proof as the Municipality may require that all premiums on the policies of insurance have been paid and that they are in full force and effect. If the Owner fails to pay premiums or otherwise keep the policies in force, the Municipality may pay premiums or take out additional policies as it considers necessary, and the Owner shall pay all costs incurred by the Municipality.

g) CONSTRUCTION LIENS

a) The Owner shall hold back from its payment to any persons who may supply services or materials in connection with the construction or maintenance of the Works, all amounts required by the *Construction Lien Act*, and shall indemnify the Municipality against any claims, actions or demands in connection with the Works and all costs reasonably incurred by the Municipality as a result thereof.

b) If any lien is claimed pursuant to the *Construction Lien Act* for the supply of services or material in connection with the construction or maintenance of any portion of the Works located on a public street or highway or any lands owned by the Municipality or any other public authority, the Owner shall be considered in default under this agreement and shall continue to be in default until all liens are discharged, and the Municipality may, in its absolute discretion, use the security deposited by the Owner to pay into court any amounts required to discharge all liens plus costs.

c) The Owner shall have the certificate or declaration of its engineer that construction of the Works has been substantially performed published in a construction trade newspaper in accordance with the *Construction Lien Act* and shall provide the Municipality with proof of publication, but neither the issue or publication of such certificate or declaration shall impose any obligation on either the Municipality or the Municipal Engineer to issue either a Temporary Certificate of Approval of Underground Services or a Temporary Certificate of Approval of the Works.

h) DEFAULT PROVISIONS

a) Whenever the Owner is deemed by the terms of this Agreement to be in default, the Municipality will make best efforts, unless prevented by urgent circumstances, to give the Owner notice of the default including a brief description of the remedial action required and the date by which such remedial action shall be completed.

b) If the Owner fails or refuses to remedy the default within the time prescribed in the notice, the Municipality shall have the right in addition to any other remedies available to it and without further notice to the Owner to enter onto the lands for the purpose of remedying the default and to use any security held by on account of the cost of remedying the default, and to recover all costs and damages incurred by and all amounts owing to the Municipality.

i) ARBITRATION

a) Any dispute between the parties with respect to this Agreement shall, at the request of a party, be submitted to arbitration pursuant to the Municipal Arbitrations Act, R.S.O. 1990, c. M48 and the decision of the arbitrator or, if more than one, the decision of a majority shall be final and binding on the parties.

b) Each party shall pay its own costs of the arbitration and shall share equally the costs of the arbitrator(s).

j) TIME OF THE ESSENCE

a) Time shall be of the essence of this agreement.

k) LEGAL NOTICE TO OWNER

a) Any notice required to be given by the parties to this Agreement shall be given by registered mail at the address for service of the parties on the title page of this agreement, or at such other addresses as the parties may specify from time to time, (provided that in the event of a postal disruption, notice shall only be given by hand) and shall be deemed to have been delivered on the third day after the date of deposit in the post office.

l) FURTHER ASSURANCES

a) The parties shall, upon reasonable request of the other, execute any further documents as may be required for the more perfect and absolute performance of the terms and conditions of this Agreement.

m) SUCCESSORS AND ASSIGNS

a) The Owner shall not assign this Agreement without the prior written consent of the Municipality.

b) This Agreement shall be binding upon and ensure to the benefit of the parties hereto and its heirs, executors, administrators, successors and assigns.

n) ENFORCEMENT

a) The owner acknowledges that the municipality, in addition to any other remedy it may have at law, shall also be entitled to enforce this agreement in accordance with Section 446 of the Municipal Act, 2001.

o) REGISTRATION OF AGREEMENT

a) The owner hereby consents to this agreement, together with any schedules thereto, being registered against title to the lands. The covenants, agreements, conditions, and undertakings contained on the part of the owner shall run with the lands and shall be binding upon it, it's successors and assigns, owners and occupiers from time to time and that covenant shall be to the benefit of the municipality, and its lands and highways pertinent and adjacent to the lands.

IN WITNESS WHEREOF the parties hereto have executed this agreement as at the date first set out above.

SIGNED, SEALED AND DELIVERED

THE CORPORATION OF THE MUNICIPALITY OF BRIGHTON
Per:

_____
Brian Ostrander - Mayor

_____
Candice Doiron - Clerk

We have the authority to bind the corporation

8597685 CANADA INC.

Per:

_____
Name: Cody Oram

Title: VP of Land Development
I have authority to bind the corporation

PART IV

SCHEDULES

SCHEDULE "A"– LEGAL DESCRIPTION OF LANDS

Owner's Lands

All and singular those certain parcels or tracts of land situated in the Municipality of Brighton, being composed of:

- Part of Lot 5, Concession 1, Registered Plan 28;

and municipally known and described as the lands associated with the Applewood Meadows Stormwater Management Facility, including portions of Royal Gala Drive, Thayer Drive, Valleau Way, and Cortland Way.

SCHEDULE "B" - WORKS TO BE CONSTRUCTED

Site Grading

- Erosion and sediment control including temporary sediment ponds, silt fencing, straw bale / rip-rap check dams, and other control devices in accordance with ESC plans
- Establish and maintain designated haul routes to limit construction traffic impacts on prepared subgrades and surrounding areas
- Clearing, grubbing, and stripping of topsoil within roadways, blocks, SWM facility, and servicing corridors
- Bulk excavation and grading for roads, lots, blocks, and stormwater management facility
- Excavation and grading of road subgrade and municipal drainage features, including roadside swales and overland flow routes directed to the SWM facility
- Redistribution of excess fill on site to achieve balanced earthworks and positive drainage throughout development
- Rough grading of all lots and blocks, ensuring drainage is directed to rear/side yard swales and municipal drainage system
- Fine grading and restoration of disturbed areas including topsoil placement, hydroseeding, and sodding of boulevards, ditches, and disturbed lands
- Final grading of SWM facility, pond berms, access road, and outlet channel to natural watercourse

Parkland Block

- Fine grade the parkland block with depths of not less than 150mm to 300mm of topsoil, including swales, side slopes, and drainage features, to achieve stable and maintainable conditions in accordance with approved engineering drawings
- Place topsoil and seed all disturbed areas within the parkland block to the satisfaction of the Municipal Engineer
- Maintain all seeded areas within the parkland block until a healthy vegetative cover has been established to the satisfaction of the Municipality

Municipal Services

- **Sanitary Sewer System**
  - Installation of gravity sanitary sewer system (min. 200 mm PVC) including laterals, maintenance holes, and appurtenances
  - Connection to existing municipal sanitary system on Rundle Lane
  - Testing (leakage, mandrel, etc.) in accordance with MECP and municipal requirements

- **Watermain System**
  - Installation of looped watermain system (200 mm PVC) connected at multiple points to existing system on Rundle Lane
  - Installation of hydrants, valves, chambers, and service connections
  - Pressure testing, disinfection, and commissioning

- **Storm Sewer System**
  - Installation of storm sewer system (300 mm to 900 mm dia. PVC/RCP) including catchbasins, maintenance holes, and appurtenances
  - Conveyance of runoff to central SWM facility

- **Utility Installation**
  - Installation of electrical, telecommunications, and natural gas services within road allowance

- **Inspection and Testing**
  - CCTV inspection of sanitary and storm sewers

- All testing and certification in accordance with Provincial (MECP) and Municipal standards

Roadworks

- Supply, placement, and compaction of granular subbase and base materials
- Fine grading of road subgrade and proof rolling
- Supply and installation of concrete curb and gutter
- Supply, placement, and compaction of base asphalt course
- Installation of maintenance hole and catchbasin frames and covers
- Installation of street lighting system and service connections
- Installation of street name signs, regulatory signs, and pavement markings
- Temporary asphalt works (including temporary base/asphalt as required for servicing stages)

Storm Water Management

- Construction of complete stormwater conveyance system including storm sewers, catchbasins, maintenance holes, and overland flow routes
- Construction of stormwater management wet pond facility for quality and quantity control (100-year event design)
  - Pond excavation and berm construction
  - Installation of inlet/outlet structures (orifice, weir, spillway)
  - Rip-rap lined emergency spillway
  - Outlet channel connection to existing natural watercourse
- Installation and maintenance of temporary erosion and sediment control measures during all construction phases
- Construction of overland flow channel and drainage easements directing flows to SWM pond
- Restoration of drainage swales, ditches, and pond areas with topsoil, hydroseed, and stabilization measures

Watercourse and Crossings

- Construction of outlet works from SWM facility to existing natural channel
- Installation of culvert crossings, including rail corridor/interface culvert connections where applicable
- Stabilization of creek/channel banks with erosion protection (rip-rap or equivalent)

Restoration and Commissioning

- Final restoration of all disturbed areas
- Completion of deficiency repairs identified through inspections
- Certification of services for assumption (including as-built drawings)
- Final grading certification for lots and blocks

SCHEDULE "C" - PUBLIC WORKS & UTILITIES ESTIMATED COSTS OF WORKS

The Owner covenants and agrees to construct, install or otherwise provide, at its sole cost and expense, all municipal services, works, facilities and amenities (the "Works") required by this Agreement and the Pre-Servicing Agreement, in accordance with the approved drawings and specifications and the Municipality's standards.

The Owner shall provide to the Municipality, prior to the execution of this Agreement, financial securities in the form of either an irrevocable Letter of Credit issued by a Canadian chartered bank or other financial institution acceptable to the Municipality, or an irrevocable pay-upon-demand Surety Bond issued in accordance with the Municipality's Surety Bond Policy and in a form satisfactory to the Municipality, to guarantee the faithful performance of the Works. Such securities shall be subject to reduction and release from time to time in accordance with the terms and conditions of this Agreement.

The Owner further covenants and agrees that no connections to the Municipal water system or sanitary sewer system shall be made until approval has been obtained under the *Ontario Water Resources Act*, as amended.

The Parties acknowledge and agree that, based on the Engineer's estimate of the cost of the Works for Stage 1 (Stage 1a and Stage 1b), as set out in Schedule "C" attached hereto and forming part of this Agreement, the estimated cost of completing the Works is as follows:

- Total On-Site Works: $3,109,362.00
- Total Off-Site Works: $11,150.00

The Owner shall provide securities to the Municipality in accordance with the following:

- Fifty percent (50%) of the total cost of the On-Site Works: $1,554,681.00
- One hundred percent (100%) of the total cost of the Off-Site Works: $11,150.00

Total Securities Required:

$1,565,831.00

JEWELL ENGINEERING

Applewood Meadows Phase 4 - 250-5858

CIVIL SITE WORKS COST ESTIMATE

April 20, 2026

ON-SITE WORKS

Item #	Description	Unit	Cost/Unit	Stage 1 Quantity	Stage 1 Cost	Stage 2 Quantity	Stage 2 Cost	Total Quantity	Total Cost
A	**GENERAL**								
A1	Mobilization/Demobilization	LS	$10,000	2.0	$20,000	1.0	$10,000	3.0	$30,000
A2	Traffic Control	LS	$5,000	0.5	$2,500	0.5	$2,500	1.0	$5,000
A3	Mud Mat	LS	$3,500	1.0	$3,500	1.0	$3,500	2.0	$7,000
A4	Sediment Control Fence (light duty)	m	$8	970.0	$7,760	320.0	$2,560	1,290.0	$10,320
A5	Sediment Control Fence (heavy duty)	m	$12	530.0	$6,360	0.0	$0	530.0	$6,360
A6	Sediment control devices on all catch basins	each	$200	16.0	$3,200	15.0	$3,000	31.0	$6,200
A7	Straw Bale Check Dam	each	$300	16.0	$4,800	4.0	$1,200	20.0	$6,000
A8	Dust Control & Street Sweeping	LS	$3,000	2.0	$6,000	1.0	$3,000	3.0	$9,000
A9	Removals (Exist Trees, Dwelling, Accessory Structures, Hydro Service, etc.)	LS	$100,000	1.0	$100,000	0.0	$0	1.0	$100,000
			SUB-TOTAL		**$154,120**		**$25,760**		**$179,880**
B	**SANITARY SEWER SYSTEM**								
B1	Connect to Existing Sanitary Sewer	each	$3,500	4.0	$14,000	2.0	$7,000	6.0	$21,000
B2	1200mm Maintenance Hole (as per 701.010) w/ Frame & Grate (as per 401.010 Type A)	each	$5,500	8.0	$44,000	3.0	$16,500	11.0	$60,500
B3	Sanitary Sewer Service (125mm)	each	$1,100	61.0	$67,100	24.0	$26,400	85.0	$93,500
B4	Sanitary Sewer Service (150mm) - multi-family	each	$1,500	3.0	$4,500	0.0	$0	3.0	$4,500
B5	200mm DR35 PVC Pipe	m	$200	580.0	$116,000	279.0	$55,800	859.0	$171,800
B6	Flush, Clean and CCTV Sanitary Sewers	m	$10	580.0	$5,800	279.0	$2,790	859.0	$8,590
B7	Air Testing of Sewer, Laterals and Manholes	LS	$5,000	2.0	$10,000	1.0	$5,000	3.0	$15,000
			SUB-TOTAL		**$261,400**		**$113,490**		**$374,890**
C	**WATERMAIN SYSTEM**								
C1	Connect to Existing Watermain	each	$5,000	4.0	$20,000	2.0	$10,000	6.0	$30,000
C2	200mm DR18 PVC Pipe (incl restraints & appurtenances)	m	$290	665.0	$192,850	255.0	$73,950	920.0	$266,800
C3	200mm Gate Valve	each	$2,300	13.0	$29,900	4.0	$9,200	17.0	$39,100
C4	Hydrant Assembly	each	$5,900	4.0	$23,600	2.0	$11,800	6.0	$35,400
C5	Water Service (19mm)	each	$1,100	61.0	$67,100	24.0	$26,400	85.0	$93,500
C6	Water Service (32mm) - multi-family	each	$1,500	3.0	$4,500	0.0	$0	3.0	$4,500
C7	Watermain Disinfection, Testing and Commissioning	LS	$8,000	2.0	$16,000	1.0	$8,000	3.0	$24,000
			SUB-TOTAL		**$353,950**		**$139,350**		**$493,300**
D	**STORM SEWER SYSTEM**								
D1	Connect to Existing Storm Sewer	each	$3,500	0.0	$0	2.0	$7,000	2.0	$7,000
D2	1200mm Maintenance Hole (OPSD 701.010) w/ Frame & Grate (OPSD 401.010 Type B)	each	$5,600	1.0	$5,600	1.0	$5,600	2.0	$11,200
D3	1200mm Catch Basin Maintenance Hole (OPSD 701.010) w/ Frame & Grate (OPSD 400.010 x1)	each	$5,600	19.0	$106,400	5.0	$28,000	24.0	$134,400
D4	1500mm Maintenance Hole (OPSD 701.011) w/ Frame & Grate (OPSD 401.010 Type B)	each	$7,600	1.0	$7,600	0.0	$0	1.0	$7,600
D5	1500mm Catch Basin Maintenance Hole (OPSD 701.011) w/ Frame & Grate (OPSD 400.010 x1)	each	$7,600	4.0	$30,400	0.0	$0	4.0	$30,400
D6	1500mm Catch Basin Maintenance Hole (OPSD 701.011) w/ Frame & Grate (OPSD 400.010 x2)	each	$9,500	1.0	$9,500	0.0	$0	1.0	$9,500
D7	1800mm Maintenance Hole (OPSD 701.012) w/ Frame & Grate (OPSD 401.010 Type B)	each	$11,000	1.0	$11,000	0.0	$0	1.0	$11,000
D8	1800mm Catch Basin Maintenance Hole (OPSD 701.012) w/ Frame & Grate (OPSD 400.010 x1)	each	$11,000	1.0	$11,000	0.0	$0	1.0	$11,000
D9	1800mm Catch Basin Maintenance Hole (OPSD 701.012) w/ Frame & Grate (OPSD 400.010 x2)	each	$13,000	1.0	$13,000	0.0	$0	1.0	$13,000
D10	600mm x 600mm Catch Basin (OPSD 705.010) w/ Frame & Grate (OPSD 400.010 x1)	each	$4,100	14.0	$57,400	2.0	$8,200	16.0	$65,600
D11	1450mm x 600mm Double Catch Basin (OPSD 705.020) w/ Frame & Grate (OPSD 400.010 x2)	each	$5,400	1.0	$5,400	0.0	$0	1.0	$5,400
D12	600mm x 600mm Ditch Inlet 3:1 Slope (OPSD 705.030) w/ Frame & Grate (OPSD 403.010 Type A)	each	$5,000	0.0	$0	1.0	$5,000	1.0	$5,000
D13	1450mm x 600mm Ditch Inlet 3:1 Slope (OPSD 705.030) w/ Frame & Grate (OPSD 403.010 Type B)	each	$6,300	1.0	$6,300	0.0	$0	1.0	$6,300
D14	300mm DR35 PVC Pipe	m	$250	532.0	$133,000	178.0	$44,500	710.0	$177,500
D15	375mm DR35 PVC Pipe	m	$280	143.0	$40,040	23.0	$6,440	166.0	$46,480
D16	450mm 65-D RCP	m	$380	96.0	$36,480	0.0	$0	96.0	$36,480
D17	525mm 65-D RCP	m	$405	16.0	$6,480	0.0	$0	16.0	$6,480
D18	600mm 65-D RCP	m	$450	0.0	$0	19.0	$8,550	19.0	$8,550
D19	675mm 65-D RCP	m	$630	74.0	$46,620	66.0	$41,580	140.0	$88,200
D20	750mm 65-D RCP	m	$740	89.0	$65,860	0.0	$0	89.0	$65,860
D21	825mm 65-D RCP	m	$810	86.0	$69,660	0.0	$0	86.0	$69,660
D22	900mm 65-D RCP	m	$880	85.0	$74,800	0.0	$0	85.0	$74,800
D23	450mm HDPE Culvert	m	$450	0.0	$0	10.0	$4,500	10.0	$4,500
D24	Pipe Mounted Safety Grate	each	$1,200	1.0	$1,200	1.0	$1,200	2.0	$2,400
D25	Storm Sewer Service (150mm)	each	$1,100	61.0	$67,100	24.0	$26,400	85.0	$93,500
D26	CCTV Inspection with Flush and Clean	m	$10	1,121.0	$11,210	286.0	$2,860	1,407.0	$14,070
			SUB-TOTAL		**$816,050**		**$189,830**		**$1,005,880**
E	**STORMWATER MANAGEMENT FACILITY**								
	Provide all labour, material and equipment required to construct the stormwater pond and appurtenances in accordance with the drawings, specifications and the latest municipal standards, including provisions for all excavation, removal and disposal off site of all surplus excavated material, backfill, compaction.								
	SWM Pond Storm Sewers								
E1	300mm Gate Valve	each	$5,000	1.0	$5,000	0.0	$0	1.0	$5,000
E2	300mm HDPE	m	$300	26.0	$7,800	0.0	$0	26.0	$7,800
E3	Pipe Mounted Safety Grate	each	$1,200	3.0	$3,600	0.0	$0	3.0	$3,600
E4	675mm 65-D RCP	m	$630	20.0	$12,600	0.0	$0	20.0	$12,600
E5	900mm 65-D RCP	m	$880	29.0	$25,520	0.0	$0	29.0	$25,520
	Storm Structures			0.0					
E6	1500mm Outlet Control Structure (as per 701.011) w/ Frame and Grate (as per 401.010 Type B - x2) - ST0 incl. broad-crested weir	each	$25,000	1.0	$25,000	0.0	$0	1.0	$25,000
	Headwalls			0.0					
E7	Concrete Headwall (OPSD 804.040), Pedestrian Barricade (OPSD 804.040) & Safety Grate (OPSD 804.050) - Outlet A	each	$15,000	2.0	$30,000	0.0	$0	2.0	$30,000
	Pond Features			0.0					
E8	Rip rap lined spillway with Geotextile per OPSD 810.010	sq.m	$30	110.5	$3,315	0.0	$0	110.5	$3,315
	Surface Works			0.0					
E9	Removals (Clearing & Grubbing, Topsoil Stripping, etc.)	LS	$25,000	1.0	$25,000	0.0	$0	1.0	$25,000
E10	Fine Grade and Compaction of Subgrade (3.0m Access Road)	sq.m	$15	1,384.0	$20,760	0.0	$0	1,384.0	$20,760
E11	HL3 (3.0m Access Road)	tonne	$180	110.0	$19,800	0.0	$0	110.0	$19,800
E12	Granular A (3.0m Access Road)	tonne	$25	380.0	$9,500	0.0	$0	380.0	$9,500
E13	Granular B (3.0m Access Road)	tonne	$22	690.0	$15,180	0.0	$0	690.0	$15,180
E14	Earth Excavation - Cut/Fill - Pond & Berm	m3	$7	1,385.0	$9,695	0.0	$0	1,385.0	$9,695
E15	Earth Excavation - Imported Fill - Pond & Berm	m3	$15	4,900.0	$73,500	0.0	$0	4,900.0	$73,500

JEWELL ENGINEERING

Applewood Meadows Phase 4 - 250-5858

CIVIL SITE WORKS COST ESTIMATE

April 20, 2026

ON-SITE WORKS

Item #	Description	Unit	Cost/Unit	Stage 1 Quantity	Stage 1 Cost	Stage 2 Quantity	Stage 2 Cost	Total Quantity	Total Cost
E16	1m Thick Clay Liner per Drawings - Price to include import clay fill, place and compact)	cu.m	$15	3,300.0	$49,500	0.0	$0	3,300.0	$49,500
E17	Granular A - 150mm - Pond	tonne	$25	1,188.0	$29,700	0.0	$0	1,188.0	$29,700
E18	Topsoil & Seed	m2	$4	2,938.0	$11,752	0.0	$0	2,938.0	$11,752
E19	Excavate, Fine Grade and Shape Pond	LS	$10,000	1.0	$10,000	0.0	$0	1.0	$10,000
E20	Signage	each	$200	4.0	$800	0.0	$0	4.0	$800
E21	Provide as-constructed topographic survey of the entire pond block to the Consultant - grid pattern not to exceed 3 m x 3 m including all break points toe of slope, normal water level (NWL) shots around the entire pond and any structure within the pond including orifices	LS	$3,000	1.0	$3,000	0.0	$0	1.0	$3,000
			SUB-TOTAL		**$391,022**		**$0**		**$391,022**
F	**SITE WORKS**								
F1	6.0m Temporary Access Road (Installation and Removal)	LS	$10,000	1.0	$10,000	1.0	$10,000	2.0	$20,000
F2	Fine Grade and Compaction of Subgrade	sq.m	$15	5,670.0	$85,050	2,270.0	$34,050	7,940.0	$119,100
F3	150mm Road Subdrain with Filter Sock	m	$13	1,170.0	$15,210	480.0	$6,240	1,650.0	$21,450
F4	Concrete Curb & Gutter (as per 600.110)	m	$75	1,170.0	$87,750	480.0	$36,000	1,650.0	$123,750
F5	Granular B (Roadway)	tonne	$22	3,750.0	$82,500	1,500.0	$33,000	5,250.0	$115,500
F6	Granular A (Roadway)	tonne	$25	1,860.0	$46,500	740.0	$18,500	2,600.0	$65,000
F7	HotMix HL8 (Roadway)	tonne	$180	690.0	$124,200	280.0	$50,400	970.0	$174,600
F8	HotMix HL3 (Roadway)	tonne	$190	550.0	$104,500	220.0	$41,800	770.0	$146,300
F9	Step Joints	LS	$2,500	1.0	$2,500	1.0	$2,500	2.0	$5,000
F10	Tack coat (incl. sweep & flush)	sq.m	$3	5,150.0	$15,450	2,040.0	$6,120	7,190.0	$21,570
F11	Adjust MH to Surface Course Asphalt	each	$550	11.0	$6,050	4.0	$2,200	15.0	$8,250
F12	Adjust CB to Surface Course Asphalt	each	$750	29.0	$21,750	7.0	$5,250	36.0	$27,000
F13	Adjust VB to Surface Course Asphalt	each	$250	13.0	$3,250	4.0	$1,000	17.0	$4,250
F14	Granular A (Sidewalk)	tonne	$25	370.0	$9,250	150.0	$3,750	520.0	$13,000
F15	Concrete Sidewalk	sq.m	$90	990.0	$89,100	410.0	$36,900	1,400.0	$126,000
F16	Concrete Ramps w/ Tactile Surfaces (as per 310.039) - per location	each	$400	11.0	$4,400	4.0	$1,600	15.0	$6,000
F17	Pavement Markings	LS	$1,500	2.0	$3,000	1.0	$1,500	3.0	$4,500
F18	ROW Topsoil & Sod	sq.m	$18	5,850.0	$105,300	2,760.0	$49,680	8,610.0	$154,980
F19	Ditch/Swale Construction	m	$50	850.0	$42,500	260.0	$13,000	1,110.0	$55,500
F20	Ditch/Swale Topsoil & Sod	sq.m	$18	3,400.0	$61,200	1,040.0	$18,720	4,440.0	$79,920
F21	Level Spreader	LS	$2,500	1.0	$2,500	1.0	$2,500	2.0	$5,000
F22	Rip-Rap Outlet w geotextile	sq.m	$50	25.0	$1,250	0.0	$0	25.0	$1,250
F23	Acoustic Fence (2.4m)	m	$525	140.0	$73,500	0.0	$0	140.0	$73,500
F24	Street Signs	each	$500	9.0	$4,500	3.0	$1,500	12.0	$6,000
F24	Landscaping (Street Trees, Plantings, etc.)	LS	$85,000	0.7	$59,500	0.3	$25,500	1.0	$85,000
F25	Park - Topsoil & Seed	sq.m	$4	4,000.0	$16,000	0.0	$0	4,000.0	$16,000
E26	1.5m Black Vinyl Chain Link Fence - Block 46	m	$80	204.0	$16,320	0.0	$0	204.0	$16,320
F22	Dead End Barrier (OPSD 912.523)	each	$1,000	2.0	$2,000	1.0	$1,000	3.0	$3,000
			SUB-TOTAL		**$1,095,030**		**$402,710**		**$1,497,740**
G	**3.0m ASPHALT TRAIL- SOUTH OF ROYAL GALA DRIVE**								
G1	Fine Grade and Compaction of Subgrade	sq.m	$15	550.0	$8,250	0.0	$0	550.0	$8,250
G2	HotMix HL3 (3.0m)	tonne	$180	80.0	$14,400	0.0	$0	80.0	$14,400
G3	Granular A (3.0m)	tonne	$25	200.0	$5,000	0.0	$0	200.0	$5,000
G4	Granular B (3.0)	tonne	$22	370.0	$8,140	0.0	$0	370.0	$8,140
E5	P-Gate	each	$2,000	1.0	$2,000	0.0	$0	1.0	$2,000
			SUB-TOTAL		**$37,790**		**$0**		**$37,790**
H	**UTILITIES**								
H1	Street Lighting (includes Pole, Arm & Luminaire)	each		0.0	$0	0.0	$0	0.0	$0
H2	Street Lighting 50mm Duct (incl. crossings)	m		0.0	$0	0.0	$0	0.0	$0
H3	Street Lighting Wire (incl. crossings)	m		0.0	$0	0.0	$0	0.0	$0
H4	Street Lighting Panel 'A'	each		0.0	$0	0.0	$0	0.0	$0
H5	Street Lighting Trenching	m		0.0	$0	0.0	$0	0.0	$0
H5	Joint Utility Trenching (Hydro, Bell, Cogeco and Streetlighting)	m		0.0	$0	0.0	$0	0.0	$0
H6	100mm Type II Duct - Primary	m		0.0	$0	0.0	$0	0.0	$0
H7	Primary Cable	m		0.0	$0	0.0	$0	0.0	$0
H8	100mm Type II Duct - Secondary	m		0.0	$0	0.0	$0	0.0	$0
H9	Secondary Cable	m		0.0	$0	0.0	$0	0.0	$0
H10	100mm Type II Duct - Road Crossing Ducts (incl. caps, pull ropes)	each		0.0	$0	0.0	$0	0.0	$0
H11	100mm Type II Duct - Road Crossing Ducts (incl. caps, pull ropes and conc. encasement)	each		0.0	$0	0.0	$0	0.0	$0
H14	Transformer Base - Single Phase Pad	each		0.0	$0	0.0	$0	0.0	$0
H15	Transformer Base - Grounding Grid	each		0.0	$0	0.0	$0	0.0	$0
H14	Switchgear Base - Pad	each		0.0	$0	0.0	$0	0.0	$0
H15	Switchgear Base - Grounding Grid	each		0.0	$0	0.0	$0	0.0	$0
			SUB-TOTAL		**$0**		**$0**		**$0**
			TOTAL ON-SITE		**$3,109,362**		**$871,140**		**$3,980,502**

Notes:

1. On-Site topsoil stripping has been excluded from this estimate as it is understood that the site is already stripped.
2. On-Site earth excavation (Cut - Fill) has been excluded from this estimate as it is understood that the site is already the subject of a Fill Management Plan

OFF-SITE WORKS - CONSTRUCTION ACCESS ROAD FROM HWY 2

I	**ROADWORKS**								
I6	Granular A Base	tonne	$30	30.0	$900	0.0	$0	30.0	$900
I7	Granular B Subbase	tonne	$25	50.0	$1,250	0.0	$0	50.0	$1,250
I8	Traffic Control	LS	$5,000	1.0	$5,000	0.0	$0	1.0	$5,000
I10	375mm HDPE Culvert	m	$400	10.0	$4,000	0.0	$0	10.0	$4,000
			SUB-TOTAL		**$11,150**		**$0**		**$11,150**
			TOTAL OFFSITE		**$11,150**		**$0**		**$11,150**
			TOTAL COST (ON SITE + OFF SITE)		**$3,120,512**		**$871,140**		**$3,991,652**

SCHEDULE "D" - TIME SCHEDULE FOR CONSTRUCTION OF WORKS

Every reasonable effort to expeditiously execute and conclude this agreement with the completion of the full scope of works.

SCHEDULE "E" – ENGINEERING PLANS FOR WORKS TO BE CONSTRUCTED

THE ORIGINAL PLANS LISTED IN THIS SCHEDULE AND INCORPORATED BY REFERENCE INTO THIS AGREEMENT ARE NOW ON FILE IN THE MUNICIPAL OFFICES.

Draft Plan of Subdivision

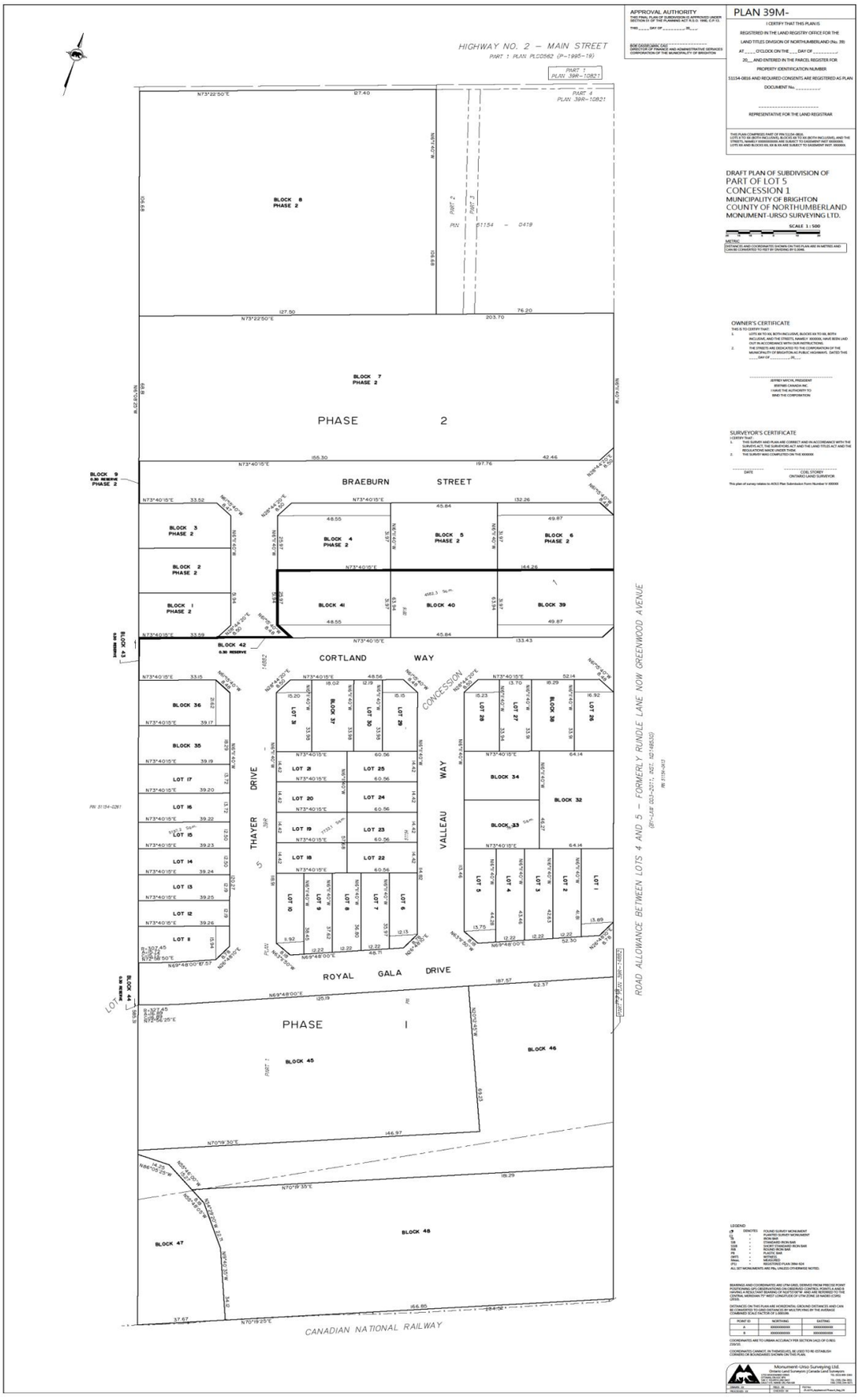
Monument-Urso, Applewood Meadows Phase 4, Undated, Monument-Urso Project Number 25-0270, being:

TITLE	DRAWING NUMBER
Draft Plan of Subdivision	25-0270_Applewood Phase 4_Reg_D6

General Servicing Drawings

Jewell Engineering, Mistral Land Development Inc. Project Number 250-5858, Applewood Meadows Phase 4 – Stage 1 & 2 Brighton Ontario, June 5, 2026 being:

TITLE	DRAWING NUMBER
Phasing Plan	PH-1
Site Plan	SP-1
General Notes	ND-1
Typical Details	ND-2
Typical Details	ND-3
Existing Conditions & Regulated Areas	EX-1
Erosion & Sediment Control Plan	ESC-1
General Servicing Plan – 1 of 3	GS-1
General Servicing Plan – 2 of 3	GS-2
General Servicing Plan – 3 of 3	GS-3
General Servicing Plan – Pipe and Structure Tables	GS-4
General Grading Plan – 1 of 3	GG-1
General Grading Plan – 1A of 3 – Construction Access	GG-1A
General Grading Plan – 2 of 3	GG-2
General Grading Plan – 3 of 3	GG-3
General Grading Plan – Sections	
Plan & Profile – Royal Gala Drive – STA 0+000 to 0+120	PP-RGD-1
Plan & Profile – Royal Gala Drive – STA 0+120 to 0+240	PP-RGD-2
Plan & Profile – Cortland Way – STA 0+000 to 0+120	PP-CW-1
Plan & Profile – Cortland Way – STA 0+120 to 0+240	PP-CW-2
Plan & Profile – Braeburn Street – STA 0+000 to 0+120	PP-BS-1
Plan & Profile – Braeburn Street – STA 0+120 to 0+240	PP-BS-2
Plan & Profile – Thayer Drive – STA 0+000 to 0+130	PP-TD-1
Plan & Profile – Thayer Drive – STA 0+130 to 0+260	PP-TD-2
Plan & Profile – Valleau Way – STA 0+000 to 0+150	PP-VW-1
Plan & Profile – Park Trail – STA. 0+000 to 0+150	PP-PARK-1
Block 49 – Stormwater Management Facility – Plan View	SWM-1
Block 49 – Stormwater Management Facility – Section Views	SWM-2
Block 49 – Stormwater Management Facility – Details	SWM-3
Sanitary Sewer Network – Catchment Plan	SA-1
Sanitary Sewer Network – Design Sheet	SA-2
Storm Sewer Network – Catchment Plan	ST-1
Storm Sewer Network – Design Sheet	ST-2


APPROVAL AUTHORITY
PLAN 39M-
I CERTIFY THAT THIS PLAN IS
REGISTERED IN THE LAND REGISTRY OFFICE FOR THE
LAND TITLES DIVISION OF NORTHUMBERLAND (No. 39)
PROPERTY IDENTIFICATION NUMBER
51154-0816 AND REQUIRED CONSENTS ARE REGISTERED AS PLAN
DOCUMENT No. _____.
REPRESENTATIVE FOR THE LAND REGISTRAR
DRAFT PLAN OF SUBDIVISION OF
PART OF LOT 5
CONCESSION 1
MUNICIPALITY OF BRIGHTON
COUNTY OF NORTHUMBERLAND
MONUMENT-URSO SURVEYING LTD.
SCALE 1 : 500
OWNER'S CERTIFICATE
SURVEYOR'S CERTIFICATE
HIGHWAY NO. 2 – MAIN STREET
PART 1 PLAN PLC0562 (P-1995-19)
PART 1
PLAN 39R-10821
PART 4
PLAN 39R-10821
PART 2
PART 3
PIN 51154 - 0419
BLOCK 8
PHASE 2
BLOCK 7
PHASE 2
PHASE 2
BRAEBURN STREET
BLOCK 9
0.30 RESERVE
PHASE 2
BLOCK 3
PHASE 2
BLOCK 2
PHASE 2
BLOCK 1
PHASE 2
BLOCK 4
PHASE 2
BLOCK 5
PHASE 2
BLOCK 6
PHASE 2
BLOCK 41
BLOCK 40
BLOCK 39
BLOCK 42
0.30 RESERVE
CORTLAND WAY
BLOCK 43
0.30 RESERVE
BLOCK 36
BLOCK 35
LOT 17
LOT 16
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11
BLOCK 37
LOT 30
LOT 29
LOT 28
LOT 21
LOT 25
LOT 20
LOT 24
LOT 19
LOT 23
LOT 18
LOT 22
LOT 10
LOT 9
LOT 8
LOT 7
LOT 6
THAYER DRIVE
CONCESSION 1
VALLEAU WAY
LOT 28
LOT 27
LOT 26
BLOCK 34
BLOCK 33
BLOCK 32
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
ROYAL GALA DRIVE
BLOCK 44
0.30 RESERVE
LOT 5
PHASE 1
BLOCK 45
BLOCK 46
BLOCK 47
BLOCK 48
CANADIAN NATIONAL RAILWAY
ROAD ALLOWANCE BETWEEN LOTS 4 AND 5 – FORMERLY RUNDLE LANE NOW GREENWOOD AVENUE
(BY-LAW 203-2011; INST. NO. 1074850)
PIN 51154-0283
PIN 51154-0281
LEGEND
BEARINGS AND COORDINATES ARE UTM GRID, DERIVED FROM PRECISE POINT POSITIONING GPS OBSERVATIONS ON OBSERVED CONTROL POINTS A AND B SHOWN HEREON. THE UTM GRID IS REFERRED TO THE 77° WEST LONGITUDE CENTRAL MERIDIAN (77° WEST LONGITUDE OF UTM ZONE 18 NAD83 (CSRS) (2010).
DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE COMBINED TO OBTAIN DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 0.9995196
COORDINATES ARE TO URBAN ACCURACY PER SECTION 14(2) OF O.REG. 216/10.
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
Monument-Urso Surveying Ltd.

SCHEDULE "F"– LOT GRADING AND DRAINAGE PLAN

As per General Servicing Drawings – Schedule E.

The Owner shall ensure all perimeter swales and siltation controls are constructed and in place prior to the installation of municipal infrastructure, in accordance with the approved Erosion and Sediment Control Plan and to the satisfaction of the Municipal Engineer. The perimeter swales shall remain functional throughout all phases of construction to intercept and convey surface runoff to approved outlets and prevent uncontrolled drainage onto adjacent lands.

SCHEDULE "G" - LANDS TO BE CONVEYED FOR PARKLAND OR CASH IN LIEU

N/A

SCHEDULE "H" - GRANTS OF EASEMENT AND OTHER PUBLIC LANDS

N/A

SCHEDULE "I" - PARKLAND, FENCING, LANDSCAPING AND TREE PRESERVATION PLAN

To be included for Municipal approval with Issued for Construction drawing package prior to construction

SCHEDULE "J" - SPECIAL CONDITIONS

A) CESSATION OF WORK

If the final plan of subdivision for the Owner's Lands has not been **registered** within six months of the date of this Agreement, the Municipality shall have the right to order the Owner to cease construction of all or part of the Works on such conditions as the Municipal Engineer deems advisable until the final plan of subdivision has been registered.

B) REPLACEMENT OF AGREEMENT BY SUBDIVISION AGREEMENT

Upon registration of the final plan of subdivision and a Subdivision Agreement between the parties in respect of the Owner's Lands, this Agreement shall no longer be of any force or effect and all of its terms and conditions shall be subsumed into the Subdivision Agreement and the provisions of the Subdivision Agreement shall prevail with respect to the Owner's Lands. For greater certainty, any financial security or certificate of insurance delivered by the Owner to the Municipality on account of the Owner's obligations under this Agreement shall continue to be held by the Municipality on account of the Owner's obligations to provide financial security and proof of insurance under the Subdivision Agreement.

C) AGREEMENT TO AUTHORIZE ON-SITE INSPECTIONS

The Owner agrees to authorize Municipality of Brighton Staff or their agents to enter onto the property to inspect the construction of the works. The Municipality may charge fees for inspections.

An insurance clearance naming the Municipality of Brighton and its agents must be provided to the Municipality.

D) FILL AND CONSTRUCTION MANAGEMENT PLAN

Prior to execution of the Pre-servicing Agreement and the start of site works, the Developer shall provide a Fill and Construction Management Plan prepared by a Professional Engineer verifying the following;

- Effective control of drainage and sediment following the stripping of the site. Since this site is to be stripped in the short term, and potentially left open for an extended period, grading and runoff control details are required. This would include, but not be limited to, the control of primary, post-stripping, flow paths, and how runoff will be controlled to prevent bathtub/ponding and erosion and sediment transport.

- Location of light duty silt fences, check dams, and temporary storage (ponds) with outlet control where necessary to control erosion and sediment transport.

- Given the poor stability of the native soils once they become wet, and the potentially lengthy period that the subsoils will be exposed to the elements, ponding should not be allowed on or near internal road allowances. A soil stripping plan must be provided with enough information to demonstrate that ponding is eliminated within the road allowances and that additional controls are provided for sediment and erosion control at significant surface runoff point loads if applicable.

- Truck and excavator traffic is to be kept to a minimum on the future road areas given the negative impact of disturbance of the subsoils. Identification of haul routes might be a benefit for the stripping exercise as well as future sight grading activities. The combination of poor soils and numerous springs has resulted in the requirement for extensive excavation and backfilling with engineered fill in previous subdivisions. Therefore, traffic and drainage control, including limiting construction during wet weather through the entire construction process is critical.

- Silt fence/sediment control to be installed around the stockpile area.

Prior to the import or export of site materials, the developer shall retain a Qualified Person (QP), as defined by Ontario Regulation 153/04, to further evaluate proposed construction procedures and current site conditions in accordance with current MECP excess fill regulations.

The QP shall provide recommendations and/or undertake further site characterization/ testing activities (if necessary) to confirm the absence of potential risk of adverse impacts to human health and the environment. This report would confirm that MECP regulations have been met for the proposed testing and reuse/disposal process. If risks are identified, a remediation or risk management plan shall be developed and implemented to eliminate or mitigate identified risks. These requirements shall be outlined within a report signed and sealed by the QP and submitted for approval by the Municipality. This can be a standalone report or combined with the Fill and Construction Management Plan.

E) DUST AND MUD CONTROL PLAN

The Developer shall, at its own expense, take all necessary precautions and employ continuous mitigation measures to prevent dust, dirt, or debris from blowing or tracking onto adjacent properties and public roadways during all phases of site preparation and construction. The following Mitigation Methods shall be employed:

- Applying water or approved dust suppressants to unpaved haul roads and exposed soil zones.
- Installing wind-screening fences where necessary.
- Limiting vehicular speeds on-site to a maximum of 25 km/h.
- Cleaning any tracked mud or debris from public streets daily, or immediately if it poses a traffic hazard.

F) PRE-REGISTRATION CONDITION (PARK DEVELOPMENMT)

Prior to a subdivision agreement being registered for this phase, or the issuance of any residential occupancies within the phase, the Owner shall, at its sole expense, fulfill the following requirements:

- Execute Staging Plan: Fully execute the approved Park Site Staging Plan to the satisfaction of the Municipality.
- Site Preparation: Complete all rough grading, soil remediation, topsoil placement, and base stabilization for the designated park block.
- Geotechnical Certification: Provide a certificate from a qualified geotechnical engineer confirming the park soils meet all municipal engineering standards and are structurally fit for public parkland use.

Municipality of Brighton

Staff Report

Meeting Date:	15 Jun 2026
To:	Mayor and Council
Prepared By:	Miranda Brintnell, Planner 1
Reviewed By:	Paul Walsh, Director of Planning
Department:	Planning and Development
Staff Report Number:	PD2026-89
Subject/Title:	Application No. PLC02-2026 (30 and 32 Beacon Drive) Hamilton Woods Phase 2 – Block 36, Plan 39M-959 Applicant: 1000717504 Ontario Ltd. Agent: J. Mitchell

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Recommendation(s):

1. That Council enacts the By-law as shown in the By-laws section of this agenda to exempt from Part Lot Control certain lands, specifically described as Block 36, Plan 39M-959, as submitted by 1000717504 Ontario Ltd.; and,

2. That Council instruct the Municipal Solicitor to register the Part-lot Control By-law as enacted, together with any revisions legally necessary for accuracy and registration, and to prepare a transfer easement from the Owner to the Municipality regarding Parts 8, 9, 10, and 11, 12 and 13 (Block 36) as two (2) individual residential lots, as shown on Registered Plan 39R-14948 prior to registration of the Part Lot Control By-law including and any access or transfer easements from the Owner to the Municipality.

Background/Purpose:

The subject lands (see Attachment #1: Subject Lands) are part of the Council-approved Hamilton Woods Plan of Subdivision (Phase 2). The Part Lot Control applications are required in order to allow the two (2) townhouse dwellings, municipally addressed as 30 and 32 Beacon Drive to be separated into two (2) individual lots that have title mergers.

The subject lands are part of the Council-approved Hamilton Woods Plan of Subdivision (Phase 2).

Analysis/Comments:
The plans have been reviewed by municipal Staff and meet all applicable policies and regulations of the Zoning By-law and the approved Subdivision Agreement. Parts 8, 9, 10 and then 11, 12,13 will be sold as individual residential lots. Any drainage and access easements were previously conveyed to the Municipality. The original Part Lot Control Bylaws PLC03-2024 expired in January 2026.

The request for approval of a Part Lot Control Exemption By-law is a common procedure for conveying individual lots within Blocks on a Registered Plan of Subdivision and meets all applicable criteria. Section 50 (7.3) of the *Planning Act* allows for the longer period of Part Lot Control Exemption,

Expiration of by-law
(7.3) A by-law passed under subsection (7) may provide that the by-law expires at the expiration of the time period specified in the by-law and the by-law expires at that time. 1996, c. 4, s. 27 (3).

Legal/Legislative:
The subject lands are located within Blocks on a Registered Plan of Subdivision, and conveyance of individual freehold lots may be implemented via a Part Lot Control Exemption By-law approved by the Municipality under Section 50(7) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended.

Financial Implications:
No financial implications are incurred.

Attachments:
1. Subject Lands Map

Approved by:	**Status:**
Paul Walsh, Director of Planning	Approved - 11 Jun 2026
Elana Arthurs, CAO	Approved - 11 Jun 2026
Candice Doiron, Municipal Clerk	Approved - 11 Jun 2026


38
36
34
32
30
28
ASPEN COURT
BEACON DRIVE
LANCE STREET
37
35
Map Title
Location Map -
30 & 32 Beacon Dr
PLAN 39M959 PT BLK 36
Date : June 2026
Municipality of Brighton
Legend
Subject Lands
N
10 5 0 10 20
Meters

Municipality of Brighton

Staff Report

Meeting Date:	15 Jun 2026
To:	Mayor and Council
Prepared By:	Miranda Brintnell, Planner 1
Reviewed By:	Paul Walsh, Director of Planning
Department:	Planning and Development
Staff Report Number:	PD2026-90
Subject/Title:	Application Nos. PLC03-2026, PLC04-2026 Hamilton Woods Phase 2 – Blocks 17 & 18, Plan 39M-929 Applicant: 1000717504 Ontario Ltd. and Gordon Tobey Developments Ltd. Agent: J. Mitchell

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Recommendation(s):

1. That Council enacts a By-law as shown in the By-laws section of this agenda to exempt from Part Lot Control certain lands, specifically described as Block 18 and Block 17, Plan 39M-929, as submitted by 1000717504 Ontario Ltd. and Gordon Tobey Developments Ltd.; and,

2. That Council instruct the Municipal Solicitor to register the Part-lot Control By-law as enacted, together with any revisions legally necessary for accuracy and registration, as shown on Parts 1 and 2 on Registered Plan 39R14697, known as 2 and 4 Cardinal Court), Parts 9, 10 and 11 on Registered Plan 39R14669, known as 8 Cardinal Court, and Parts 12,13, and 14 known as 10 Cardinal Court. The four (4) individual lots are to shown prior to registration of the Part Lot Control By-law including and include any access or transfer easements from the Owner to the Municipality.

Background/Purpose:
The subject lands (see Attachment #1: Subject Lands) are part of the Council-approved Hamilton Woods Plan of Subdivision (Phase 2). The Part Lot Control applications are required in order to allow the 4 dwellings (2 semi-detached dwellings and 2 townhouse

dwellings) municipally addressed as 2, 4, 8, and 10 Cardinal Court, to be separated into four (4) individual lots that have title mergers.

Analysis/Comments:
The plans have been reviewed by municipal Staff and meet all applicable policies and regulations of the Zoning By-law and the approved Subdivision Agreement. Parts 1,2 and Parts 9-14 will be sold as individual residential lots. Any drainage and access easements were previously conveyed to the Municipality. The original Part Lot Control Bylaws PLC01-2023 and PLC02-2023 expired in 2024. The subject lands are part of the Council-approved Hamilton Woods Plan of Subdivision (Phase 2).

The request for approval of a Part Lot Control Exemption By-law is a common procedure for conveying individual lots within Blocks on a Registered Plan of Subdivision and meets all applicable criteria. Section 50 (7.3) of the *Planning Act* allows for the longer period of Part Lot Control Exemption,

Expiration of by-law
(7.3) A by-law passed under subsection (7) may provide that the by-law expires at the expiration of the time period specified in the by-law and the by-law expires at that time. 1996, c. 4, s. 27 (3).

Legal/Legislative:
The subject lands are located within Blocks on a Registered Plan of Subdivision, and conveyance of individual freehold lots may be implemented via a Part Lot Control Exemption By-law approved by the Municipality under Section 50(7) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended.

Financial Implications:
No financial implications are incurred.

Attachments:
1. Subject Lands Map

Approved by:	**Status:**
Paul Walsh, Director of Planning	Approved - 11 Jun 2026
Elana Arthurs, CAO	Approved - 11 Jun 2026
Candice Doiron, Municipal Clerk	Approved - 11 Jun 2026



Map Title
Location Map -
2,4 Cardinal Crt (PLC04-2026)
6,8,10,12 Cardinal Crt (PLC03-2026)

Date : June 2026

Municipality of Brighton

Legend

PLC03-2026

PLC04-2026

N

10 5 0 10 20 30

Meters

Municipality of Brighton

Staff Report

Meeting Date:	15 Jun 2026
To:	Mayor and Council
Prepared By:	Ron Warne, Manager of Approvals
Reviewed By:	Paul Walsh, Director of Planning
Department:	Planning and Development
Staff Report Number:	PD2026-93
Subject/Title:	Part Lot Control Exemption Application No. PLC01-2026 Applewood Meadows – Block 19, Plan 39M-961 Applicant: 8597685 Canada Inc.

Recommendation(s):

1. That Council enacts a By-law the By-law as shown in the By-laws section of this agenda to exempt from Part Lot Control certain lands, specifically described as Block 19, Plan 39M-961, as submitted by 8597685 Canada Inc.;

2. That Council instruct the Municipal Solicitor to register the Part-lot Control By-law as enacted, together with any revisions legally necessary for accuracy and registration, and to prepare a transfer easement from the Owner to the Municipality regarding Parts 2, 3, 4, 5, 7, 9, 11, 13, 15 and 16 (drainage and access easements) and Parts 1, 6, 8, 10, 12 and 14 as individual residential lots, as shown on Reference Plan 39R-15156 prior to registration of the Part Lot Control By-law.

Background/Purpose:

The subject lands (see Attachment 1: Subject Lands Map) are part of the Council-approved Applewood Meadows Plan of Subdivision (Phase 3) and represent six (6) townhouse units, municipally addressed as 2, 4, 6, 8, 10 and 12 Ambrosia Way.

Analysis/Comments:

The plans have been reviewed by municipal Staff and meet all applicable policies and regulations of the Zoning By-law and the approved Subdivision Agreement. Parts 2, 3,

4, 5, 7, 9, 11, 13, 15 and 16 (drainage and access easements) will be conveyed to the Municipality; while Parts 1, 6, 8, 10, 12 and 14 will be sold as individual residential lots, as shown on Reference Plan 39R-15156.

The request for approval of a Part Lot Control Exemption By-law is a common procedure for conveying individual lots within Blocks on a Registered Plan of Subdivision and meets all applicable criteria. The request has been made to allow for Part Lot Control Exemption for a two year period (as opposed to the usual one year request) in order to provide some additional flexibility with time, just in case the six lots are not sold within the one year time-frame (as was the case on the opposite side of Ambrosia Way). Section 50 (7.3) of the *Planning Act* allows for the longer period of Part Lot Control Exemption,

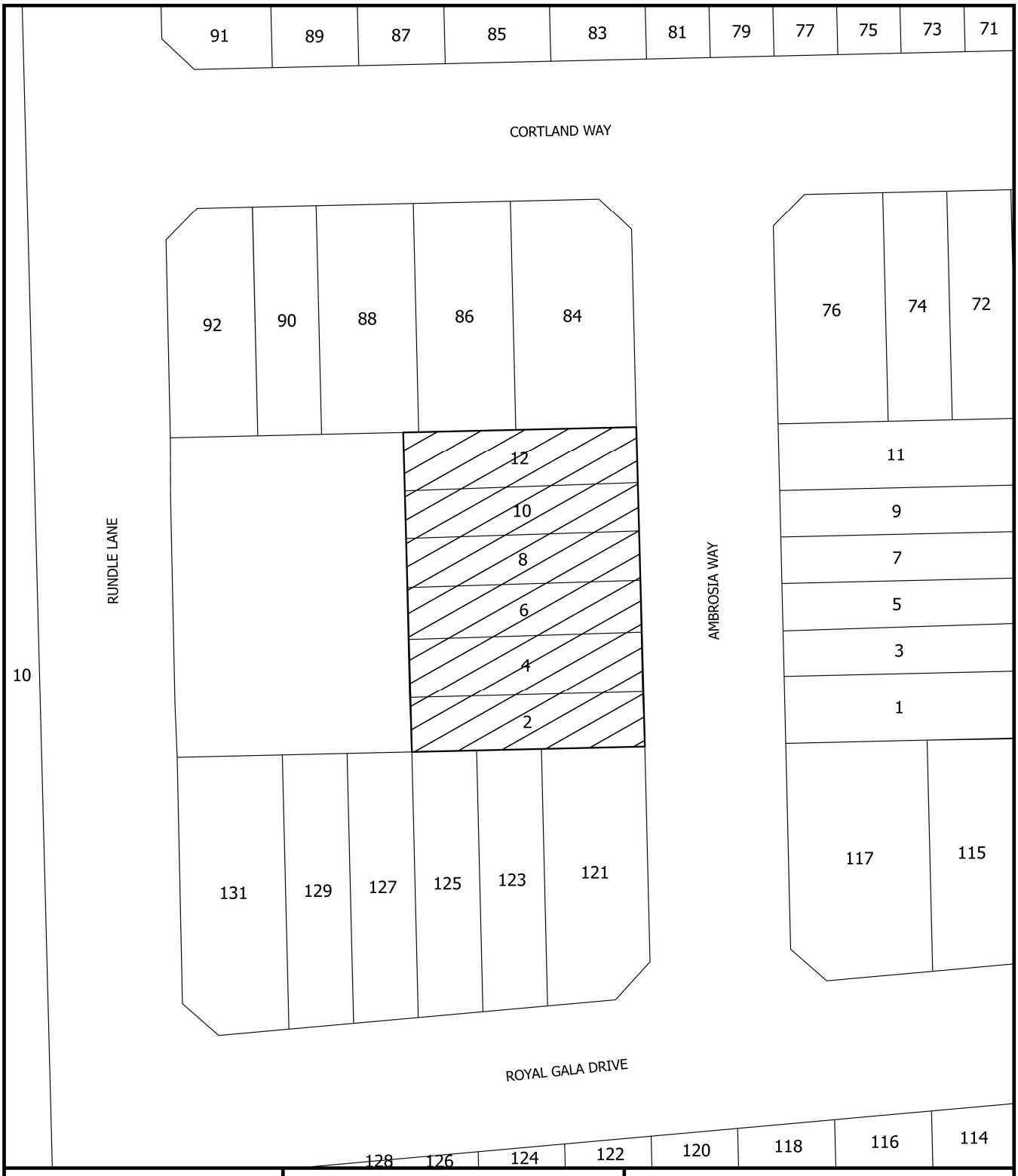
Expiration of by-law
(7.3) A by-law passed under subsection (7) may provide that the by-law expires at the expiration of the time period specified in the by-law and the by-law expires at that time. 1996, c. 4, s. 27 (3).

Legal/Legislative:
The subject lands are located within Blocks on a Registered Plan of Subdivision, and conveyance of individual freehold lots may be implemented via a Part Lot Control Exemption By-law approved by the Municipality under Section 50(7) of the Planning Act, R.S.O. 1990, c. P. 13, as amended.

Financial Implications:
No financial implications are incurred.

Attachments:
1. Subject Lands Map

Approved by:	**Status:**
Paul Walsh, Director of Planning	Approved - 11 Jun 2026
Elana Arthurs, CAO	Approved - 11 Jun 2026
Candice Doiron, Municipal Clerk	Approved - 11 Jun 2026



Map Title
Location Map -
2, 4, 6, 8, 10, 12 Ambrosia Way

Date : May 2026

Municipality of Brighton

Legend

Subject Lands

N

10 5 0 10 20 30

Meters

Municipality of Brighton

Staff Report

Meeting Date:	15 Jun 2026
To:	Mayor and Council
Prepared By:	Paul Creamer, Treasurer
Reviewed By:	Elana Arthurs, CAO
Department:	Finance
Staff Report Number:	FIN2026-94
Subject/Title:	Development Charge Reduction Program (DCRP) – Application Direction

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Recommendation(s):
That Council receive this report on the Development Charge Reduction Program (DCRP) for information; and

That Council provide direction to staff on the submission of an application to the Development Charge Reduction Program prior to the June 19, 2026 deadline, comprising of the Watermain Twinning (Phase 1) Project and Water Booster Station projects, on the basis of a 30% residential development charge rate reduction maintained for three years, at an estimated municipal contribution of $270,000 representing the required 10% share of eligible project costs to be funded from future municipal budgets.

Background/Purpose:
On June 1, 2026, the Province of Ontario released the guidelines for the Development Charge Reduction Program (DCRP), with an application deadline of June 19, 2026. The program provides provincial grant funding of up to 90% of eligible growth-related infrastructure costs to municipalities that commit to reducing residential development charge (DC) rates by 30% to 50% for a period of three years, in order to lower the cost of building new homes.
This report provides Council with an overview of the program, the proposed projects, the financial implications of the required DC rate reduction – including the sensitivity of

those costs to the pace of development – and the risks and benefits of participation, and seeks Council's direction on whether to proceed.
The DCRP is a competitive, application-based grant program. Its key features are summarized below.

DC Reduction Commitment

- Applicants must provide an agreement-in-principle to reduce residential DC rates in effect on March 30, 2026 by between 30% and 50% (or greater), and to maintain that reduction for three years.
- The reduction must apply across the board – to all residential development types in all areas of the municipality – and is inclusive of area-specific DCs such as Brighton's water and wastewater charges.
- The manner in which the reduction is achieved is a municipal choice; the program guidelines expressly permit delivering the reduction through grants that offset DCs.
- The relief must be extended to all builders issued a building permit for eligible residential development on or after March 30, 2026, and must remain in place for the full three-year period.

Project Eligibility & Funding

- Eligible projects are new builds or works that increase the capacity, size, scope or reach of infrastructure to accommodate growth, drawn from the municipality's DC Background Study. Housing-enabling projects (water, wastewater, stormwater, roads) are prioritized.
- Eligible costs are hard construction costs; land acquisition is eligible for the provincial share only; soft costs such as design and engineering are ineligible but may count toward the municipal contribution.
- The province funds up to 90% of eligible costs; the municipality must contribute a minimum of 10% from non-DC sources.
- Applications are prioritized on the depth of the DC reduction, the number of housing units benefiting, and project shovel-readiness.

Council should be aware that the Province released the program guidelines on June 1, 2026 with an application deadline of June 19, 2026, providing municipalities with less than three weeks to evaluate the program, assess project eligibility, model the financial implications of a multi-year rate reduction commitment, and assemble a comprehensive application — a timeline that has placed significant pressure on staff and limited the depth of due diligence that would ordinarily accompany a commitment of this magnitude.

Analysis/Comments:
Staff are proposing to apply for two projects, the Watermain Twinning and the Water Booster Station. These projects were chosen by working through the DCRP eligibility

criteria against Brighton's full capital program and eliminating projects that do not qualify.

What that ruled out:

- The wastewater treatment plant expansion is the Municipality's largest growth-related capital project, but it failed on two counts — construction had already commenced, and it was already receiving significant provincial infrastructure funding. Both are hard disqualifiers under the program rules.

- The Fire Hall was considered but set aside because it did not align with the housing-enablement requirement of the program. The program prioritizes water, wastewater, stormwater, and roads — infrastructure with a direct, demonstrable link to unlocking residential development capacity. A fire hall supports growth but does not enable it in the same way, and in a competitive intake that distinction matters for scoring.

What that left were the two water projects. Both are in the background study, both are growth-related, neither has started construction, and neither carries existing provincial funding.

Watermain Twinning / Secondary Transmission Main (Phase 1)
The watermain twinning project establishes a secondary transmission main from the Water Treatment Plant, eliminating the current single point of failure in the municipal water distribution system and unlocking servicing capacity for growth areas. The Phase 1 (Young Street to Whites Road) total project cost is estimated at $3.5 million, of which $1.75 million is growth-related and DC-eligible; the balance represents benefit to existing development. Future phases will be identified in future DC by-laws.
As outlined in the Water Infrastructure Road Map prepared by the Manager of Infrastructure, the Municipality has completed the Water Distribution Network Model (2022) and supporting hydraulic analyses that identify the deficiency, confirm future servicing requirements, and establish the preferred servicing corridor. The Environmental Assessment is scheduled for 2026, detailed design for 2027, and construction for 2028, demonstrating a clear and credible path to shovel-readiness.

Water Booster Station
The Water Booster Station is included in the DC Background Study capital program with a total estimated cost of $1.0 million, of which approximately $0.95 million is DC-eligible. The Municipality has already invested approximately $200,000 in land acquisition and engineering. Because construction has not yet commenced, the project remains eligible, and the completed land acquisition strengthens its shovel-readiness profile under the program’s prioritization criteria.

Application Summary – Proposed Submission	Amount
DC-eligible (growth-related) project costs – Phase 1 Watermain Twinning	$1,750,000
DC-eligible (growth-related) project costs – Water Booster Station	$950,000
Total eligible project costs	**$2,700,000**
Maximum DCRP grant funding (90%)	$2,430,000
Municipal contribution (10% minimum, from non-DC sources)	$270,000
Committed residential DC rate reduction	**30% for three years**

The Municipality has identified two priority water infrastructure projects that are eligible under the program and collectively represent $2.7 million in growth-related capital investment. Both projects are required to support continued residential development in Brighton and are included in the current DC Background Study and capital program. A 30% residential DC reduction is proposed as the Municipality's commitment. Staff are satisfied that if the full grant is received, a 30% reduction is financially supportable.

Cost of the DC Relief Commitment – Sensitivity to Development Activity

The cost of the three-year relief commitment depends entirely on how much residential development occurs – and this is the critical financial variable, because the commitment is fixed for three years while development activity is not. The table below presents the estimated relief cost at the DC Background Study forecast, at the breakeven threshold, 50% above, and double the forecast.

Development Scenario	Residential Units (3 years)	Estimated 3-Year DC Relief (30% Reduction)	Variance from Grant
DC Study forecast	**211 (175 urban / 36 rural)**	**$1,814,576**	**$615,424**
Forecast plus 34% (breakeven)	283 (235 urban / 48 rural)	$2,431,532	**≈ $0**
Forecast plus 50%	316 (262 urban / 54 rural)	$2,721,865	**($291,865)**
Double the forecast	422 (350 urban / 72 rural)	$3,629,153	**($1,199,153)**

Basis of estimates: *Single-detached charges under By-law 015-2025, as indexed for 2026, of $30,744 (urban) and $18,565 (rural); DC Background Study growth forecast (Schedule 2) of 584 urban and 120 rural low-density units over 2024–2034, averaging approximately 58 urban and 12 rural units per year, scaled to the three-year commitment period. At a 30% reduction, the relief equates to $9,223 per urban and $5,570 per rural single-detached unit. Actual relief will vary with the mix of unit types.*

At the forecast level of development, the relief commitment of approximately $1.81 million is comfortably within the maximum grant of $2.43 million, leaving roughly $615,000 of provincial funding flowing directly to infrastructure construction.

Development would need to exceed the forecast by approximately 34% before the cost of the relief commitment exhausted the grant.

Risks

The defining risk of this program is that the term is fixed but development is variable. The three-year relief commitment applies to every eligible residential permit issued during the period, with no cap and no exit. The grant the Municipality receives is fixed at the time of approval; the cost of the relief is not. The Municipality – not the province – bears the cost of all relief beyond the grant.

- **Exposure to higher-than-forecast development.** Every urban unit beyond the forecast costs the Municipality an additional $9,223 in relief, and every rural unit an additional $5,570 (at 30% DC Reduction).
  If the reduction itself stimulates a surge of permit activity, which is the program's stated objective, and development were to exceed the DC forecast by more than approximately 34% – the Municipality would fund the relief shortfall on each additional unit from property taxes and utility rates. A 50% increase over the DC forecast would result in a shortfall of approximately $292,000, and a doubling of the forecast a shortfall of approximately $1.2 million.
- **The program may cause the growth it must then fund.** A 30% DC reduction is designed to accelerate development. Success therefore increases the cost of the commitment. Council should view the forecast-based estimate of $1.81 million as a floor, not a ceiling, on the potential cost of the relief.
- **Competitive, non-guaranteed funding.** The intake is competitive and the province may deny, reduce, or adjust any application.

Benefits

Notwithstanding the risks above, the program represents a significant opportunity for the Municipality:

- **Up to $2.43 million in provincial funding for priority water infrastructure.** The twinning project eliminates a single point of failure in the water system and the booster station supports pressure and fire-flow capacity in growth areas – both must be built regardless; the program funds up to 90% of their growth-related cost.
- **Meaningful savings for the development community.** A 30% reduction lowers the DC payable on an urban single-detached home by approximately $9,223, directly reducing the cost of building in Brighton and improving the competitiveness of local development relative to neighbouring municipalities.
- **Broader community benefit.** Lower development costs encourage construction activity, which supports local jobs in the building trades and accelerates the delivery of new housing supply. Each new home also adds permanently to the Municipality's assessment base, supporting the long-term sustainability of the tax levy.

The key variable is the pace of development. Should residential permit activity materially exceed the forecast – which a DC reduction of this magnitude is designed to encourage – the cost of the relief commitment will rise accordingly. As shown in the sensitivity analysis above, development would need to exceed the forecast by approximately 34% before the relief commitment exhausted the grant. At 50% above forecast the shortfall would be approximately $292,000, and in a scenario where development doubles, the relief cost would exceed the grant by approximately $1.2 million, which the Municipality would fund from its own sources. Staff consider this a manageable and disclosed risk, and one that would arise only in the context of significant residential growth – which would itself generate new assessment, permit fee revenue, and long-term fiscal benefit to the Municipality.

The decision before Council is whether the opportunity to receive up to $2.43 million in provincial funding for critical water infrastructure and lower the cost of housing in Brighton justifies accepting a fixed three-year commitment whose cost will vary with development activity. The Municipality's minimum known cost is $270,000, representing the required 10% project contribution. The open-ended variable is the relief obligation: should development outpace the grant, the cost to the Municipality is $9,223 per additional urban unit and $5,570 per additional rural unit for the remainder of the term.

Legal/Legislative:

Development Charges Act, 1997, as amended; O. Reg. 82/98; Municipality of Brighton Development Charges By-law No. 015-2025; Development Charge Reduction Program Guidelines (Ministry of Municipal Affairs and Housing, June 1, 2026).

Financial Implications:

Should the application be approved, the Municipality will receive a maximum DCRP grant of $2,430,000 representing 90% of the $2,700,000 in eligible project costs. The Municipality's required 10% contribution is $270,000, to be funded from future municipal budgets. The committed residential DC rate reduction is 30% for three years.

At the DC Background Study forecast level of development, the estimated three-year DC relief commitment is approximately $1,814,576, leaving approximately $615,000 of grant funding available for infrastructure construction. If growth exceeds the DC forecast by more than 34% than the Municipality would need to fund the DC reduction on those additional units.

Strategic Plan Alignment:

- Housing and Supply
- Infrastructure

Attachments:

DCRP Program Guidelines (June 1, 2026)

Approved by:
Elana Arthurs, CAO

Status:
None

Ontario

Development Charge Reduction Program

Program Guidelines

June 1, 2026

Application Deadline: June 19, 2026

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1. Program Overview

On March 30, 2026, Canada and Ontario announced the historic partnership, known as the Canada-Ontario Partnership to Build (COPB), in support of shared goals, including building more homes faster to make housing more affordable, getting shovels in the ground on key transit projects and supporting economic development.

The Development Charge Reduction Program (DCRP) delivers on a key pillar of the COPB commitment. The DCRP is an application-based program to provide up to $8.8 billion in federal and provincial capital funding to enable Ontario municipalities to unlock more housing supply by:

- providing partial relief to their builder community from development charges (DCs) for three years; and
- prioritizing investments in housing-enabling infrastructure over ten years.

The following guidelines provide an overview of program details and requirements and act as a reference for municipal applicants. **Please review it in detail before applying for the DCRP and note that there will only be a single intake for this program**.

2. Program Objectives

A DC is a discretionary charge that a municipality can choose to levy on new residential developments **to pay for a portion of growth-related infrastructure costs** for services such as water, wastewater, stormwater, roads, transit, fire, ambulance, police and community centres.

Rising municipal DCs add to the cost of building homes and therefore, are considered a major barrier to unlocking the housing supply. This program is designed to address this barrier.

Eligible municipal applicants must commit t**o reduce DC rates across the board (i.e., for all residential development types in all areas of the municipality) from their level as of March 30, 2026 and maintain that reduction for three years** to have eligible projects considered for funding.

The eligibility for the program also extends to municipalities that took early action – i.e., reduced and maintained low DCs prior to March 30, 2026.

Eligible projects must meet the following outcomes:

- Primarily enable the construction of new housing units;
- Accelerate the delivery and implementation of shovel-ready infrastructure projects in the municipality's DC background study and capital plan; and

- Be complete by October 31, 2035.

The funding intake is a competitive process. Funding approval is not guaranteed.

The Province reserves the right to deny any application regardless of whether all criteria have been met, and to reduce or otherwise adjust the funding amount for approved applications.

3. Applicant Eligibility

3.1 Overview

Eligible Applicants

Eligible applicants, (i.e., Ontario single, upper and lower tier municipalities), must meet the following eligibility requirements:

- Levy residential DCs i.e., have an active DC by-law in place as of March 30, 2026
- Provide an agreement-in-principle at the time of application to:
    - reduce DC rates, in effect on March 30, 2026, by 30% to50% or greater and maintain the reduction for three years;
    - apply the DC rate reduction to all residential development types; and
    - where the application is submitted jointly, take all necessary actions to ensure that all non-signatory applicants expressly agree to and fully comply with all the above-noted obligations.

Please note that:

- the DC rate reduction must be inclusive of area-specific DCs, where those exist.
- the manner in which the DC rate reduction is arrived at – i.e., reducing the DCs for certain services or for all services by the same percentage is a municipal choice.
- actual DC reduction changes are to be in-effect immediately following the execution of the Transfer Payment Agreement (TPA). Any payments would be conditional on the applicant, including any non-signatory applicants, reducing and maintaining the DC rate reductions. In addition, municipalities would need to take such steps to ensure that developments that obtain building permit after March 30, 2026 receive the benefits of the DC reductions from this program. These steps may include where applicable, using the streamlined process introduced through Bill 17, the *Protect Ontario by Building Smarter and Faster Act, 2025*, to immediately reduce their DC rates in their DC by-law and post the new by-law on their website.

Eligibility for Applicants with demonstrated retroactive DC actions

To be eligible for program funding for retroactive actions, the applicable municipalities:

- must provide evidence of having reduced and maintained DC reductions of 30% to 50% across the board (i.e., for all residential development types);
- Maintain the DC reductions for a period of three years; and
- Ensure the DC relief is provided to builders, who created new housing (i.e., had building permits issued) during this three-year period.

Application Requirements

Eligible applicants would need to provide the following information in their application, other than the evidence with respect to the DC rate reduction as outlined above:

- An estimate of the number of housing units that will benefit from the reduced DCs (i.e., the DC relief provided to builders) and the resulting amount of DC relief;
- A reasonable estimate of the number of housing units that will be enabled by the proposed municipal infrastructure project(s);
- Proposed infrastructure projects for DCRP funding from within the municipal DC Background Study, and municipal capital plan. *Please note that municipalities considered for retroactive DC reductions can choose projects from the municipal capital plan that may not be in their DC background study.*
- Commitment to funding at least 10% of eligible municipal infrastructure project costs ; and
- Commitment to complying with the Housing, Infrastructure and Communities Canada's Buy Canadian Policy or Municipal Buy Ontario Procurement Directive, as set out in the TPA.

Please note that **applications would be prioritized based on the depth of DC rate reduction and the number of housing units that would benefit from the DC relief provided to builders in their communities.**

Applications that provide for greater DC rate reductions (i.e., more than 30% to 50%) and higher municipal infrastructure project cost contributions (i.e., more than 10%) would be eligible to receive higher DCRP funding to support more cost-shared municipal infrastructure projects.

3.2 Joint Applications

Joint applications among municipalities (e.g., joint lower and upper-tier applications, or across municipal boundaries) are eligible, in circumstances where a single infrastructure project might span multiple municipalities. For example:

- Large-scale housing enabling infrastructure projects can span large land areas extending beyond a single municipality's borders.
- Complex infrastructure needs, i.e., where municipalities might require shared infrastructure, such as roads or water/wastewater projects, that necessitates coordination across municipal boundaries to ensure all areas receive necessary services.

If eligible applicants want to submit a joint project, then the primary applicant must submit it in a separate application. All municipalities that are part of the joint application are required to meet the eligibility criteria for the DCRP.

Important: The DC rate reduction commitment and impact information in the joint application should be consistently cross-referenced in all individual applications to enable a comprehensive understanding of the impact of the individual applicants' DC rate reduction relative to funding amounts requested across projects (joint and individual).

4. Project Conditions

4.1 Overview

The provision of the DCRP is governed by the Government of Ontario/Ministry of Municipal Affairs and Housing (Province/Ministry) and the Government of Canada/Housing, Infrastructure and Communities Canada (Federal Government/HICC). The TPAs between the Province and the recipient will set out the terms and conditions under which the Ministry agrees to provide funds to municipal applicants, and will provide additional details on payment schedules, reporting, audit, ongoing compliance and enforcement requirements.

The Province and the Federal Government will fund up to a maximum of 90% of eligible project costs, with the recipient required to fund all remaining of eligible project costs (minimum of 10%).

It is the Province's expectation that TPAs will be entered into with the primary municipal applicant, who is the owner of the infrastructure asset(s) and whose projects are approved by the provincial government and the federal government. The terms of any such TPA would require the recipient to take steps to ensure that all non-signatory applicants continue to meet the obligations outlined in these Guidelines.

4.2 Project Eligibility

Projects must comply with the following conditions to be considered eligible:

(1) **Project construction start**: Projects must start no later than July 31, 2030.

(2) **Project construction completion**: Project construction must be complete by October 31, 2035. [Completion means a project can be used for the purpose for which it was intended.]

(3) **Development charge background study**: Projects must be included in the applicant's most recent DC background study supporting the DC by-law. *Please note that municipalities recognized for retroactive application would be eligible for putting forward infrastructure projects that are not included in their DC background study.*

(4) **Capital plan**: Projects should be informed by an applicant's capital plan.

(5) **Infrastructure Type**:

- **Housing-enabling infrastructure projects would be prioritized, and these are projects that support creation of new housing units.**
- Community infrastructure projects, that support the development of complete communities, will be considered for funding.

(6) **Project Type:** A project can be new infrastructure and/or work to increase the capacity, size, scope or reach of existing infrastructure assets or systems to accommodate new growth.

- Projects can be stand-alone or a component of a larger project.

(7) **Financial sustainability**: Projects should have a financial plan in place to operate the asset(s) and should not be dependent on or seek senior level government support for operational funding or potential cost over-runs or escalations experienced on a project (unless that funding has been previously secured).

(8) **Asset management plans**: Projects should be considered in the next update of the asset management plan, including incorporating the plan to fund/finance lifecycle costs.

(9) **Duty to consult**: Where the duty to consult Indigenous communities is triggered, the municipal applicant must confirm that consultation has been undertaken. The municipality will be notified if the duty to consult has been met or if further consultation needs to be undertaken. If duty to consult has not been met at the time of the application being submitted to the Province, the municipal applicant must undertake to meet the duty to consult prior to undertaking site preparation or construction. The municipality

may be required to provide a complete consultation record and any accommodation measures adopted in response to consultation with Indigenous communities.

(10) **Accessibility standards**: Projects must meet or exceed the requirements of the Ontario Building Code.

The application must include a clearly defined scope of work, schedule, and list of dependencies to enable a comprehensive understanding of the project (financial, technical, risk, etc.).

Ineligible Projects:

- Projects that have started construction prior to a Transfer Payment Agreement (TPA) being fully executed;
- Planning and design work as stand-alone projects; and
- Projects that are for rehabilitating (i.e., extending the life or improve the quality, functionality or safety of an asset) and/or repairing existing municipal infrastructure.

4.3 Eligible Asset Types

Potable Water:

- Drinking water treatment facilities
- Drinking water storage assets
- Drinking water pump stations
- Local drinking pipes (transmit water from municipality to homes/businesses)
- Transmission drinking water pipes
- Metering as part of a larger potable water distribution system project
- Other types of potable water assets

Stormwater:

- Stormwater drainage pump stations
- Stormwater storage assets
- Stormwater pipes
- Stormwater diversion assets
- Stormwater retention assets
- Shoreline protection assets
- Other types of stormwater assets

Wastewater:

- Wastewater treatment
- Wastewater pump stations
- Wastewater lift stations
- Wastewater storage tanks

- Wastewater collection and/or conveyance
- Other types of wastewater assets

Fixed Transportation:

- Maintenance and storage facilities (charging stations)
- Roads and streets
- Bridges
- Tunnels
- Public transit exclusive tracks
- Public transit exclusive roads/lanes
- Public transit exclusive bridges
- Public transit exclusive tunnels
- Passenger stations/terminals
- Transit shelters
- Passenger drop-off facilities
- Other type of public transit fixed assets

Transportation Rolling Stock

- Heavy railcars (subway)
- Commuter railcars (locomotives and passenger)
- Light railcars
- Streetcars
- Specialized transit (para or handi transpo and dial a ride)
- Public transit buses
- Cutaway vehicles
- Service and support vehicles
- Other types of rolling stock

Public Safety and Emergency Services:

- Fire services:
    - Fire stations
    - Fire pumpers, aerials
    - Other fire assets
- Police services
    - Police detachments
    - Other police assets
- Paramedic services
    - Paramedics station space
    - Other paramedics assets

Community Infrastructure:

- Community centres (multi purpose facilities)
- Libraries
- Cultural centres
- Parks (including play structures)
- Local aquatics centres and pools
- Sports and recreation centres
- Local recreational arenas (i.e., ice-skating facilities)
- Child and youth centres
- Senior day centres
- Performing arts centres

4.4 Other Requirements

The application must demonstrate how it will meet the intended outcomes of the program. For example:

a. **Unlocking Housing Supply:** Applicants must provide a reasonable estimate of the number of housing units that would be enabled as a result of the eligible project(s) and those that benefitted from the DC relief to builders.
b. **Asset ownership**: Applicants must attest to owning and ensuring the operation of the infrastructure assets put forward for funding. Municipalities without current ownership must attest to acquiring and ensuring the operation of the infrastructure assets by the specified date.
c. **Payments**:
    - All successful applicants would be funded on a milestone-basis.
        - Milestone-based funding means that provincial and federal funds would be distributed to successful applicants after they have provided a report to the government demonstrating that required milestones, as set out in the TPA, have been met. Milestone-based funding may include a requirement to provide information about project costs incurred.
    - Applicants must have a financing strategy in place to cover project costs upfront and unanticipated shifts in costs during the project such as cost escalations and overruns. **Recipients will be responsible for all cost over-runs and financing costs.**

4.5 Project Shovel-Readiness

Applicants that provide eligible projects that are shovel-ready at the time of application would be prioritized for program funding consideration.

The following are potential shovel-readiness indicators:

- Environment Assessment, as applicable
- Land acquisition
- Conceptual engineering
- Detailed engineering
- Planning and design
- Tender/contract awarded but construction has not started

In addition, availability of dedicated DC reserves towards the project will be considered in determining the shovel-readiness of the project.

Please note that the projects do not need to meet all the shovel-readiness indicators outlined above at the time of application, but the project must start construction no later than July 31, 2030, and be complete by October 31, 2035.

4.6 Development Charge Background Study

Eligible projects must be identified in the applicant's most recent development charge background study as a project that will begin by July 31, 2030.

Only project costs identified as recoverable through DCs (including inflation) based on the background study will be considered as project costs for an eligible project. This means that costs reflected as a benefit to existing development or funding post-period capacity will not be considered as eligible project costs.

4.7 Asset Management Plan

Eligible projects should be incorporated in the municipality's asset management plan by its next update, including the lifecycle management activities and financial management plan.

4.8 Provincial Land-Use Planning

Applications should ensure that the housing enabled by the eligible project is aligned with and supports provincial land use planning priorities and outcomes, as set out in provincial land use policy, municipal official plans and zoning by-laws.

Applicants are required to submit a copy of the applicable official plan schedule(s) and zoning by-law map(s) with the anticipated housing development lands clearly delineated.

5. Application Process

5.1 Number of Project Submissions

Each eligible applicant may submit more than one application individually or jointly with other municipalities. Within an application, applicants are encouraged to limit the number of eligible projects to five and bundle, as appropriate, smaller projects into larger ones. However, municipal commitments to DC reductions must be consistent across all applications (i.e., only projects may vary). The application requires municipal prioritization of projects with rationale.

Applicants are responsible for proposing project(s) and requested funding amounts that are reflective of the estimated amount of DC relief provided to builders and the proposed municipal contribution for each project. In cases, where an applicant will be reducing DC rates beyond 30% to 50%, this should be factored accordingly in the number and scale of project(s) proposed for program funding.

If eligible applicants want to submit a joint project, then the primary applicant must submit it in a separate application that does not include any individual projects.

Please note that projects that are housing-enabling (i.e., water, wastewater, stormwater, roads and transit) will be prioritized over community-building projects for DCRP funding.

5.2 Submissions and Funding Approval Steps

Step 1: Applicants must register or login online through the Province of Ontario's online grant portal, Transfer Payment Ontario (TPON). Step by step support for working with the online grant portal are found here. Full details on the application can be found by following the Submitting for Funding link from the TPON landing page. When filling out the application, please review your organization's contact information carefully. If the Ministry of Municipal Affairs and Housing is unable to contact a project representative in a timely manner, an application may be deemed incomplete. Only authorized representatives of the applicant organization should be included on the form (consultants should not be named as the point of contact). Authorized representatives typically include an individual that can legally bind the organization (e.g., CAO, treasurer).

Step 2: The application form and supporting documents must be submitted online through the Transfer Payment Ontario (TPON) system by 10 a.m. ET on June 19, 2026. For a complete list of supporting documents please see Section 11: Application Package Requirements.

A scanned application form will not be accepted. Failure to meet minimum submission requirements will result in the submission being identified as incomplete and at risk of not proceeding to the evaluation portion of the application process.

For technical issues related to the submission of your application form or if you note any discrepancies in the pre-filled section of the application form, please contact Transfer Payment Ontario Client Care at 416-325-6691 or 1855-216-3090 or email TPONCC@ontario.ca for assistance. For all other program related questions, please contact DCRP@ontario.ca.

Step 3: Once the completed application form has been submitted, an automated acknowledgement of receipt and a file number will be emailed to the primary applicant.

Step 4: Projects decisions will be made by the Province and the federal government.

Step 5: Notification of project approval.

Step 6: TPA development. Once a project has been approved, the Province will provide the necessary TPA to the applicant for signature. The TPA sets out the terms and conditions of funding including:

- Outlining the recipients ongoing obligation to maintain the DC rate reduction, as agreed upon by the parties, for a period of three years, including any associated representations, warranties, covenants and undertakings.
- That any contracts for goods and/or services will be procured through a fair, transparent, competitive, value-for-money process and in compliance with Housing, Infrastructure and Communities Canada's Buy Canadian Policy or Municipal Buy Ontario Procurement Directive, as applicable.
- That the applicant will fulfill all Duty to Consult and other requirements, e.g., Environmental Assessment if applicable.
- A detailed list of eligible and ineligible expenditures (see Section 7.4 and 7.5 for more details).
- Communication requirements (including project signage).
- Mandatory reporting requirements, including insurance obligations.
- Milestones for payment, including compliance and verification requirements.
- Any funding received by that municipality will be subject to the terms of the signed TPA.
- Additional requirements related to greenhouse gas emissions, climate adaptation measures, or other compliance obligations as determined by the Government of Canada, or Province of Ontario based on the nature, scope, and potential impacts of the project.

As the program implementation progresses, TPAs may need to be amended including, but not limited to, changes to the terms and conditions, updates to the program guidelines and requirements for program reporting and/or communications.

5.3 Key Dates

Applications and all supporting documentations must be submitted through TPON by **10 a.m. ET on June 19, 2026**.

Note: applications including all supporting documentation will not be accepted after this time and submissions cannot be changed after this deadline. **Failure to meet minimum submission requirements will result in the submission being identified as incomplete and at risk of not proceeding to the evaluation portion of the application process.**

The TPAs must be executed prior to August 15, 2026.

Projects must start no later than July 31, 2030, and be complete by October 31, 2035.

5.4 Project Description

A technical description of the proposed project should provide the Ministry adequate information to understand the scope of the project. Strong project descriptions include but are not limited to:

- Project location;
- Project Need and Timing;
- Type of asset;
- Length of project work;
- Project objectives and expected outcomes and benefits;
- Project scope and details;
- Nature of work; and
- Project risk and mitigation measures.

6. Assessment Process

6.1 Assessment Criteria

Ontario will assess complete applications with projects that meet program requirements primarily in relation to the following assessment criteria:

Criteria 1 – DC Rate Reduction

Applications will be assessed on the depth of their committed DC rate reductions with reductions beyond the minimum required being eligible for higher program funding.

Criteria 2 – Housing Impact

Applications will be assessed on the number of housing units enabled by DC relief provided to builders.

Projects that support housing-enabling infrastructure and the number of housing units enabled by the project will be prioritized for funding.

Criteria 3 – Municipal Contribution

Applications will be assessed on the amount of municipal contribution for each eligible project. While the minimum required municipal contribution is 10% towards eligible project costs, applications that provide for more municipal contributions for each eligible project would be eligible for higher program funding. Please note that ineligible project costs (i.e., soft costs) would count towards the municipal contribution amount for assessment purposes only.

While applications would be required to provide the estimated amount of DC relief provided to builders over three years, **the estimate provided must be reasonable**. **It may be audited to confirm variances between estimate and actuals as part of the TPA.**

7. Financial Matters

7.1 Cost-Sharing

Successful projects would be cost shared between municipal applicants, the province and the federal government. This includes a minimum of 10% of project expenditures covered by municipalities with the remaining 90% or less cost-shared by the province and federal government.

7.2 Funding Maximum

The maximum funding for municipal projects depends on the program uptake and the merits of each application.

7.3 Combining Funding from Other Sources (Stacking)

Eligible applicants can combine funding from other provincial and federal programs towards the proposed project(s) costs:

- subject to any existing conditions in previous agreements; and
- as long as the funding is not from housing-enabling infrastructure programs.

In addition, any combined (i.e., stacked) federal and provincial funding cannot count towards the municipal contribution.

Please note that, this program does not supersede previous intergovernmental funding agreements and eligible applicants would need to negotiate TPA changes with other signatory ministries as required.

7.4 Eligible Project Costs

For projects approved under DCRP, eligible project expenditures are those incurred for, and directly related to, specific project costs, incurred solely for the successful delivery of the project, and deemed to be reasonable by the Ministry, in its sole discretion.

Construction costs will not be covered until such time that all duty to consult (DTC) and/or environmental assessment (EA) requirements are fulfilled by the applicant. Costs related to the DTC and EA requirements, incurred after February 26, 2026, are eligible under the program.

Eligible project costs include:

- Land acquisition costs for the provincial share of funds only
- Hard costs (including costs of construction, labour, materials, and equipment)
- EA and DTC costs incurred after February 26, 2026

All project contracts for goods and/or services must be awarded in a way that is fair, transparent, competitive and consistent with value-for-money principles in accordance with Housing, Infrastructure and Communities Canada's Buy Canadian Policy or Municipal Buy Ontario Procurement Directive, as applicable.

7.5 Ineligible Project Costs

Successful applicants are responsible and must pay for all ineligible project costs as well as any potential cost over-runs or escalations experienced on a project, which includes:

1) Soft costs, including those related to design, engineering, legal fees, and permitting and insurance. Please note that soft costs can be counted towards municipal contribution for assessment purposes only.
2) Other ineligible costs that cannot be counted towards municipal contributions.
    - Costs incurred after October 31, 2035;
    - Costs incurred for cancelled projects;
    - Any overhead costs, including salaries and other employment benefits of any employees of the applicant, any direct or indirect operating or administrative costs of applicants, and

more specifically any costs related to planning, engineering, architecture, supervision, management and other activities normally carried out by the applicant's staff;
- Provincial sales tax, goods and services tax, or harmonized sales tax;
- Any costs eligible for rebates;
- Costs for operating expenses, including maintenance work; and
- Cost related to furnishing and non-fixed assets which are not essential for the operation of the asset/project

A more detailed list of eligible and ineligible expenditure categories will be set out in the TPAs entered into between the Province and the recipient. The Province retains the sole discretion to determine whether a project cost is eligible or ineligible.

7.6 Payments & Reporting

Funding will be disbursed to applicants once a report is submitted to the government demonstrating that required milestones, as set out in the TPA, have been met and the DC rate reduction will be maintained for three years.

Expenditures for projects will be disbursed, conditional on the recipient municipality completing project milestones and submitting appropriate reporting which is deemed satisfactory.

For illustrative purposes only, an example of a payment schedule is included below. Further information on payment schedules and required reporting schedules will be provided in the TPA.

Milestone	**Supporting Documentation**	**Payment Amount**
Milestone 1	Taken all necessary actions to authorize the execution of the Agreement and as applicable, updating the DC rates in the DC by-law. Any other reporting requirements requested by the Ministry.	Up to10% of project Total Eligible Cost (TEC)
Milestone 2	Construction Contract Award confirmation and project progress report, including revised budget forecast. Any other reporting requirements requested by the Ministry.	Up to 10% of project TEC

Milestone	Supporting Documentation	Payment Amount
Milestone 3	Subject to the terms and conditions of this Agreement, the receipt, to the satisfaction of the Province, of the 30% Expenditure Documentation and Project Progress Report	Up to 10% of project TEC
Milestone 4	Subject to the terms and conditions of this Agreement, the receipt, to the satisfaction of the Province, of the 45% Expenditure Documentation and Project Progress Report	Up to 15% of project TEC
Milestone 5	Subject to the terms and conditions of this Agreement, the receipt, to the satisfaction of the Province, of the 65% Expenditure Documentation and Project Progress Report	Up to 20% of project TEC
Milestone 6	Subject to the terms and conditions of this Agreement, the receipt, to the satisfaction of the Province, of the 85% Expenditure Documentation and Project Progress Report	Up to 20% of project TEC
Milestone 7	Completion of project. Any other reporting requirements requested by the Ministry.	Up to 5% of project TEC
Milestone 8	Final Report, may include any or all supporting documents related to the project lifecycle. Any other reporting requirements requested by the Ministry.	Province's acceptance and approval of Final report– release of the final (up to) 10% of project TEC.

Further information on the actual payment schedule and required reporting schedule will be provided in the TPA. Additional reporting requirements may be required as part of ongoing project monitoring that are not outlined above and are not tied to any payment (e.g., project status).

Annual Reports

Recipient municipalities will be required to submit a DCRP annual report using a template to be provided by the Province. The year-end report will outline actual activities undertaken and expenditures incurred.

Reports must include:

- Actual and forecasted expenditures by activity, aligned with eligible categories;
- Reconciliation of funds received and funds spent, including previously banked funds;
- Actual DC relief provided for each year in the three-year DC reduction period;
- New housing units supported as a result of the DC relief for each year in the three-year DC reduction period (as evidenced by approvals for developments and the issuance of building permits);
- New housing units supported through the funded infrastructure project(s); and
- Other data and information, as specified in the TPA, such as use of Red Seal endorsed tradespeople and unionized labour, use of Canadian materials, goods and services, in accordance with Housing, Infrastructure and Communities Canada's Buy Canadian Policy or Municipal Buy Ontario Procurement Directive, as applicable, and applicable climate change reporting.

Year-end reports are to be approved/authorized by municipal council or a delegated authority prior to submission. Year-end reports that are incomplete or not to the satisfaction of the province or not submitted by the deadlines identified in TPA may result in the province withholding the milestone payment.

The province will review year-end reports for alignment with municipal application, including eligible expenditures and to verify compliance with the DCRP TPA, DCRP program guidelines and any other applicable government directive or legislation.

8. Duty to Consult

As part of the application process for funding, applicants will be required to complete the Duty to Consult (DTC) Questionnaire found in the DCRP Application Form. This includes providing information related to outreach, engagement and consultation with Indigenous communities.

The Province reserves the right to withhold funding or recover funds utilized for construction-related activities if they began prior to DTC requirements having been met.

9. Contact Information

For program related inquiries, the Development Charge Reduction Program team can be reached by email at DCRP@ontario.ca. For inquires related to the TPON system, please contact TPON at TPONCC@ontario.ca.

10. Outcomes and Indicators

Outcome Description	Indicator	Unit of Measure
Municipal DC rates are reduced	Extent to which developments are proceeding (i.e., building permits are issued) in the municipality Baseline: developments that were issued building permit in fiscal year 2025 (i.e., Apr 1, 2024 – Mar 31, 2025)	Year-over-Year increase in the number of building permits issued within the three year-period
New residential growth	Extent of housing units enabled	Number of new housing units that benefit from DC relief.
		Number of new housing units enabled by the investment in infrastructure.

11. Application Package Requirements

As part of the complete DCRP application, applicants will be required to submit the following through TPON:

- ✓ The DCRP Application Form which will provide information about your project proposal. The form also includes an attestation form in the appendices that need to be completed.
- ✓ Project Map clearly identifying all components in the project description in KML format (Refer to Section 12 "Maps in KML Format" below) and submitted as an attachment through TPON.
- ✓ Land use planning information related to proposed housing development (e.g., location, official plan designation and zoning for subject area, status of and information regarding any other land-use planning applications/approvals).
- ✓ The applicant may also be required to submit additional supporting documentation, including but not limited to:
  - DC by-law;
  - The latest DC background study with highlights on pages where the project is listed;
  - DC background study and/or Treasurer's Statement showing DC reserve funds for the project (if applicable);
  - The capital budget/plan with highlights on pages where the project is listed

- Awarded tender/contract (if applicable);
- Applicable official plan schedule(s) and zoning by-law map(s) with the anticipated housing development lands clearly delineated;
- Lab results;
- Advisory orders;
- Secondary plans;
- Master infrastructure plans;
- Municipal structure inspection form;
- Engineering plans;
- Design reports; and/or
- Photographs.

12. Project Maps in KML Format

The provincial government requires a detailed KML file showing exactly where each work site/asset is located. This is not a picture or PDF map of the project location, but a digital spatial representation of the project location produced by a geographic information system.

12.1 What is a KML File

This simple file type, designed specifically for the visualization of geographic data, provides an accurate and detailed representation of the project and asset locations. Using a KML allows a variety of point, polygon, and line data to be represented spatially with detail and consistency.

A KML file identifies project-specific spatial information which will help reviewers understand the nature and location of your project as well as the work that you are proposing to do.

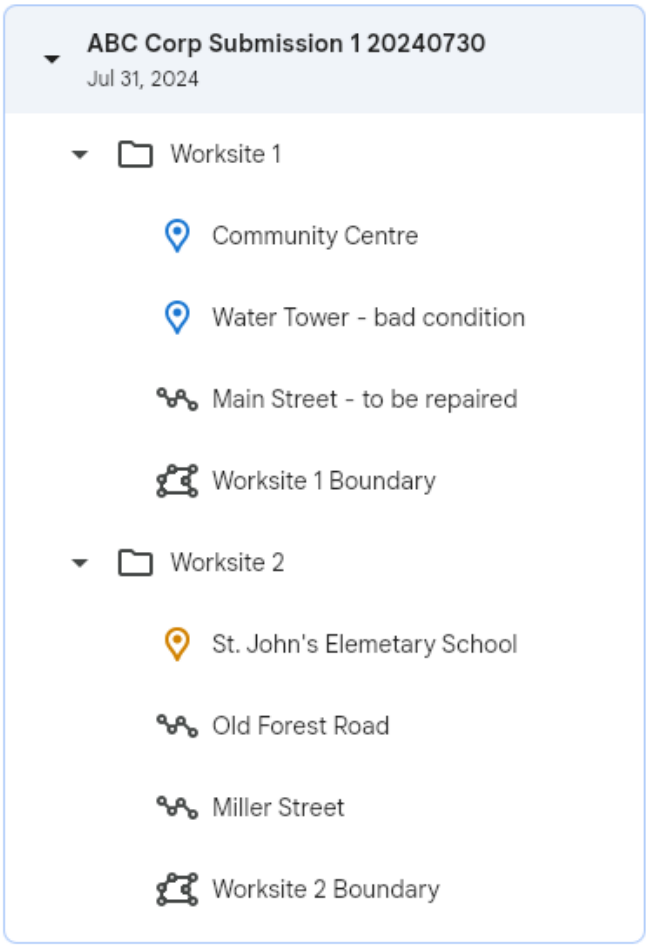
A submitted KML file must include a geometry for each element/asset of the project you are applying for.

Every submitted KML file must include geometries representing the location of the asset on the ground. Geometries can be of three different types:

- Placemark (point):
  Use placemarks, or points, to represent discrete points on a map (small areas). Examples include: buildings, water towers, hydro poles, bridges, etc.
- Path (line):
  Use paths, or lines, to represent elongated features over larger distances such as roads, water mains, trails, rivers/streams, etc.

- Polygon:
  Use polygons to represent two-dimensional shapes that cover larger areas. Examples include parks, lots and concessions, project boundaries and large water bodies such as lakes and ponds.

See the below images for an example of a nicely structured KML file in Google Earth. Note that these images are meant for general reference for KML creation and may not reflect the data the applicant is meant to capture.





12.2 KML Submission Structure

1) When creating a KML file, the naming convention of the file should include:
    - Applicant name
    - Name of submission
    - Date of submission (yyyymmdd)

An example KML name would be: 'ABC Corp - Submission 1 - 20240730'

2) When adding geometries (placemarks, paths or polygons), each geometry should include:
    - Name:
      Ensure that each geometry is clearly named with the asset type and key identifying information. For example, the condition of the asset should be included in the name where applicable (and expanded upon in the description – see below). It should be clear to the reviewer what each geometry represents based on the name. Examples:
        i. A path (line) geometry named 'Main Street – to be repaired'
        ii. A point bridge geometry named 'Elora Bridge – good condition'
        iii. A polygon geometry named 'Worksite 1', displaying the boundary of the proposed worksite(s) of the applicant.
    - Description (Recommended):
      Add a description to the geometry for any additional information that cannot be captured in the name. Every geometry can be edited and a description added.

- Images/Videos (Optional):
  Attach an image or video file/URL to a geometry to provide further context to an asset.

3) When editing a KML file, use folders to categorize key information types. Note that you can further subdivide groups of geometries by adding sub folders. In general, there should be a folder for:

- Key application information:
  For example, label the folder 'New infrastructure to be built'
  i. You may add sub folders by asset type. For example, a 'Bridges' sub folder, or a 'Assets in Critical Condition' subfolder.
- Supplemental application information:
  This may or may not be necessary depending on your application. This could include items like site administration centers.

The applicant may choose an alternative folder structure, as long as it clearly identifies intuitive groupings of geometries for the reviewer.

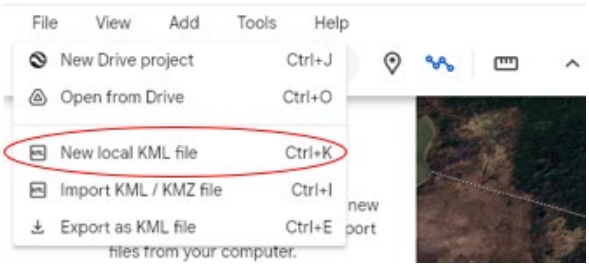
12.3 How to Create a KML File

A KML file can be created easily by anyone using Crown-Indigenous Relations and Northern Affairs Canada's (CIRNAC) publicly available Aboriginal & Treaty Rights Information System (ATRIS) web-based application or Google Earth's free web application, as well as other geographic software packages like ArcGIS or QGIS. This guide will walk you through the steps to do so using Google Earth or ATRIS.

Create a KML File using Google Earth:

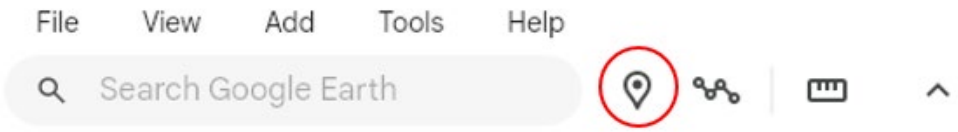
1. Open Google Earth.
   - Go to the Google Earth website and click 'Launch Earth'.
2. Navigate to your area of interest.
   - Use the search bar or manually navigate to the area where you want to create your KML.
3. Create a new KML.
   - In the top left of Google Earth, click 'File', then click 'New local KML file'. This will create a new KML file to add geometries in. Ensure you name the KML file following the conventions in the KML Submissions Structure section, ie. Applicant Name

followed by the date of creation ('yyyymmdd').



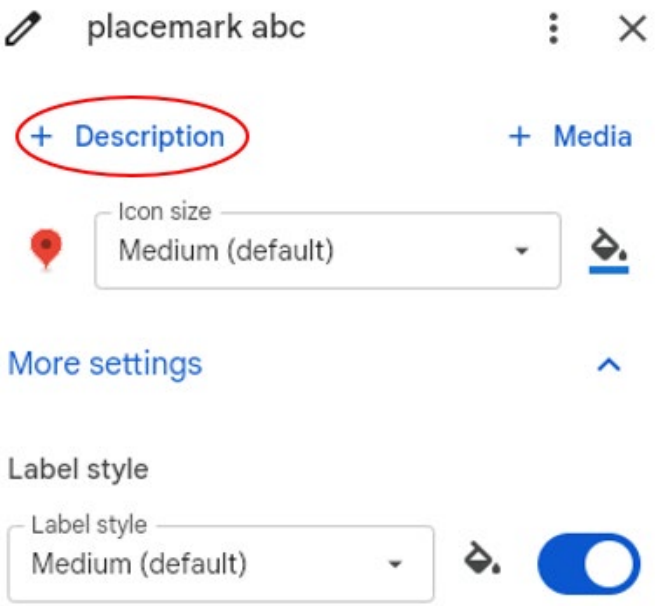
- Note that there is also an option to import existing KML's you've created 'New local KML file'.

4. Draw geometries. There are three types of geometries you can draw; placemarks, paths and polygons. Note that you can edit any geometry after it is created.
    - Add Placemarks (point geometries):
        i. Click on the Placemark button (the pushpin icon) in the toolbar.



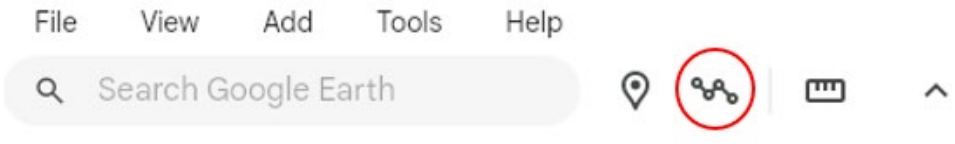
        ii. A new placemark will appear at the center of the view. You can drag it to the exact location you want.
        iii. In the pop-up window that appears, give the placemark a name that properly identifies this feature (see KML Submission Structure section). Add a

description to provide further context to the feature.



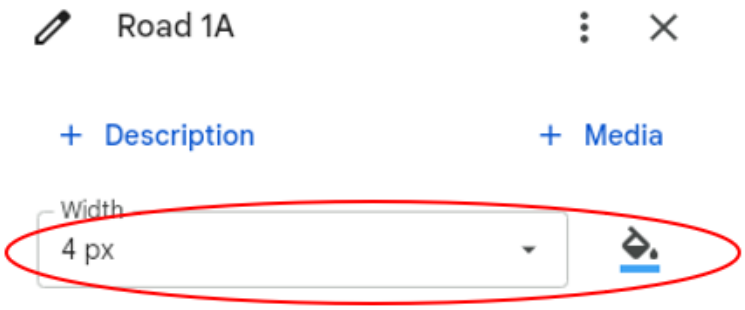
iv. Optional: click the icon image to change the icon symbol. This helps the viewer to visually differentiate between placemarks. For example, give bridge placemarks that same symbol.
v. When done, click OK to save the placemark.

- Add Paths (line geometries):
  i. Click on the Path button (the lines icon) in the toolbar.



i. Click on the map to start drawing your path. Each click will add a point to the path.
ii. Once you finish drawing, give the path a name that properly identifies this feature (see KML Submission Structure section). Add a description to provide further context to the feature.

iii. Optional: you may adjust the line width and line colour to help visually differentiate different types of lines.



iv. Click OK to save the path.

- Add Polygons:
  i. Click on the Path button (the lines icon) in the toolbar.



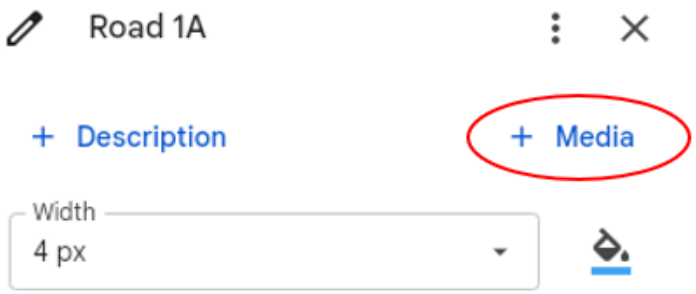
ii. Click on the map to start drawing your polygon. Each click will add a point to the polygon. Note that this operates identically to creating a path. The only difference is, to make a polygon geometry, you must close the linework by meeting the end of the line with the start of the line. When you hover over the end of the line, you should see 'Close shape' appear. Click to close the line and create a polygon.



iii. Once you finish drawing, give the polygon a name that properly identifies this feature (see KML Submission Structure section). Add a description to provide further context to the feature.

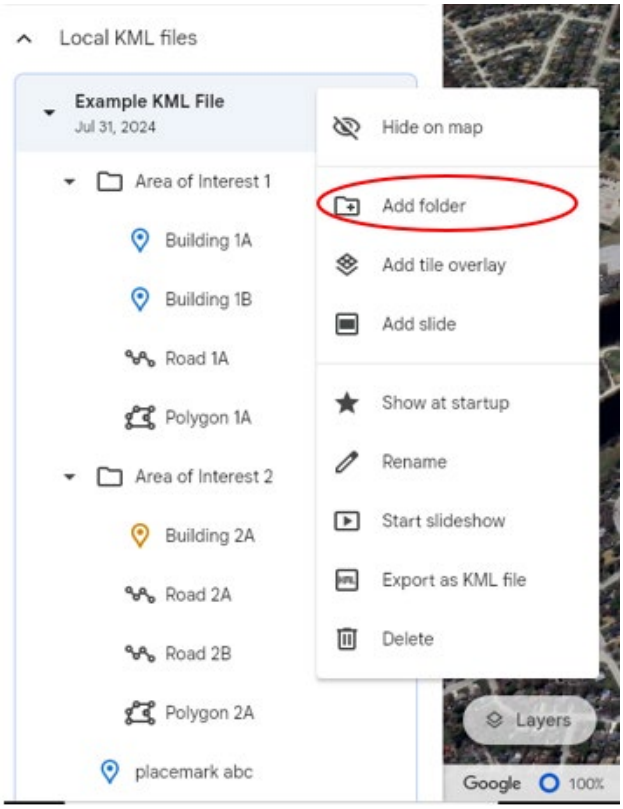
iv. Click OK to save the polygon.

- Note on images:
  Every geometry can have an image or video attached to it. It is recommended to do so to provide further context to a geometry. To attach a picture to a geometry, edit the geometry and select ‘Media’ then ‘Upload image file’.



5. Organize your geometries by creating folders:
   - You can create folders in the KML panel to organize your placemarks, paths, and polygons. To do so, hover over the name of the KML file (in the example below, the KML file is named ‘Example KML File’), select the three dots, then click ‘Add

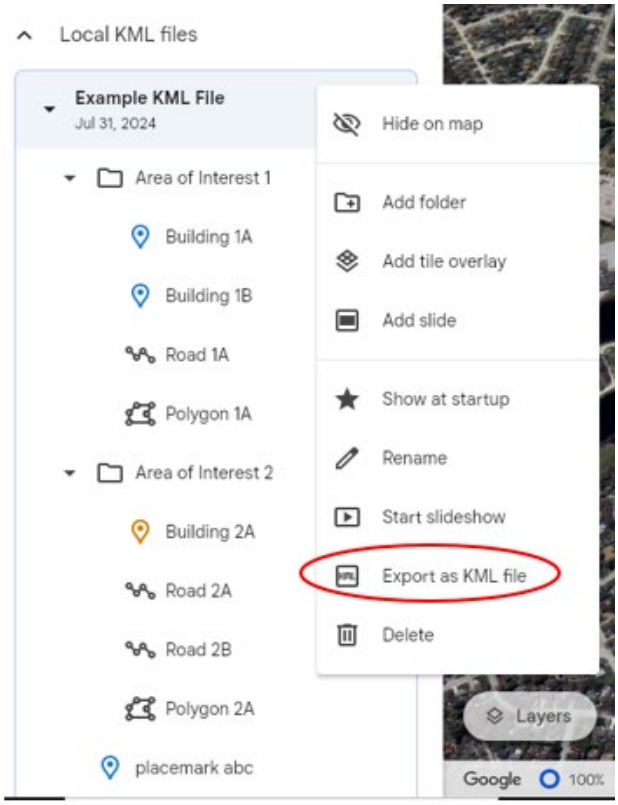
Folder’.



- Name the folder appropriately. Use intuitive names for grouping like geometries. You can also create nested sub-folders to further categorize the geometries.
- You can easily drag and drop geometries between folders.

6. Export your KML File.

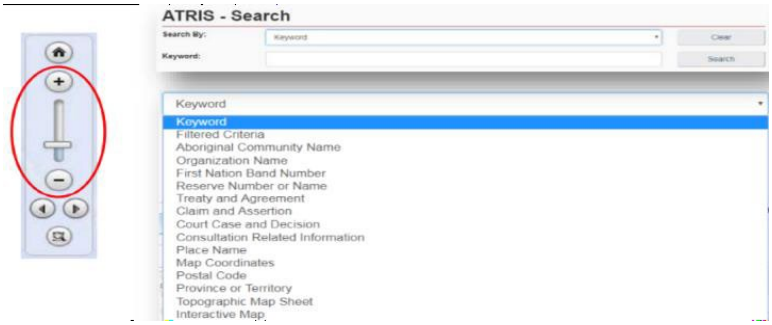
- To export your KML file to your local computer, hover over the name of the KML file, select the three dots, then click 'Export as KML file'.



- The KML file should keep the name you gave it and will save to where your browser downloads.
- You are now ready to submit your finished KML file. If you need to, you can import the KML file back into Google Earth and make edits.

Create a KML File Using ATRIS:

1. Navigate to CIRNAC's publicly available ATRIS web-based application using this link: http://sidait-atris.aadnc-aandc.gc.ca/atris_online/Content/Search.aspx
2. Navigate to the project location in the map viewer, either by clicking, dragging, and scrolling to zoom, or using the various search options available in the 'Search By:' drop down menu.



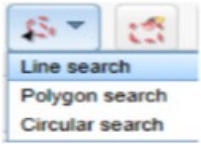
Draw your project on the map in the exact location using the “Draw on map” tools drop down located in the top right of the ATRIS interface. You may draw as many components of varying types (point*, line, polygon) as necessary to be saved as one single KML file.

*ATRIS users will not be able to create a geometry “point” in GIS terms, but the “Circular Search” option allows users to create circular polygons able to mimic points in terms of scale.

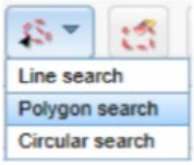


Choose the appropriate drawing tool for the type of component you are drawing:

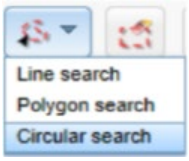
- Line search – Click as many times as necessary to create a line that represents your linear project feature. Double click to complete.



- Polygon search – Click as many times as necessary to create a closed polygon that represents the project feature. Double click to complete.



- Circular search – Click on the map to automatically create a circle. To create a smaller circle similar to a point, zoom in as close as possible on the map before clicking. Alternatively, click and drag, then release to draw a circular project feature yourself.



If at any time you wish to erase anything you've drawn, use the following two options:

- Erase by Extent: Click and drag to create a shape around what you want to delete. Anything intersecting the box will be deleted when you release.



- Global Erase: This will erase everything on the map. Click OK when prompted to clear the map viewer and start fresh.



3. Once you are satisfied with the drawn representation of your project, click the 'Export' button.



The .KML will download as ‘SearchAreas.kml’ (unless you have specified otherwise) to the location where your browser saves downloads. The file name can be changed to something that reflects the project name before sending it in with your application.

Once saved, the KML file is ready to be uploaded. Should you need any further assistance with ATRIS, please visit the following link to find more information about ATRIS training webinars:

Aboriginal and Treaty Rights Information System (rcaanc-cirnac.gc.ca)

Development Charge Reduction Program – Frequently Asked Questions (FAQs)

June 1, 2026

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Applicant Eligibility

1. **Who is eligible to apply to the program?**

   Eligible applicants include all three tiers of municipalities (i.e., single, upper and lower tier) in Ontario as defined under the *Municipal Act, 2001,* that levy residential development charges with a development charge by-law in place as of March 30, 2026.

   For questions on the program or eligibility, please see program guidelines or email DCRP@ontario.ca.

2. **Can municipalities that implemented DC relief measures prior to March 30, 2026 apply for this program?**

   In order to be eligible for program funding for retroactive actions, the applicable municipalities must, in their application:

   - provide evidence of having reduced, or committing to continue to reduce, DC reductions of 30% to 50% across the board (i.e., for all residential development types);
   - commit to maintaining the DC rate reductions for a period of three years; and
   - ensure that the DC relief was provided to builders, who created new housing (i.e., had building permits issued) during the applicable three-year period.

3. **How does the application process and eligibility for the program impact upper and lower-tier municipalities?**

   All eligible lower-tier and upper-tier municipalities that own and levy development charges (DCs) on housing-enabling infrastructure and community infrastructure are eligible to submit applications.

   Definitions for lower-tier, upper-tier, and single-tier municipalities are provided in the *Municipal Act, 2001*.

4. **Is an applicant allowed to submit more than one application?**

   Applicants may submit more than one application individually or jointly with other municipalities. Within an application, applicants are encouraged to limit the number of eligible projects to five and bundle smaller inter-related projects into larger project submissions.

   However, municipal commitments to DC reductions must be consistent across all

applications (i.e., only projects may vary). For more details, please refer to Section 5.1 of the Guidelines for more details.

DC Reduction Commitment

5. What are the minimum required DC rate reductions?

Eligible applicants must provide an agreement-in-principle to reduce residential development charge (DC) rates in effect on March 30, 2026, by 30% to 50% or greater and maintain the reduction for three years as part of their application.

6. Can the development charge (DC) rate reductions apply to specific types of housing or are they required to be applied to all types of housing?

Eligible applicants would need to reduce DC rates across the board - i.e., for all residential development types in all areas of the municipality from their DC level as of March 30, 2026 and maintain that reduction for three years.

7. How should the DC rate reductions be determined in municipalities with area-specific DCs?

Eligible applicants can determine the manner in which the DC rate reduction is arrived at – i.e., reduce the DCs for certain services or reducing all services by the same percentage is a municipal choice.

8. How long should the DC rate reduction be maintained?

Eligible applicants are required to reduce DC rates by 30% to 50% or greater and maintain the reduction for three years. That means DC rate reductions would need to be applied to effective DC rates as of March 30, 2026 and maintained for a three-year period.

Eligible applicants, if successful, would need to ensure they take the necessary steps to extend the DC relief benefit to builders, who were issued a building permit for an eligible residential development on/after March 30, 2026.

Project Eligibility

9. What type of projects are eligible for funding through the program?

A project can be a new build and/or work to increase the capacity, size, scope or reach of existing infrastructure assets or systems to accommodate new growth. Projects that are for rehabilitation (i.e., extending the useful life or improving the quality, functionality or safety of an asset) and repair are considered ineligible.

Eligible projects also must be included in the applicant's most recent DC background study and capital plan.

The only exception is for municipalities that are applying to get recognition for DC relief provided prior to the March 30, 2026 announcement of the Canada-Ontario Partnership to Build. They can request funding for projects which may only be included in their capital plan.

For more details, please refer to Section 4.2 in the Project Guidelines.

10. Does the project have to be a part of the applicant's most recent development charges background study and capital plan?

Projects **must** be included in the applicant's most recent DC background study and capital plan. The infrastructure projects which are put forward by municipalities that are recognized for retroactive reductions could be in their capital plan but not in their DC background study.

The only exception is for municipalities that are applying to get recognition for DC relief provided prior to the March 30, 2026 announcement of the Canada-Ontario Partnership to Build. They can request funding for projects which may only be included in the capital plan.

11. Which asset types are eligible for the program?

The following asset types will be eligible for the program:

- **Potable water assets** (e.g., treatment plants, reservoirs, local pipes including the distribution system watermain and the recipient's portion of service lines, pump stations).
- **Wastewater assets** (e.g., pump stations, lift station, treatment plants, storage tanks and collection systems).
- **Stormwater assets** (e.g., management facilities, linear assets including conveyance piping/ditches/culverts).
- **Fixed transportation assets** (e.g. roads, bridges, tunnels, maintenance and storage facilities, public transit assets).
- **Transportation rolling stock** (e.g., heavy railcars [subway], commuter railcars, light railcars, streetcars, specialized transit, public transit buses)
- **Public safety and emergency services assets** (e.g. fire stations, pumpers and aerials, police detachments, and paramedic stations).
- **Community infrastructure assets** (e.g. sports and recreation centres, parks, cultural centres, libraries and community centres).

12. Are there minimum project contribution requirements to be eligible for the program?

Eligible applicants are required to contribute a minimum of 10 per cent towards their eligible project(s) costs. Projects with higher municipal contributions would be eligible for higher amount of funding from the program.

Eligible applicants can combine funding from other provincial and federal programs towards the proposed project(s) costs:

- subject to any existing conditions in previous agreements; and
- as long as the funding is not from housing-enabling infrastructure programs.

In addition, any combined (i.e., stacked) federal and provincial funding cannot count towards their municipal contribution.

Please note that, this program does not supersede previous intergovernmental funding agreements and eligible applicants would need to negotiate TPA changes with other signatory ministries as required.

13. What type of project costs are eligible for the program?

Eligible project costs are those incurred for, and directly related to, specific project costs, which include:

- Land acquisition costs for the provincial share of funds only
- Hard costs (e.g., costs related to construction, labour, building materials, and equipment).
- Costs related to the duty to consult (DTC) and Environmental Assessment (EA) that incurred after February 2026, 2026.

Other project costs (e.g., soft costs, overhead costs, taxes, etc.) are considered ineligible. However, soft costs, including those related to design, engineering, legal fees, permitting and insurance, would be counted as municipal contribution for assessment purposes only.

For more details, please refer to Sections 6.1, 7.4 and 7.5 in the Project Guidelines.

14. Does an applicant have to demonstrate shovel-readiness of their projects? What is the definition shovel-readiness?

Yes, eligible projects that are shovel-ready at the time of application will be prioritized based on their state of shovel-readiness. Projects are required to start construction no later than July 31, 2030 and be completed by October 31, 2035.

Eligible applicants will be required to provide evidence that demonstrates the project being

shove-ready (e.g., KML project map, awarded tender/contract etc.).

Shovel-readiness indicators considered include the extent to which the following requirements have been completed:

- Environmental Assessment, as applicable
- Land acquisition
- Conceptual engineering
- Detailed engineering
- Planning and design
- Tender/contract awarded but construction has not started

In addition, availability of dedicated DC reserves towards the project will be considered in determining the shovel-readiness of the project.

15. Does the land need to be acquired before an application is submitted? Is land acquisition an eligible expense under the program?

Priority will be given to those projects that are shovel ready. Projects that have completed land acquisition are considered more shovel-ready than those that have not.

Land acquisition costs are eligible for the provincial share of the DCRP funds only.

16. Do all the necessary Environmental Assessment studies need to be completed to be eligible for this funding? If they are not completed does this make a project ineligible?

It is not necessary to have all of the Environmental Assessment (EA) studies completed. However, priority will be given to those projects that are considered shovel-ready (i.e., construction will commence prior to July 31, 2030) and completion of EA activities is considered a positive indicator of shovel-readiness.

Project costs related to the EA that are incurred after February 26, 2026 will be eligible for program funding consideration.

Projects may not begin construction until applicable EA requirements are met.

17. Does the design and planning phase need to be complete in order for a project to be eligible? What if we have a completed feasibility study, but require funding for design and construction?

Planning and design do not have to be complete at the time of application. However, priority will be given to those projects that are considered shovel-ready and completion of planning

and design activities is considered a positive indicator of shovel-readiness.

Funding under the DCRP will not be provided for planning and design among other soft costs. These costs can be considered to be part of the municipal contribution for assessment purposes only.

18. **Will projects that have been tendered/awarded but not actually started yet be eligible? Can we tender before funding is awarded?**

    Projects eligible for funding can be tendered and awarded but cannot start construction until a Transfer Payment Agreement (TPA) is fully executed.

19. **Can a project submission include eligible costs from a combination of assets such as water (e.g., distribution system), transportation (e.g., roads) and wastewater (e.g., pipes). For projects where more than one eligible asset type is included, where can information on the other asset(s) included in the project be submitted?**

    Applicants must select only one primary asset type per project.

20. **If a submitted project scope forms part of a larger construction project, which is tendered prior to notification of receipt of funding, but commencement of funding-related construction is delayed until after notice of successful application is received, is the project still eligible for funding?**

    Projects can be stand-alone or a component of a larger project.

    Tendering for the component of a larger project may occur prior to provincial and federal approval. However, should your project be approved, contract award documentation will need to be provided showing the construction dollar amount and activities for the specific DCRP project.

    Funding-related construction must not start prior to project approval and duty to consult requirements being met and communicated by the Province.

    However, the eligible funding will flow to eligible municipalities over the next ten years once an annual report is submitted to the government demonstrating that required milestones, as set out in the TPA, have been met and the DC rate reduction will be maintained for three years.

Project Conditions

21. Can a single project include multiple tenders for phased work within a continuous area?

One single project may include multiple tenders. However, tenders may be awarded but construction cannot have started until a Transfer Payment Agreement is fully executed.

22. What kind of documents, engineering studies or plans show a good level of project readiness?

Documentation to demonstrate project readiness would vary depending on the project type.

Project readiness will be assessed based on engineering/geoscience studies (depending on project) that identifies the scope of the issue and the overall impact of the completion of the project (including project planning and engineering status/completed, environmental assessment or Master Plan status, requisite approvals/permits acquired, etc.)

Applicants should identify, among others, the state of completion of their engineering studies (conceptual, basic, and detailed engineering), and the status of their environmental assessment, where applicable.

Key Dates

23. What is the application intake period and how can applications be submitted?

Application intake opens at **9:00 a.m. ET on June 1, 2026**.

Municipal applicants will have until **June 19, 2026, at 10 a.m. ET** to submit their applications.

Applications must be submitted through the Transfer Payment Ontario (TPON) page where applicants can access the application form, the program guidelines document, and can upload supporting documents.

24. What are the eligible start and end dates for projects?

Projects must start no later than **July 31, 2030**, and must be completed **no later than October 31, 2035**. The project start could include pre-construction work (i.e., design, planning, engineering, project management, etc.) or construction (i.e., shovels in the ground). However, construction must not start until the following requirements have been met:

1. the province has approved the project and a Transfer Payment Agreement has been signed, and
2. the successful applicant has received confirmation in writing from the province that duty to consult requirements have been met.

25. What is the duration of the program?

The program will support projects over ten years. Successful applicants will have until October 31, 2035, to complete their project(s).

Assessment Process

26. How will applications be evaluated?

Applications that are complete and include all supporting documentation will undergo a comprehensive evaluation. Applications will be initially evaluated on application completeness, eligibility and meeting program outcomes.

Once an applicant has met program requirements, applications will be assessed on their merits within the context of the overall demand of funds in the program.

Assessment criteria will largely focus on level of DC rate reduction, the housing impact and the municipal contribution to the project.

Projects that are shovel ready and housing-enabling would be prioritized for funding.

27. How will DC reductions be considered in the assessment of applications?

Applications would be assessed on the depth of their committed DC rate reductions and in particular, DC rate reductions beyond the minimum required would be eligible for higher program funding.

28. How will the housing impact be considered in the assessment of applications?

Assessment related to housing impact will consider the level of DC relief provided to homebuilders as projected by municipalities.

However, the number and types of housing enabled by the projects submitted would be considered in the prioritization of projects.

29. Are applicants providing more than the minimum 10% contribution towards eligible project costs scored higher?

Applications that provide for a higher municipal infrastructure eligible project cost contribution (i.e., more than 10%) would receive greater consideration in the amount of funding received under the DCRP. Please note that while soft costs are considered ineligible project costs, they can be counted towards the municipal contribution amount for assessment purposes.

30. Where can applicants submit additional information (e.g., supporting documents)?

Supporting documentation that is required to support your application must be uploaded to TPON. For a list of supporting documentation that may be applicable as part of an application, please see Section 11 of the Program Guidelines.

31. How will applicants with limited internet access and/or barriers to access to TPON be accommodated?

If you experience issues with accessing TPON, applicants can email DCRP@Ontario.ca for additional support. However, applications are expected to be submitted through TPON.

32. What types of maps must be submitted with the application?

Please include a project map clearly identifying all components in the project description in KML format (please refer to Program Guidelines - Section 12 "Maps in KML Format" for instructions). Applicants may also submit a copy of the applicable official plan or housing plan for housing units being maintained/protected by the project.

33. Will the Asset Management Plan be used for assessment?

For the project to be eligible, it is required to be incorporated in the municipality's asset management plan by its next update, including the lifecycle management activities and financial management plan.

Financial Matters

34. What is the maximum funding available per project?

The maximum funding for municipal projects depends on the number of applicants to the program and the merits of each application.

The province and the federal governments will fund a maximum of 90% of eligible project costs with the recipient required to fund all remaining project costs.

Table 1. Example: Funding for One Recipient.

Value of Project	Provincial Contribution (90% maximum)	Recipient Contribution (10% minimum)
$5 million	$4.5 million (90%)	$.5 million (10%)
$48 million	$38.4 million (80%)	$9.6 million (20%)

35. What other types of funding (i.e., stacking) are allowed for the program?

Eligible applicants may not combine (i.e., stack) other federal and provincial funding towards their municipal contribution**.**

In addition, funding from other housing-enabling infrastructure programs cannot be used to fund eligible projects under this program.

36. Can the province advise on how to source the 10% minimum applicant contribution?

The Ministry cannot provide specific advice on how applicants should fund their contribution.

Applications would be assessed on the amount of municipal contribution for each eligible project. While the minimum required municipal contribution is 10% towards eligible project costs, applications that provide for more municipal contributions for each eligible project would be eligible for higher program funding.

Duty to Consult Requirements

37. Will a duty to consult (DTC) review be required?

Yes. Projects may only begin capital work (e.g., physical construction, removal of vegetation or site preparation), provided that funding approval has been received from the province **and** it has been confirmed in writing that duty to consult (DTC) requirements have been met.

Projects that proceed with construction or site preparation **prior to program approval** or receiving written confirmation from the province that DTC requirements have been met will not be eligible for funding.

Projects must start no later than July 31, 2030 and complete construction by October 31, 2035.

38. What is the duty to consult (DTC) review process?

The Crown may have a Duty to Consult (DTC) and, where appropriate, accommodate Indigenous communities (e.g., First Nation, Inuit and Métis peoples) if an activity is contemplated that may adversely impact an Aboriginal or treaty rights.

Where the duty to consult Indigenous communities is triggered, the municipal applicant must confirm that Indigenous consultation has been undertaken. The municipality will be notified if the duty to consult has been met or if further consultation needs to be undertaken. If duty to consult has not been met at the time of the application being submitted to the Province, the municipal applicant must undertake to meet the duty to consult prior to undertaking site preparation or construction. The municipality may be required to provide a complete

consultation record or any accommodation measures adopted in response to consultation with communities.

Contact Information

39. What is the contact information to ask questions for DCRP?

For program-related inquiries, the Development Charge Reduction Program team can be reached by email at DCRP@ontario.ca. For inquires related to the TPON system, please contact TPON at TPONCC@ontario.ca.

Municipality of Brighton

Staff Report

Meeting Date:	15 Jun 2026
To:	Mayor and Council
Prepared By:	Rene Whiteman, Special Projects Planner
Reviewed By:	Paul Walsh, Director of Planning/Elana Arthurs, CAO
Department:	Planning and Development
Staff Report Number:	2026-75
Subject/Title:	Official Plan and Zoning By-law 5 Year Review Process

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Recommendation(s):

1. That Council receive this Report, Official Plan and Zoning By-law Review Project Work Plan, for information purposes; and
2. That staff be directed to circulate this report to Council's Advisory Committees, for information purposes.

Background/Purpose:

The purpose of this report is to provide Council with an overview of the proposed work plan, engagement framework, and anticipated timelines for the Municipality of Brighton Official Plan Review and Comprehensive Zoning By-law Review.

The work plan establishes a structured approach to completing the legislated review of the Official Plan while ensuring alignment with provincial legislation, the Northumberland County Official Plan, community priorities, and Council's Strategic Plan.

Section 26 of the Planning Act requires municipalities to periodically review and update their Official Plans to ensure consistency with Provincial policy direction and conformity with applicable upper-tier planning documents.

The Municipality is also undertaking a comprehensive review of its Zoning By-law to ensure that zoning regulations remain current, effective, and aligned with updated Official Plan policies.

The Official Plan and Zoning By-law are the Municipality's primary land use planning tools and guide decisions related to:

- Growth management
- Housing
- Economic development
- Agriculture
- Natural heritage protection
- Infrastructure planning
- Community design
- Climate resilience
- Transportation and mobility

In 2026, the Municipality undertook a series of public and stakeholder engagement activities to inform the review process, including:

- Public surveys
- Indigenous community notification
- Community Advisory Group recruitment
- Technical Advisory Committee engagement

The information gathered through these activities will inform the development of future policy directions as the project progresses.

Analysis/Comments:

Project Overview and Legislative Context

The Official Plan and Zoning By-law Review is being undertaken to ensure that the Municipality of Brighton's planning framework remains consistent with current Provincial policy direction and conforms to the Northumberland County Official Plan.

In accordance with the Planning Act, municipal planning decisions and policy documents must:

Be consistent with the Provincial Planning Statement, 2024 (PPS); and

Conform with upper-tier policy direction, including the County Official Plan. The Review also responds to evolving local priorities, including housing supply, growth management, climate resilience, and economic development.

This initiative represents more than a routine statutory review. The Municipality is undertaking the preparation of a new Official Plan, together with a comprehensive update to the Zoning By-law, in response to evolving provincial legislation, policy direction, and anticipated reforms under the provincial Environmental Registry Office (ERO) 025-1099 – Proposed Simplification and Standardization of Official Plans.

The existing planning framework must be substantially restructured to align with the Provincial Planning Statement (2024), updated housing supply requirements,

infrastructure coordination expectations, and emerging provincial direction toward more streamlined and implementation-focused planning documents.

As outlined in Table 1 below, the Official Plan and Zoning By-law Review involves navigating multiple layers of legislative and policy requirements that directly influence how the Municipality prepares its long-term policy and regulatory framework.

Table 1: Legislative and Policy Framework – Official Plan and Zoning By-law Review

Legislative / Policy Direction	Key Provincial Requirement or Direction	Municipality of Brighton Planning Response
Provincial Planning Statement (PPS) 2024	Municipal planning documents must be consistent with policies supporting housing supply, efficient land use, and infrastructure optimization within settlement areas.	The new Official Plan will establish an updated policy framework that supports a range and mix of housing types, promotes efficient land use patterns, and integrates infrastructure and environmental considerations in accordance with PPS direction.
Planning Act – Section 26 Official Plan Review	Municipalities are required to review and update Official Plans to ensure consistency with provincial policy and conformity with upper-tier plans.	The Municipality is undertaking the preparation of a new Official Plan, rather than a minor update, to ensure full alignment with current legislation, the Northumberland County Official Plan, and evolving provincial priorities.
Planning Act – Growth Management and Housing Supply	Municipalities must plan for projected population growth and maintain sufficient land supply to accommodate housing demand.	The new Official Plan will establish policies and land use designations that support the Municipality's ability to accommodate forecasted population and housing growth over the long term.
Planning Act – Infrastructure Coordination	Land use planning must be coordinated with servicing, infrastructure capacity, and capital planning.	The Official Plan Review will integrate land use planning with infrastructure planning, including water,

		wastewater, transportation, and stormwater management considerations, to support coordinated growth and investment.
Bill 23 – More Homes Built Faster Act (2022)	Municipalities are expected to remove barriers to housing supply and streamline development approvals.	The Zoning By-law Review will examine opportunities to modernize regulations, reduce barriers to development, and support more efficient planning approvals consistent with provincial direction.
Zoning By-law Modernization Requirements	Zoning By-laws must implement Official Plan policies and reflect current planning practice and legislative changes.	The Municipality is undertaking a comprehensive Zoning By-law update to ensure alignment with the new Official Plan, improve usability, and incorporate updated standards and definitions.
ERO 025-1099 – Proposed Official Plan Reform	The Province is proposing a shift toward simplified, strategic Official Plans supported by more detailed implementing tools (e.g., zoning).	The Municipality is proactively structuring its new Official Plan to function as a more strategic document, supported by a modernized Zoning By-law and other implementation tools, consistent with anticipated provincial direction.
Provincial Direction – Housing Supply and Intensification	Municipalities are required to support a range and mix of housing options and increase residential intensification.	The Official Plan and Zoning By-law Review will incorporate policies and standards that enable a broader range of housing forms and support increased density where appropriate.
Emerging Provincial Direction – Streamlined Planning Frameworks	Ongoing reforms signal reduced duplication between Official Plans and	The Municipality is reviewing how best to align policy and regulatory tools

	zoning regulations.	to reduce duplication, improve clarity, and support a more efficient and predictable development approvals process.

Project Objectives
The Review is intended to achieve the following:

- Ensure compliance with Provincial legislation and policy (PPS 2024)
- Maintain conformity with the Northumberland County Official Plan
- Address emerging community issues and growth pressures
- Support housing supply, range, and affordability
- Protect agricultural lands and natural heritage systems
- Enable economic development and investment
- Modernize and align the Zoning By-law with the Official Plan
- Improve the clarity, usability, and implementation of planning documents

Project Approach and Phasing
To support a transparent and structured review process, the project has been organized into six (6) phases.

Phase 1 – Background Review and Engagement (Completed / Ongoing)
This phase focused on establishing the foundational understanding of existing conditions and community priorities.
Key activities completed or underway include:

- Review of existing planning policy framework
- Community and Advisory Committee surveys
- Agency and stakeholder consultation
- Formation of a Community Advisory Group
- Data collection, analysis, and SWOT assessment
- Targeted engagement sessions (charrettes and roundtables)

Phase 2 – Policy Analysis and Gap Identification (Current Phase)
This phase evaluates the Municipality's current planning framework against updated Provincial and County policy direction.
Key activities include:

- Review of the Provincial Planning Statement, 2024
- Conformity review with the Northumberland County Official Plan
- Identification of policy gaps and inconsistencies
- Assessment of growth management considerations

- Evaluation of existing land use designations and structure

Phase 3 – Policy Directions (Upcoming)
Building on the findings from Phase 2, this phase will establish draft policy directions for Council consideration. Focus areas will include:

- Housing and growth management
- Agricultural system protection
- Natural heritage and climate resilience
- Economic development
- Community design and transportation
- This phase will include:
- Development of policy options
- Advisory Group workshops
- Public input opportunities
- Ongoing Council updates

Phases 4 to 6 – **Drafting, Consultation, and Adoption**
The remaining phases will advance the project through formal drafting and statutory approvals:

Phase 4 – Draft Official Plan and Zoning By-law

- Preparation of draft documents
- Technical review and agency circulation
- Community consultation and revisions

Phase 5 – Statutory Public Process

- Public Open Houses
- Statutory Public Meetings (Planning Act requirements)
- Final revisions

Phase 6 – Adoption and Approval

- Council adoption of the Official Plan
- Submission to Northumberland County for approval
- Adoption of the Comprehensive Zoning By-law

Community Engagement
Consistent with Planning Act requirements and municipal best practices, public and stakeholder engagement is being integrated throughout the process. Engagement methods include:

- Public Information Centres / Open Houses

- Community Advisory Group meetings
- Circulate and present key and milestone planning documents to Council's Advisory Committees for comments
- Community Panel Group dialogue
- Stakeholder and agency consultation
- Indigenous consultation
- Online engagement tools
- Statutory public meetings

Council will continue to receive regular project updates at key milestones.

Project Schedule and Timing Considerations
A detailed project schedule (Gantt Chart) has been prepared to guide implementation and is attached to this report.

- The schedule identifies:
- Key project milestones
- Engagement and consultation timelines
- Draft document preparation
- Council reporting points
- Statutory approval processes

The timeline remains subject to refinement based on:

- Public and stakeholder input
- Agency review comments
- Legislative or policy changes
- Project resourcing and capacity considerations

Summary
Staff are satisfied that the Official Plan and Zoning By-law Review is progressing in a structured and comprehensive manner that aligns with Provincial and County policy requirements, while addressing local priorities.
The phased approach, supported by ongoing engagement and a defined project schedule, will ensure that Council is positioned to consider well-informed draft policy directions and planning documents as the project advances.

Notices/Consultation
Public engagement has been a key component of the review process to date and has included:

- Community surveys
- Advisory Committee engagement
- Community Advisory Group participation

Further public consultation, including Public Open House and Statutory Public Meetings, will be undertaken as draft documents are prepared.

Legal/Legislative:
The Official Plan and Zoning By-law Review is being undertaken in accordance with the requirements of the *Planning Act*. The updated planning documents must be consistent with the *Provincial Planning Statement, 2024* and conform with the *Northumberland County Official Plan* prior to adoption and approval.
At this stage of the process, there are no legal implications associated with the receipt of this report. Statutory requirements, including public notice and public meeting provisions under the *Planning Act*, will be fulfilled in subsequent phases of the project.

Financial Implications:
The Official Plan and Zoning By-law Review is being undertaken as part of the Municipality's approved work program and budget.
At this stage, there are no additional financial implications associated with this report. Implementation of updated planning policies may influence future capital planning, infrastructure prioritization, and development-related revenues, which will be considered as part of subsequent phases.

Strategic Plan Alignment:
• Customer Service
• Economic Development
• Housing and Supply
• Infrastructure
• Environment and Sustainability

Additional Strategic Plan Information:
The Official Plan and Zoning By-law Review directly supports several key objectives of the Municipality of Brighton Strategic Plan, including:

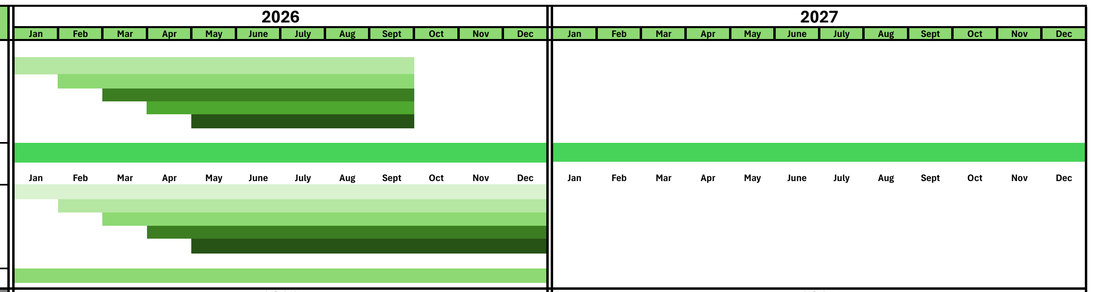
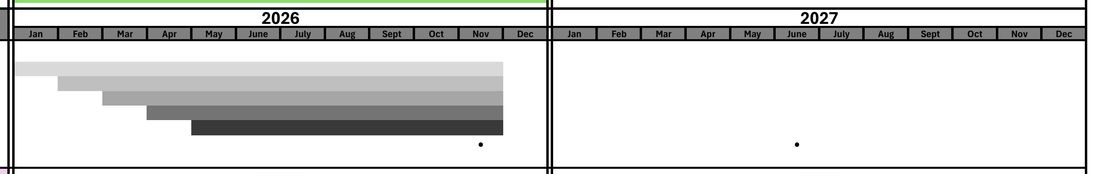
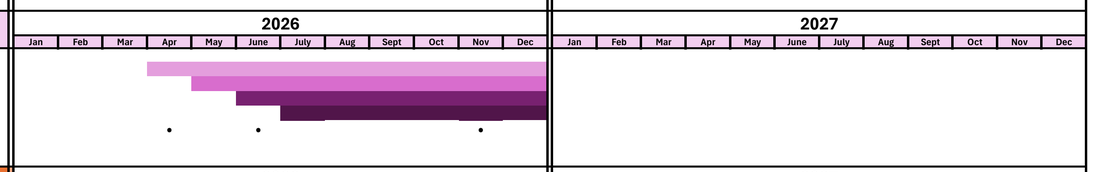
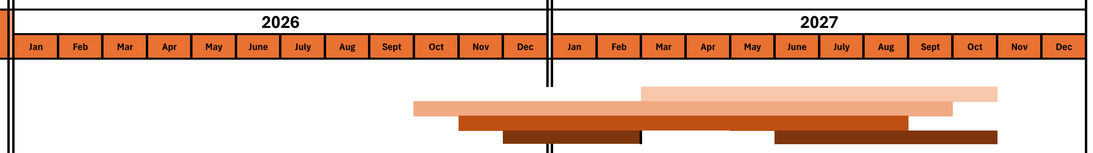
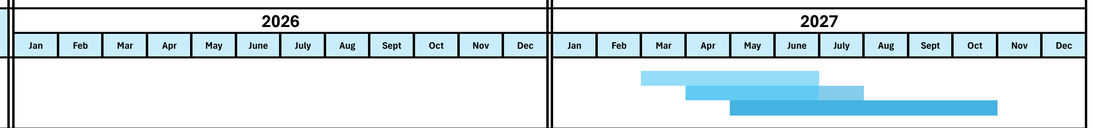
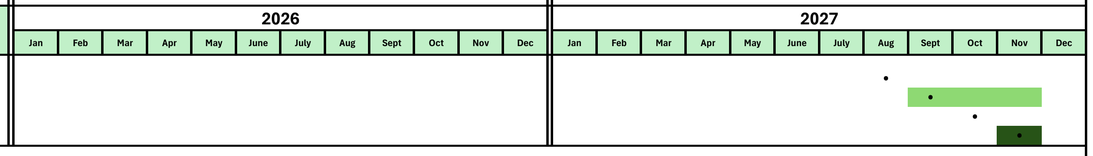
- Housing and Supply – by enabling a broader range of housing types and supporting intensification
- Economic Development – by modernizing planning policies to support investment and growth
- Sustainable Infrastructure and Environment – by integrating climate resilience and environmental protection policies
- Good Governance – by improving clarity, transparency, and usability of planning documents

Attachments:
Attachment #1 - Project Gantt Chart - Timeline (Official Plan and Zoning By-law Review)
Attachment #2 - Project Process Overview / Phase Summary

Approved by: **Status:**

Paul Walsh, Director of Planning	Approved - 05 Jun 2026
Elana Arthurs, CAO	Approved - 11 Jun 2026
Candice Doiron, Municipal Clerk	Approved - 11 Jun 2026

Municipality of Brighton
Official Plan; Zoning By-law Review
Integrated Process Overview (2026–2027)

PHASE I	**Background - Technical Analysis**		
	(Jan 2026–Sept 2026)		
	Legislative Review (Planning Act, PPS 2024)	---------->	
	County OP Conformity Review	----------> Growth Agriculture Natural Heritage	
	Development Trends Analysis (2020 - 2025)	---------->	
	Zoning By-law Technical Review - Review)	----------> Definitions - Definitions) General Provisions - General Provisions) Zone Classes - Zone Classes) Permitted Uses - Permitted Uses)	
	Intermunicipal Zoning Alignment (IMZA - Text Alignment Phase)	---------->	
PHASE II	**Public Engagement**		
	(Jan 2026–June 2027)		
	Community Survey	---------->	
	Advisory Committee Input	---------->	
	First Nations Consultation	---------->	
	Builder/Developer Roundtable	---------->	
	Intermunicipal IMZA Workshop	---------->	
	Public Open Houses	---------->	
PHASE III	**Policy Directions**		
	(Dec 2026)		
	"What We Heard" Summary	---------->	
	County OP Alignment Matrix	---------->	
	Identify Required Updates; Optional Changes	---------->	
	Draft Policy Directions Framework	---------->	
	Council Progress Update	---------->	
PHASE IV	**Draft OP and Zoning By-Law**		
	(Febr 2027)		
	Draft Official Plan	---------->	
	Draft Zoning By-law Updates	---------->	
	CPPS Enabling Policies (Selected Areas)	---------->	
	Internal Review ; Conformity Check	---------->	
PHASE V	**Draft OP; Zoning By-Law**		
	(June 2027)		
	Public Notice (Planning Act compliant)	---------->	
	Statutory Public Meeting	---------->	
	Revisions Based on Input	---------->	
PHASE VI	**Adoption**		
	(Nov 2027)		
	Council Adoption	---------->	
	County Approval (OPA)	---------->	
	ZBL Adoption	---------->	
	Implementation and ; Consolidation	---------->	

LEGEND

Process Map

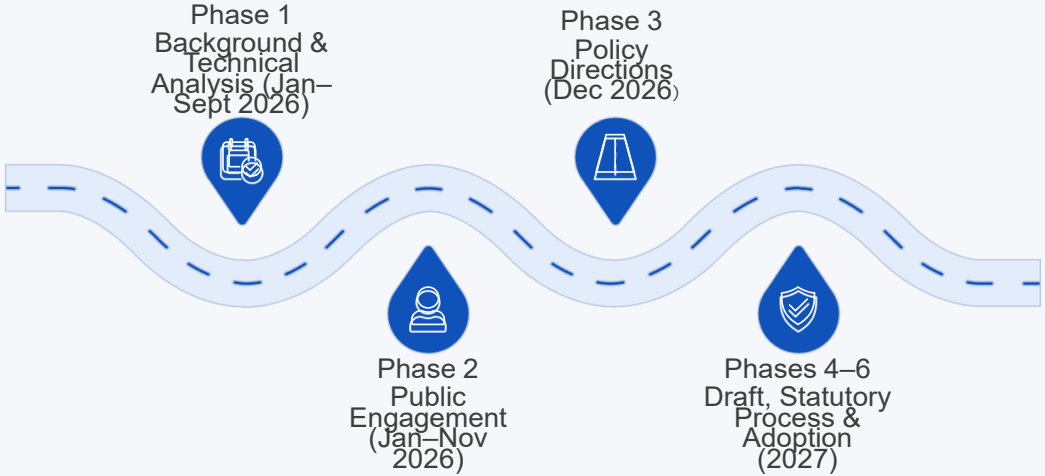
Municipality of Brighton — Official Plan & Zoning By-law 5 Year Review. Integrated Process Overview spanning 2026–2027 across six structured phases.



Municipality of Brighton

INTEGRATED PROCESS OVERVIEW

Six-Phase Plan: Brighton OP & Zoning By-law Review (2026–2027)



This integrated process guides the Municipality of Brighton through a comprehensive review of its Official Plan and Zoning By-law — from legislative analysis and community engagement through to Council adoption a implementation by November 2027.

Municipality of Brighton

JAN 2026 – SEPT 2026

Phase 1 — Background & Technical Analysis

Establishing the legislative and technical foundation for the review. This phase examines existing frameworks and local conditions to inform all subsequent policy work.

1 **Legislative Review**

Planning Act and PPS 2024 examined to ensure provincial compliance

2 **County OP Conformity Review**

Growth, Agriculture, and Natural Heritage conformity assessed

3 **Development Trends Analysis**

Review of local development activity from 2020–2025

4 **Zoning By-law Technical Review**

Definitions, General Provisions, Zone Classes, Permitted Uses, and Intermunicipal Zoning Alignment (IMZA – Text Alignment Phase)

Municipality of Brighton

JAN 2026 – NOV 2026

Phase 2 — Stakeholder Engagement

01

Community Survey

Broad public input gathered to capture the perspectives of Brighton residents on land use priorities and community values

02

Advisory Committee Input

Structured feedback from established advisory bodies to inform technical and policy considerations

03

First Nations Consultation

Meaningful and early consultation with Indigenous communities in accordance with duty-to-consult obligations

04

Builder / Developer Roundtable

Direct engagement with development industry stakeholders to understand growth pressures and implementation realities

05

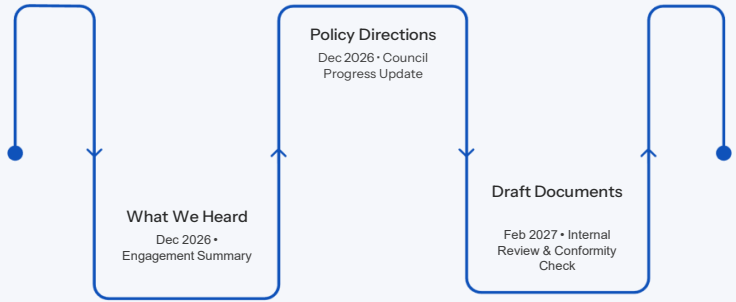
Intermunicipal IMZA Workshop & Public Open House(s)

Collaborative sessions with neighbouring municipalities on zoning alignment, followed by open community dialogue

Municipality of Brighton

DEC 2026 – FEB 2027

Phases 3 & 4 — Policy Directions & Draft Documents



Key Outputs:

County OP Alignment Matrix, Draft Policy Directions Framework, Draft Official Plan, Draft Zoning By-law Updates, and CPPS Enabling Policies for selected areas.

Phase 3: Policy Directions

(December 2026)

"What We Heard" Summary, County OP Alignment Matrix, required and optional changes identified, Draft Policy Directions Framework, Council Progress Update

Phase 4: Draft OP & ZB

(February 2027)

Draft Official Plan, Draft Zoning By-law Updates, CPPS Enabling Policies (Selected Areas), Internal Review & Conformity Check

Municipality of Brighton



JUNE 2027

Phase 5 — Statutory Public Process

Public Notice

Notice issued in full compliance with Planning Act requirements, ensuring all affected parties are informed of the proposed Official Plan and Zoning By-law changes.

Statutory Public Meeting

A formal public meeting held pursuant to the Planning Act, providing the community and agencies a legislatively required opportunity to comment on the draft documents.

Revisions Based on Input

Draft Official Plan and Zoning By-law revised and refined in response to public, agency, and Council feedback received through the statutory process.

Municipality of Brighton

⚠ NOVEMBER 2027

Phase 6 — Adoption & Approval

Final Steps to Implementation

The culmination of the two-year review process. Council formally adopts the updated Official Plan and Zoning By-law, County approval is secured, and the documents are consolidated for implementation across the Municipality of Brighton.

Council Adoption

Municipal Council formally adopts the updated Official Plan Amendment and Zoning By-law

County Approval (OPA)

The Official Plan Amendment is submitted to and approved by the County in accordance with provincial legislation

ZBL Adoption

Zoning By-law updates are formally adopted by Council, completing the regulatory framework update

Implementation & Consolidation

Adopted documents are consolidated and brought into effect, guiding land use decisions across the Municipality

Municipality of Brighton

The Corporation of the Municipality of Brighton

By-law No. XXX-2026

Being a By-law under the provisions of Section 50(5) of the Planning Act, R.S.O., 1990, Chapter P.13, as amended, designating certain lands situated in the Municipality of Brighton, specifically described as Block 18, Plan 39M-929, exempt from Part Lot Control.

Whereas, Section 50(7) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, states that Council of a local Municipality may by By-law to provide that part-lot control does not apply to land that is within a registered Plan of Subdivision;

And Whereas, 1000717504 Ontario Ltd and Gordon Tobey Developments Ltd. have applied to the Council of the Corporation of the Municipality of Brighton requesting that a by-law be enacted under the provisions of subsection 50 (7) of the Planning Act, R.S.O. 1990, c. P. 13;

And Whereas, the intention of Council is to permit the division of lands into two (2) freehold lots consistent with reference plans, Parts 1-2 on 39R-14697, attached as Schedule “A”;

Now Therefore - the Council of the Corporation of the Municipality of Brighton hereby enacts as follows:

1. **That** Section 50(5) of the Planning Act, R.S.O. 1990, c.P. 13, as amended, does not apply for the conveyance of residential lots to the parts of the registered Plan of Subdivision described as: all and singular those certain parcels or tracts of laand and premises situate, lying and composed of Block 18, Plan 39M-929 according to the Subdivision Plan registered in the office for Land Titles, Division of Northumberland (No. 39) as Registered Plan No. 39M-929, the subject lands are further identified as Reference Plans 39R-14697 attached to the By-law.
2. **That** this By-law shall expire two (2) years after its enactment by Council.
3. **That** this By-law shall come into force on the date it is passed by the Council of the Corporation of the Municipality of Brighton.

Read a first, second and third time, and finally passed this **15** day of **June 2026**.

Brian Ostrander, Mayor **Candice Doiron, Clerk**

SCHEDULE				
PART	BLOCK	PLAN	PIN	AREA
1	ALL OF 18	39M–929	ALL OF 51159–0774	517 SQ.M.
2				466 SQ.M.

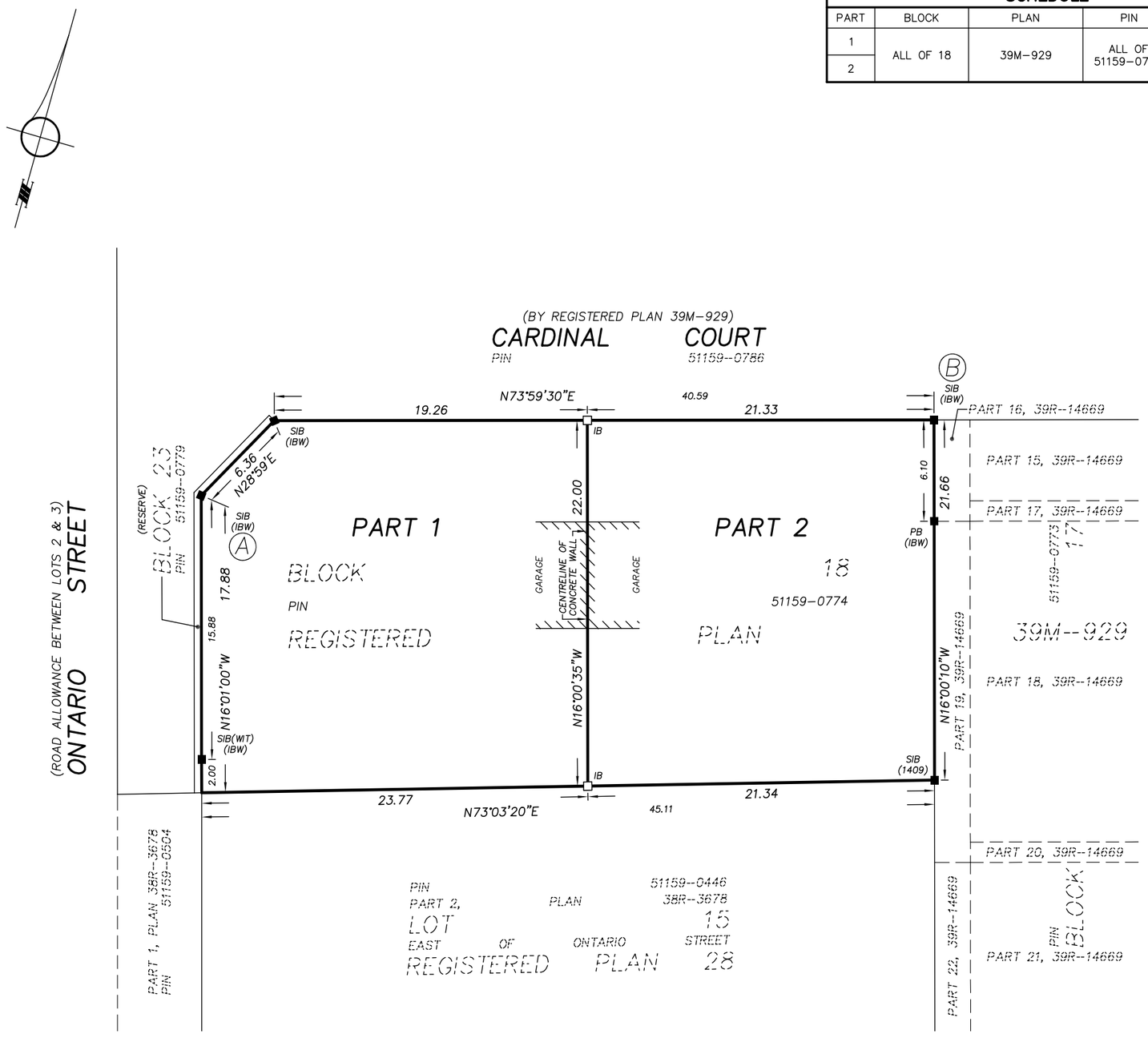
PLAN 39R-14697

Received and deposited

August 4th, 2023

Lisa Halliday

Representative for the Land Registrar for the Land Titles Division of Northumberland (No.39)



PLAN OF SURVEY OF
BLOCK 18
REGISTERED PLAN 39M–929
TOWN OF BRIGHTON
MUNICIPALITY OF BRIGHTON
COUNTY OF NORTHUMBERLAND

SCALE 1 : 250 METRES
0 1 2 3 4 5 10 20

THE INTENDED PLOT SIZE OF THIS PLAN IS 432MM IN WIDTH BY 356MM IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON JULY 12, 2023.

AUGUST 2, 2023 — DATE

KERRY BOEHME, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V–56651.

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SSIB	DENOTES SHORT STANDARD IRON BAR
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
PB	DENOTES PLASTIC BAR
WIT	DENOTES WITNESS
1409	DENOTES W.R. WOLLERMAN, O.L.S.
IBW	DENOTES IBW SURVEYORS LTD., O.L.S.

BEARING NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 18, (75° WEST LONGITUDE) NAD83(CSRS)(2010).

DISTANCE NOTES – METRIC

DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000185.

INTEGRATION DATA

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 18 (75° WEST LONGITUDE) NAD83(CSRS)(2010).

URBAN ACCURACY PER SEC. 14(2), O.REG. 216/10.

POINT ID	NORTHING	EASTING
A	4878190.92	280460.83
B	4878207.68	280502.94

CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

IBW SURVEYORS

IBWSURVEYORS.COM | 1.800.667.0696

PARTY CHIEF: ZP	DRAWN BY: DED	CHECKED BY: KB	PLOT DATE: AUG. 2, 2023
FILE NAME: A–031071–RP_BL18_V4	copies available at ProtectYourBoundaries.ca		

The Corporation of the Municipality of Brighton

By-law No. XXX-2026

Being a By-law under the provisions of Section 50(5) of the Planning Act, R.S.O., 1990, Chapter P.13, as amended, designating certain lands situated in the Municipality of Brighton, specifically described as Block 19, Plan 39M-961, exempt from Part Lot Control.

Whereas,
Section 50(7) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, states that Council of a local Municipality may by By-law to provide that part-lot control does not apply to land that is within a registered Plan of Subdivision;

And Whereas, 8597685 Canada Inc. have applied to the Council of the Corporation of the Municipality of Brighton requesting that a by-law be enacted under the provisions of subsection 50 (7) of the Planning Act, R.S.O. 1990, c. P. 13;

And Whereas, the intention of Council is to permit the division of lands consistent with reference plans, Parts 1-16 on 39R-15156, attached as Schedule "A";

Now Therefore - the Council of the Corporation of the Municipality of Brighton hereby enacts as follows:

1. **That** Section 50(5) of the Planning Act, R.S.O. 1990, c.P. 13, as amended, does not apply for the conveyance of residential lots to the parts of the registered Plan of Subdivision described as: all and singular those certain parcels or tracts of land and premises situate, lying and composed of Block 19, Plan 39M-961 according to the Subdivision Plan registered in the office for Land Titles, Division of Northumberland (No. 39) as Registered Plan No. 39M-961, the subject lands are further identified as Reference Plans 39R-15156 attached to the By-law.

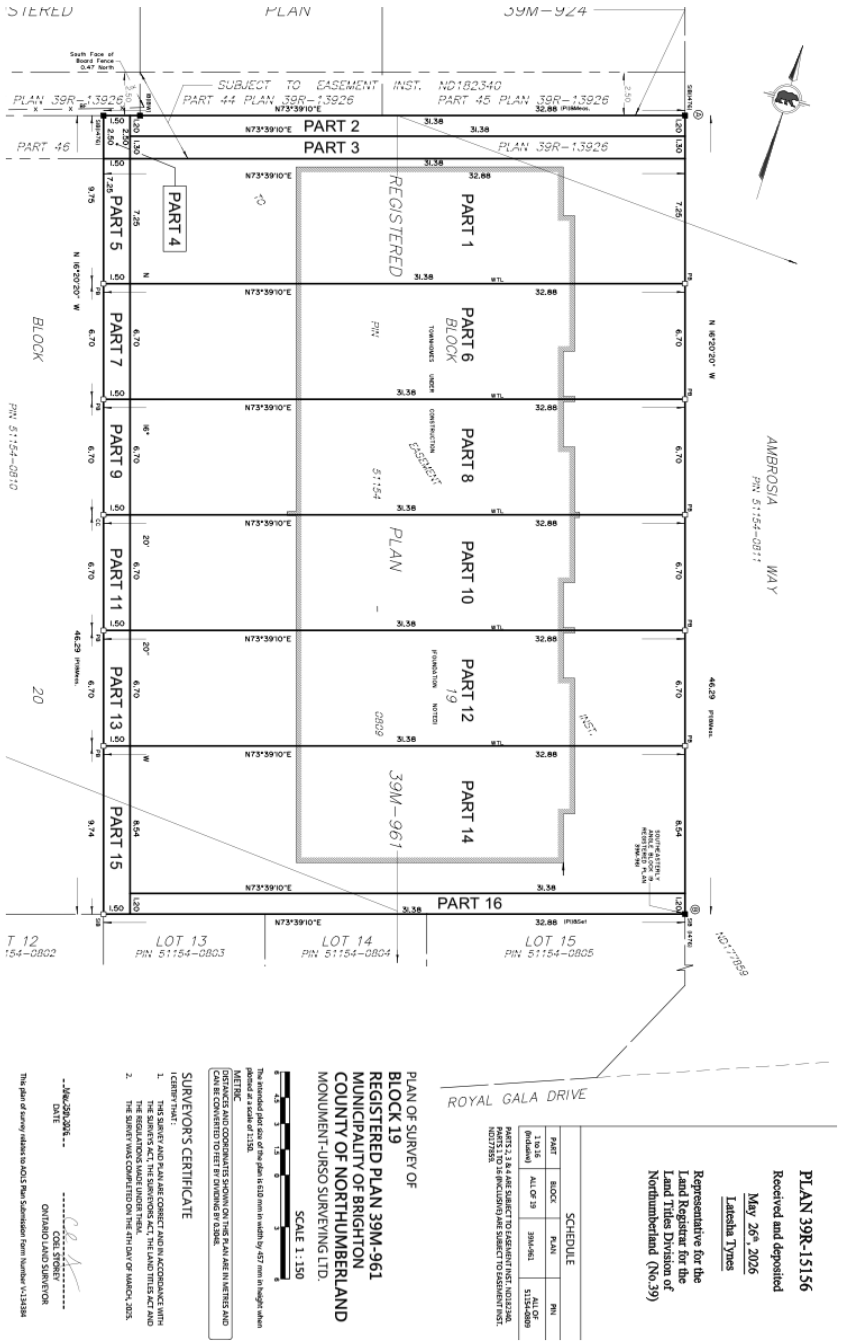
2. **That** this By-law shall expire two (2) years after its enactment by Council.

3. **That** this By-law shall come into force on the date it is passed by the Council of the Corporation of the Municipality of Brighton.

Read a first, second and third time, and finally passed this **15** day of **June 2026**.

Brian Ostrander, Mayor **Candice Doiron, Clerk**

Schedule "A"
Reference Plan



The Corporation of the Municipality of Brighton

By-law No. XXX-2026

Being a By-Law to authorize the Mayor and Clerk to execute an Agreement between the Corporation of the Municipality of Brighton and Donalea Farms Inc. c/o Kelly R Sharpe (Leasee) regarding the use of municipally owned lands for purposes of normal farming practices on the property located in Lots 31 and 32, Concession B, described as Parts 1, 3 and 5 on Reference Plan 39R12408, in the Municipality of Brighton, in the County of Northumberland

Whereas, Section 5 of the Municipal Act, 2001, as amended, specifies that a Municipal Council shall exercise its powers by By-Law;

And Whereas, Section 9 of the Municipal Act, 2001, as amended, provides that a Municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under the Municipal Act or any other Act;

And Whereas, Section 11(2) of the Municipal Act, 2001, as amended, specifies the Spheres of Jurisdiction the Municipality may pass By-laws respecting matters in those Spheres of Jurisdiction;

And Whereas, the Council of the Corporation of the Municipality of Brighton wishes to enter into an agreement with the Leasee to permit normal farming practices;

Now Therefore - the Council of the Corporation of the Municipality of Brighton hereby enacts as follows:

1. That the Mayor and Clerk are authorized to execute an Agreement between the Corporation of the Municipality of Brighton and Donalea Farms Inc. c/o Kelly R Sharpe, a copy of which is attached hereto as Schedule ‘1’ and forms part of this bylaw.

Read a first, second and third time, and finally passed this **15** day of **June 2026**.

Brian Ostrander, Mayor	**Candice Doiron, Clerk**

Agreement for Lease

This lease is entered into on the ___ day of _____, 2026

Between

Municipality of Brighton (the Landlord")

And

Donalea Farms Inc. OFA Registration No. 840884

c/o Kelly R Sharpe

1048 Carman Road

Brighton, Ontario

Cell: 613-391-9246

Email: kandmsharpe@gmail.com

(the "tenant")

1. **Leased Property**
   The Landlord rents and leases to the Tenant, to occupy and to use for agricultural purposes only, that parcel of real estate located in the Municipality of Brighton, in the County of Northumberland, in the Province of Ontario, legally described as Pt Lot 31 & 32 Concession B, and Roll Nos. 140820603030300, 140820603030310, and 140820603030320.

2. **Term of Lease**
   The term of this lease shall be 1 year, commencing on December 1, 2026 and ending on November 30th, 2027. If the Tenant wishes to renew this lease the Tenant must notify the Landlord prior to the expiry date of the lease of the Tenant's desire to renew. If such a notice is delivered, then the Landlord and Tenant shall seek agreement on the terms of such renewal which must be agreed to within ninety (90) days after the expiry of the then current term of the lease, failing which this lease shall terminate and the Tenant shall give up possession of the leased premises.

3. **Rent Payable**
   The annual cash rent per acre shall be $ 55 dollars per acre for 27 +/- acres of tillable land for a total of $1512.50 +HST will be added to the rental amounts when applicable.

The rent shall be paid as follows: 2 equal payments, 1st payment before end of March and 2nd payment before end of November in the current year of the lease unless acreage is undetermined upon signing. (+/-) In such circumstances a mutually agreed acreage will be determined and 50% of this amount will be paid as 1st payment and the balance on measured acres paid with the 2nd payment.

If rent is not paid when due, the Tenant agrees to pay interest on the amount of unpaid rent at the rate of 10% percent per annum from the due date until paid. Notwithstanding the foregoing, failure to pay rent may, at the Landlord's discretion, be considered grounds for termination of the Lease.

4. Termination of Lease

4.1 Grounds for Termination of Lease – If either party fails to carry out substantially the terms and conditions of this lease in timely fashion, the lease may be terminated by the other party by serving a written notice citing the instance (s) of default and specifying a termination date of 60 days from the date of such notice. Settlement shall then be made in accordance with the provisions of this lease and any amendments to this lease.

4.2 Tenant's Compensation on Termination of Lease – Unless otherwise agreed the Landlord shall reimburse the Tenant at the termination of this lease for fieldwork already done and for other crop costs incurred for crops to be harvested during the year. Current custom rates for the operations involved will be used as a basis of settlement.

5. General Conditions

5.1 Amendments and Alterations – Amendments and alterations to this lease shall be in writing and shall be signed by both the Landlord and the Tenant.

5.2 No Partnership Intended – It is particularly understood and agreed that this lease is not intended to be nor shall it be deemed to give rise to a partnership relation.

5.3 Binding on Successors – This lease shall be binding upon the Landlord and Tenant and their respective personal representatives, trustees, successors and assigns.

5.4 Landlord Liability – The Tenant takes possession of the leased premises subject to the hazards of operating a farm, and assumes all risk of accidents personally as well for family, employees, or agents in pursuance of farming operations or in performing repairs on fences, tile and other improvements except for any liability arising out of the gross negligence of the Landlord. The tenant shall carry insurance on the described property.

5.5 Farm Business Registration – At all times during the currency of this Lease the Tenant shall maintain active registration under the Farm Registration and Farm Organizations Funding Act, 1993.

6. Right of Inspection

6.1 Landlord's Right to Enter Property – The Landlord reserves the right by itself or by agents, employees, or assigns to enter upon the leased premises at any reasonable time to inspect the property, to work, or make repairs or improvements thereon, to develop mineral resources or, after constructive notice has been given that the lease may not be extended, following harvest of crops.

7. Transfer of Property

7.1 Sale of Property to Recognize Lease – Should the Landlord sell or otherwise transfer title to the leased premises during the term of the lease, the landlord shall make such transfer subject to the provisions of this lease.

7.2 Right of Refusal – In the event that the Landlord receives a bona fide offer to purchase the leased premises which the Landlord is willing to accept, then the Landlord shall provide a copy of such offer to the Tenant within 48 hours of its receipt.

8. Tenant's Duties

a) Use of Leased Premises

The Tenant agrees that his use of the Leased Premises shall comply with the following terms and conditions:

8.1 Condition of Land of End of Lease – Subject to any changes or improvements made by the parties in accordance with the terms and conditions of the Lease, the Tenant shall leave the leased premises in substantially the same condition as at the beginning of the lease term.

8.2 Compensation of Landlord for Damages – When leaving the leased premises, the Tenant shall pay the Landlord reasonable compensation for any damages to the leased premises for which the Tenant is responsible.

8.3 Good Stewardship – The Tenant shall cultivate the leased premises faithfully and in a timely, thorough, and business-like manner and in accordance with normal farm practices.

8.4 Weed Control – The Tenant shall make all reasonable efforts to prevent noxious weeds from going to seed on cultivated parts of the leased premises and destroy the same and keep the weeds and grass cut.

8.5 Soil Erosion – The Tenant shall control soil erosion as completely as reasonably possible, keep in good repair all terraces, open ditches, inlets, and

outlets of tile drains, preserve all established watercourses including grassed waterways, and refrain from any operation or practice that will injure such structures.

8.6 Cutting of Trees – If necessary the Tenant shall cut, pile, or remove down or encroaching trees and or branches that interfere with normal field and farming activities or machinery.

b) Restricted Activities

The Tenant agrees, unless the prior written consent of the Landlord has been obtained:

8.7 No Alterations – Not to remove, alter or change the style or position of any building on the said leased premises.

8.8 No Other Activities – Not to permit, encourage, or invite other persons to use any part or all of this property the leases premises for any purpose or activity not directly related to its use for agricultural production. Prohibit hunting and trapping activities of all other parties/ persons.

8.9 No Mineral Rights – Nothing in this lease shall confer upon the Tenant any right to minerals underlying the land. Such mineral rights are hereby reserved by the Landlord together with the full right to enter upon the premises and to bore, search, excavate, work, and remover minerals, to deposit excavated rubbish, to pass.

9. Environmental Matters

The parties hereto hereby acknowledge that the Tenant intends to use the leased premises described in this lease for agricultural purposes and that such use of the leased premises may have an environmental impact. Accordingly, the parties agree as follows:

9.1 Use of Normal Farm Practices – The Tenant shall conduct its operation on the leased premises in accordance with normal farm practices and with all laws and regulations applicable to, without limiting the generality, the application of fertilizers, pesticides and herbicides, and shall only engage licensed applicators of such substances or shall ensure that the Tenant is appropriately licensed for such applications.

9.2 Manure – The Tenant shall ensure that all manure and other material containing nutrients and any other material applied to the land is applied in accordance with all applicable laws. The Tenant shall not allow, without the written permission of the Landlord, any manure or other by-products, other than those produced by the agricultural operation of the Tenant, to be applied to the land.

9.3 Farm Waste – All containers (e.g. pesticide and oil containers) and other waste of farm operations, with the exception of crop residue and manure, will be

removed from the leased premises and disposed of in accordance with all applicable laws.

9.4 Sewage Biosolids or Pulp and Paper Biosolids – The Tenant shall not, without the written consent from the Landlord, apply or give permission to have applied, any municipal waste or sludge on the leased premises. Where the Landlord has granted permission, any municipal sludge or waste shall be handled in accordance with the applicable provisions of the Environmental Protection Act (Ontario) and the Nutrient Management Act 2002.

9.5 Chemical Spills – The Tenant shall forthwith report any spill or misuse of chemicals to the Landlord and shall comply generally with all environmental laws including the provisions of the Environmental Protection Act (Ontario) including the requirement to attend to the immediate clean-up of any such spill at the sole cost of the Tenant.

9.6 Chemical Storage – The Tenant shall insure that no chemicals will be stored on the leased premises for longer than is required for the current years application or use and in no greater amounts than are required for the leased premises. The Tenant shall ensure that such chemical are stored in a secure dry location away from all wells and watercourses in closed, tight containers above ground and clearly marked. No chemicals or chemical containers will be disposed of on the leased premises.

9.7 Landlord Not Responsible for Costs – The Tenant herby agrees to indemnify and save the Landlord harmless from any costs arising directly or indirectly from any breach by the Tenant of this lease.

9.8 Spill Insurance – The Tenant shall be required to obtain and maintain during the currency of this lease adequate policies of insurance, the content and policy limits thereof to be satisfactory to the Landlord acting reasonably. In setting the policy limits the Landlord shall act reasonably having regard to the potential risks associated with such a spill.

10. Production Practices and Management Decisions

10.1 Cropping Plans – Our normal farming practices include crop rotations, crops grown may include Corn, Soyabeans, Winterwheat, Oats, Red Clover and Alfalfa if we can agree on a term of lease to manage a forage crop. We are conscientious about soil health and practice reduced tillage and cover crop management when possible. We are currently working at precision farming practices to better utilize crop inputs and better manage the soil.

11. Resolving Differences

11.1 Disagreements Will Be Submitted to an Arbitrator(s) – Any differences between the parties as to their several rights or obligations under this lease and to the affairs of the leased premises that are not settled by mutual agreement after thorough discussion, shall be referred to the arbitration of a single mutually agreed upon arbitrator. The award and determination of such arbitrator shall be

binding upon the parties hereto and their respective heirs executors, administrators and assigns.

12. Income Support Payments, Subsidies and Reimbursements

12.1 Tenant Receives Government Payments for Crops – In the event that any payment, subsidy or other reimbursement is made under any government agency or any marketing agency in connection with income support to the actual producer of crops grown on the leased premises during the term of this lease the amount paid in respect of the leased premises shall be paid to the Tenant.

13. Compensation for Repairs and Improvements

13.1 Major Improvements – The Tenant shall not make major improvements to the leased premises except with written permission of the Landlord. For the purpose of this provision and without limiting the generality of the term, "major improvement" shall include construction of buildings and or fences.

14. Compensation for Crop and Property Damages by Third Parties

14.1 Compensation Paid to Party Who Suffers the Loss – Compensation by third parties for such reasons as, but not limited to, property damage and inconvenience from oil and gas exploration, pipeline development, power and telephone line installations or road construction shall accrue to the party who has suffered the loss. The Landlord will have the final say on who has suffered the loss except as follows:

a. **Crop Damage –** where the compensation is for crop damage, the loss shall be deemed to be compensation payable to the Tenant.

b. **Work Completed by Tenant –** where the compensation if for work completed by the Tenant such as, but not limited to, fence reconstruction, grass reseeding or topsoil leveling, the compensation will be paid to the Tenant.

Signed at Municipality of Brighton, Ontario by **Donalea Farms Inc.**

_____ _____

Date Name

Per: Kelly R. Sharpe
I/We have the authority to bind the Corporation.

And Signed at Municipality of Brighton, Ontario by the Municipality of Brighton

_____	_____
Date	Mayor, Brian Ostrander
_____	_____
Date	Clerk, Candice Doiron

Per:
I/We have the authority to bind the Corporation.

The Corporation of the Municipality of Brighton

By-law No. XXX-2026

Being a By-Law to authorize the Mayor and the Clerk to execute an agreement between the Corporation of the Municipality of Brighton and 8597685 CANADA INC., regarding a Pre-Servicing Agreement for Phase IV of the Applewood Meadows Subdivision.

Whereas,
Section 5 of the Municipal Act, 2001, as amended, specifies that a Municipal Council shall exercise its powers by By-Law;

And Whereas, Section 9 of the *Municipal Act 2001*, as amended, provides that a Municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under the Municipal Act or any other Act;

And Whereas, Section 11 (2) of the *Municipal Act, 2001*, as amended, specifies the Spheres of Jurisdiction the Municipality may pass By-Laws respecting matters in those Spheres of Jurisdiction;

And Whereas, the Council of the Corporation of the Municipality of Brighton wishes to enter into an agreement with 8597685 CANADA INC., regarding a Pre-Servicing Agreement for Phase IV of the Applewood Meadows Subdivision;

Now Therefore - the Council of the Corporation of the Municipality of Brighton hereby enacts as follows:

1. That the Mayor and the Clerk are hereby authorized to execute an Agreement between the Corporation of the Municipality of Brighton and 8597685 CANADA INC., regarding a Pre-Servicing Agreement for Phase IV of the Applewood Meadows Subdivision, a copy of which agreement is attached hereto and forms part of this by-law.
2. That this by-law shall come into force and take effect on the date of final passage.

Read a first, second and third time, and finally passed this **15** day of **June 2026**.

Brian Ostrander, Mayor **Candice Doiron, Clerk**

PRE-SERVICING AGREEMENT

THIS AGREEMENT made in QUADRUPLICATE on the _____day of _____,

2026 BETWEEN:

THE CORPORATION OF THE MUNICIPALITY OF BRIGHTON
(Hereinafter called the "Municipality")

- and –

8597685 CANADA INC.
(Hereinafter called the “Owners”)

WHEREAS the Owner owns certain lands within the geographic limits of the Municipality and has received approval from the Municipality for a draft plan of subdivision on the lands identified as **Applewood Meadows Phase 4**, Part of Lot 5, Concession 1, Registered Plan 28, Municipality of Brighton;

AND WHEREAS the Owner has requested permission to install certain works on that portion of the Owner’s lands, being **Applewood Meadows Phase 4 Stage 1a and Stage 1b**, that lie within the draft plan of subdivision prior to final approval of the plan of subdivision and execution of a subdivision agreement;

AND WHEREAS the Owner has agreed that all works installed within the road allowance shall be installed at the Owner’s cost;

AND WHEREAS it is intended that all such works will eventually form part of the municipal services and works to be constructed by the Owner in accordance with a subdivision agreement;

AND WHEREAS the Council of the Municipality has given its approval to install the services within the Owner’s Lands authorized by this Agreement prior to execution of a subdivision agreement and registration of the final plan of subdivision for the Owner's Lands, in accordance with the terms of this Agreement;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants herein contained and other good and valuable consideration, the parties agree with each other as follows:

PART I

DEFINITIONS AND BASIS OF AGREEMENT

1.1 DEFINITIONS

In this Agreement the following terms shall have the meanings set out below, unless otherwise redefined or where the subject matter or context requires another meaning to be ascribed:

"Council" shall mean the elected Council of the Municipality of Brighton;

"Draft plan" or "Draft Plan of Subdivision" means the draft plan of subdivision approved by the Municipality (File No. SUB 2021-02) for the Owners Lands;

"Lands" shall mean those lands of the Owner described in Schedule "A", collectively or any portion thereof;

"Municipal Engineer" means the Director of Municipal Infrastructure, Operations and Recreation of the Municipality or such other person acting in that capacity, or the consulting engineer appointed for that purpose by Council, and any authority granted to the Municipal Engineer by this agreement shall be exercised in accordance with generally accepted engineering principles and without undue delay;

"Municipal Specifications" shall mean the detailed description of construction, materials and workmanship of works to be carried out by the Owner as prescribed by the Municipality in accordance with the "Ontario Provincial Standard Specifications", "Ontario Provincial Standard Drawings", current Municipal Engineering Standards, or such other additional requirements which may be specified by the Municipality;

“Owner" shall mean 8597685 CANADA INC., and shall include an individual, a partnership, a corporation, an association, a joint venture, a co- tenant, a trustee, or any agent or contractor carrying out any works for the Owner, and all subsequent owners of all or part of the Owner's Lands, as the case may be, and wherever the singular is used it shall be construed to include the plural;

"Owner's Lands" shall mean those lands of the Owner described in Schedule "A";

“Owner’s Engineer” shall be a Professional Engineer licensed and insured and in good standing with the Ontario Society of Professional Engineers to supervise all engineering functions;

"Proposed Road" shall mean those lands intended for future use as public roads or any part or parts thereof, any proposed day lighting triangles, temporary turning circles, and any areas of proposed road widening as shown on the Draft Plan of Subdivision;

"Temporary Certificate of Approval of the Works" means the certificate to be issued by the Municipal Engineer after all the Works have been constructed in accordance with this Agreement and have been inspected by the Municipal Engineer;

"Underground Services" means that portion of the Works consisting of the water, sanitary sewer and storm water management systems to be constructed by the Owner in accordance with this Agreement;

"Warranty Period" means the period of time between the date the Temporary Certificate of Approval of the Works has been issued under this Agreement and the date a Final Certificate of Approval of the Works has been issued pursuant to a subdivision agreement between the parties for the final plan of subdivision for the

Owner's Lands;

"Works" means the whole works, services, materials, matters and things to be done or supplied by the Owner in accordance with this Agreement.

1.2 ORDER OF PROCEDURE

a) As a condition of this Agreement and without which this Agreement shall have no effect, the Owner shall:

i) Deliver this fully executed agreement to the Municipality;

ii) Subject to **Schedule "C – Estimated Cost of Works"**, deposit with the Municipality the security and proof of insurance required by this Agreement.

iii) Submit a **Fill and Construction Management Plan** in conformance with **Schedule "J"** for the approval of a Municipal Engineer which may include an Erosion and Sediment Control Plan, a Mud and Dust Control Plan, an interim Drainage Management Plan, and an Excess Soil Management Plan in conformance with LTC and MOECP Regulations as requested by the Municipal Engineer;

iv) Submit an **Issued for Construction** drawing package, satisfactory to the Municipal Engineer, including but not limited to:

(a) Issued for construction civil engineering drawings stamped by the Owner's Engineer;

(b) A coordinated utility plan identifying the location of all proposed and existing municipal and private utilities, including hydro, telecommunications, gas, street lighting, and associated appurtenances;

(c) Landscape and streetscape plans, including boulevard treatments, fencing, retaining walls, parkland works, tree preservation measures, restoration details, and proposed tree planting;

(d) Any revised plans or supplemental details required by the Municipal Engineer prior to the commencement of the Works.

b) Prior to starting construction of the Works in the Draft Plan, the Owner shall:

i) fulfill all the conditions required by Clause 1.2 (a) above unless otherwise approved in writing by the Municipal Engineer;

ii) notify the Municipal Engineer in writing at least seventy-two hours (72) hours prior to the start of construction; and

1.3 ATTACHED SCHEDULES

a) The following Schedules are attached to and form part of this agreement:

Schedule "A" -	**Description of Lands**
Schedule "B" -	**Description of Works to be Constructed**
Schedule "C" -	**Estimated Cost of Works**
Schedule "D"	**Time Schedule for the Completion of Works**
Schedule "E" -	**Plans for Works to be Constructed**
Schedule "F" -	**Lot Grading and Drainage Plans**
Schedule "G" -	**Lands to be Conveyed for Parkland or Cash in Lieu**
Schedule "H" -	**Grants of Easement and Other Public Lands**

Schedule "I" -	**Parkland, Fencing, Landscaping and Tree Preservation Plan**
Schedule "J" -	**Special Conditions**

b) The Approved Plans listed in **Schedule "E"** are hereby incorporated by reference into this Agreement. The originals of all Approved Plans are on file in the offices of the Municipality, and, in the event of any dispute, the originals shall govern.

1.4 OWNER'S ACKNOWLEDGEMENT

The Owner acknowledges and agrees that, for all Works within the Owner's Lands:

a) The decision to proceed with the Works in advance of final approval of the plan of subdivision and execution of a subdivision agreement by the Municipality is at the Owner's sole risk and is not based upon any representation from the Municipality as to when final approval of the plan of subdivision may be given or a subdivision agreement executed;

b) By executing this Agreement, the Municipality does not waive or in any way absolve the Owner of their obligations to comply fully with all of the conditions of approval of the Draft Plan of Subdivision prior to final approval being given;

c) This Agreement shall remain in full force and effect until such time as all of the obligations contained in it have been fulfilled or this Agreement is incorporated into and subsumed by a subdivision agreement executed between the Owner and the Municipality in respect of the final plan of subdivision;

d) This Agreement does not predetermine, prejudice or constrain the Municipality's jurisdiction with respect to the approval, rejection or imposition of conditions in relation to any approvals now or that may be in future proposed for the plan of subdivision for the Owner's Lands;

e) The only works to be performed pursuant to this Agreement within the Owner's Lands shall be for the purpose of pre-servicing that portion of the Owner's Lands lying within the limits of the draft plan of subdivision more particularly described as **Applewood Meadows Phase 4, Stage 1a and Stage 1b**;

f) Nothing in this Agreement, including the issuing of a Temporary Certificate of Approval of Underground Services or a Temporary Certificate of Approval of the Works shall preclude the Municipality from requiring the Owner to make further improvements or alterations to the Works or the Lands as may be required in order to fully and completely comply with such requirements as may be contained in a Subdivision Agreement to be entered into by the parties prior to final approval of the plan of subdivision;

g) The Owner shall not install any portion of the Works that are to be used for hydro-electric, cable television, telephone or natural gas until the applicable utility company has approved the plans for those services;

h) The Owner shall be solely responsible for obtaining any required approval of the Works by a Director under the Ontario Water Resources Act and fully complying with all terms and conditions of such approval;

i) Until a Consolidated Linear Infrastructure – Environmental Compliance Approval (CLI-ECA) for the Works under the Ontario Water Resources Act has been obtained and fully complied with, the Municipality:

   a. will not issue a Temporary Certificate of Approval of Underground Services or a Temporary Certificate of Approval of the Works;

   b. will not execute the final Subdivision Agreement;

c. will not give final approval of the plan;

d. will not permit any part of the Works to be connected to, to form part of, or to be used in connection with, the Municipality's water works, and sewage works;

e. will not construct any part of the Works outside the limits of the Owner's property including, without limiting, on lands owned by the Municipality or any other public body unless formal approval has been received from same;

f. will not connect any part of the Works to the Municipality's waterworks or sanitary sewage works; and

g. Complete proposed storm water facilities, and install and connect underground rainstorm sewage pipes, in a manner that will not substantively effect or change the volume or rate of flow of storm water from the Owner's property or impact water quality to the Municipal storm sewer system or adjacent creek. This may include, but not be limited to, the construction of temporary sediment ponds, including the installation of outlet controls, and/or the interim diversion and storage of runoff to reflect preconstruction patterns.

PART II

CONSTRUCTION WORKS

2.1 SCOPE OF WORK

a) Subject to such approval as may be granted under the *Ontario Water Resources Act* and such other permits and approvals as may be required, the Owner shall construct and maintain all of the Works described in **Schedule "J" – Special Conditions** according to the plans and specifications in **Schedules "E" – Plans for Works to be Constructed** in a good and workmanlike manner to the satisfaction of the Municipal Engineer according to Municipal Specifications.

b) If, at any time during construction or maintenance of the Works, the Municipal Engineer determines that modifications to the Works are necessary to adequately address future public services that will be required for the final plan of subdivision on the Lands, or to comply with such approval as may be granted under the *Ontario Water Resources Act*, the Owner shall construct such additional works to the satisfaction of the Municipal Engineer.

2.2 PROPOSED ROADS

a) The *Owner* shall construct the granular base course of the proposed roads according to the plans and specifications in **Schedule "E" – Plans for Works to be Constructed** and Municipal Specifications and shall lay the first lift of asphalt as soon as possible in the first available paving season after the Temporary Certificate of Approval of Underground Services has been issued.

b) The final lift of asphalt on all proposed roads shall be completed when directed by the Municipal Engineer and, in no event, shall it occur until a video examination of the sanitary and storm sewer systems and any repairs to them have been completed in accordance with this agreement.

c) The Owner shall not cut any roads under the jurisdiction of the Municipality without the prior written consent of the Municipal Engineer, and all roads shall be restored to the satisfaction of the Municipal Engineer as soon as possible after completion of the work.

d) Where work is performed on existing roads outside the draft plan of subdivision, the Owner shall reinstate them to their original condition as determined by the Municipal Engineer.

e) If, in the opinion of the Municipal Engineer, it is necessary to change the grade of existing roads adjacent to or abutting the Lands because of the development of the draft plan, the Owner shall grade to sub-grade and reconstruct the roads in the manner and within the time stipulated by the Municipal Engineer and according to Municipal Specifications.

2.3 SANITARY SEWERS

a) The Owner shall construct the sanitary sewer system according to the plans and specifications set out in **Schedule "E"** and Municipal Specifications and such approval as may be granted under the *Ontario Water Resources Act* and shall maintain the system until the Final Certificate of Approval of the Works has been issued for the Works within the Owner's Lands.

2.4 STORM WATER MANAGEMENT SYSTEM

a) The Owner shall construct the storm water management system according to the plans and specifications set out in **Schedules "E"** and Municipal Specifications and such approval as may be granted under the *Ontario Water Resources Act* and shall maintain the system until a Final Certificate of Approval of the Works has been issued for the Works within the Owner's Lands.

2.5 WATER MAINS

a) The Owner shall construct the water main system according to the plans and specifications set out in **Schedule "E"** and Municipal Specifications and such approval as may be granted under the *Ontario Water Resources Act* and shall maintain the system until a Final Certificate of Approval of the Works has been issued for the Works within the Owner's Lands.

b) The Municipality, or its agents shall have the sole right to open or close valves for the water mains and no other person shall molest or interfere with them in any manner.

c) The Owner shall not use or permit any contractor, builder or other person to use any hydrant during construction without the prior written approval of the Municipality and for which a fee as determined by the Municipality may be payable.

2.6 SERVICE CONNECTIONS

a) All lateral water and sewer connections from the water and sewer mains to the proposed lot lines shall be installed according to the plans and specifications set out in **Schedule "E"** and Municipal Specifications, but no connection shall be made unless and until an approval has been granted under the *Ontario Water Resources Act*.

2.7 CURBS AND GUTTERS

a) The Owner shall construct curbs according to the plans and specifications set out in **Schedule "E"** and Municipal Specifications.

2.8 FENCES AND RETAINING WALLS

a) The Owner shall install retaining walls and fences in accordance with the plans and specifications set-out in **Schedule "I"** and Municipal Specifications, if applicable.

2.9 GRADING, LANDSCAPING, TREE PLANTING, AND PARKLAND DEVELOPMENT

a) The Owner shall excavate and grade channels and swales and immediately place trees, topsoil and sod and/or rip rap in accordance with the drawings referenced in Schedule **"E"** and shall maintain the trees and sod and replace any which does not survive until a Final Certificate of Approval of the Works has been issued for the Works within the Owner's Lands.

b) The Owner shall complete rough grading and install the erosion and sediment controls as indicated in the drawings referenced in **Schedule "E"** as well as any necessary to ensure adequate drainage and erosion and sediment control to the satisfaction of the Municipal Engineer for all proposed lots or blocks within the owners' lands until a Final Certificate of Approval has been issued.

2.10 WARNING SIGNS

a) Prior to construction of the Works the owner shall install barricades and signs preventing public access to the Owners Lands to the satisfaction to the Municipal Engineer. Signs will have dimensions of 1 metre by 0.6 metres (3 feet by 2 feet) and shall be erected by the Owner at each entrance to the draft plan of subdivision, which shall read as follows:

"Road Not Assumed by Municipality – No Public Access"

or such other wording as may be approved by the Municipality.

2.11 STREET LIGHTING

a) The Owner shall install street lighting according to the plans and specifications set out in **Schedule "E"**, Municipal Specifications, and the requirements and standards of the authority providing electric power. The Owner shall arrange for the local electrical distribution company to energize the system following installation and prior to the to issue of Occupancy Permits. The Owner shall maintain the lights at the Owner's expense, including energy costs until Hydro One has approved and energized the streetlight system and the Municipality has added the system to their Street Light Accounts.

2.12 PUBLIC UTILITIES

a) All utility lines shall be installed underground unless otherwise specified.

2.13 UTILITY APPROVALS AND COSTS

a) The Owner shall apply for, enter into agreements, and pay all required fees to obtain approvals from Hydro One, Bell Canada and any other applicable utility company prior to final subdivision approval and registration of the Subdivision Agreement; shall obtain the approval of all applicable provincial and federal regulatory authorities; and shall indemnify the Municipality against all related fees and other charges.

2.14 DRILLING AND BLASTING

a) No blasting is anticipated for the proposed Works. Should blasting become necessary it will be subject to the approval of the Municipal Engineer.

b) Prior to any blasting for the installation of the Works, the Owner shall notify the Municipal Engineer in writing at least twenty-four (24) hours before the start of blasting and shall provide a certificate of insurance with the Municipality as an additional insured and satisfactory to the Municipality for damage and liability resulting from the blasting.

c) Prior to any blasting for the installation of the Works, the Owner shall notify the Municipal Engineer in writing at least twenty-four (24) hours before the start of blasting, and shall provide a certificate of insurance, with the Municipality as an additional insured, to the satisfactory to the Municipality for damage and liability that may result from blasting.

d) If any blasting is to be carried out within 120 metres (393 feet) of an occupied building, the Owner shall give written notice of the period of blasting to the occupant at least two (2) days prior to the start of blasting.

e) All drilling shall be wet drilling.

2.15 ACCESS ROADS

a) The Owner shall, as and where required by the Municipal Engineer, construct and maintain access roads for the purpose of construction of services. The Owner shall maintain these roads to the Municipality's satisfaction, which shall include the construction of Mud Matts, placing of dust palliatives, the removal of mud and other materials, including street sweeping, within and adjoining the draft plan, and the repair to the satisfaction of the Municipal Engineer of any damage caused. If roads are not maintained to the Municipality's satisfaction, the Municipality may take the necessary action to rectify the problem at the Owner's expense. The Owner shall not permit any construction vehicles to use any public streets adjacent to the draft plan if alternate routes are available.

b) The Owner shall not restrict and shall ensure that no person working within the Lands restricts the normal flow of traffic outside the Lands without the prior written consent of the Municipality.

c) The Owner shall provide, install, and maintain any additional signage, traffic control devices, or traffic management measures required by the Municipality or the Municipal Engineer, including but not limited to signage related to construction access.

2.16 REPAIR AND RELOCATION OF EXISTING SERVICES

a) The Owner shall repair any damage caused by the Owner, or any person working for or on behalf of it, to any existing roads, structures, services or works owned or operated by the Municipality and shall pay for all costs related to the relocation of any existing utilities or services in or outside the draft plan as may be necessaryto accommodate the draft plan.

2.17 DRAINAGE

a) The drainage of surface water on the proposed lots and blocks in the draft plan is the sole responsibility of the Owner and, subject to the provisions of Clause 6(i) of this Agreement, the Owner shall comply with the Lot Grading and Drainage Plans as set out in Schedule "E".

b) Subject to the provisions of Clause 6(i) of this Agreement, the Owner shall construct all Works in accordance with the Lot Grading and Drainage Plans set-out in Schedule "E" as well as Municipal Engineering Standards. The Owner shall also install and maintain sufficient interim grading works to ensure positive drainage and eliminate ponding during construction per the Fill and Construction Management Plan (Schedule “J”) required prior to the execution of this agreement. These works may include, but are not limited to, the installation of temporary sediment control pond(s) and related controls, and temporary berms and swales, all constructed and maintained to the satisfaction of the Municipality, until a Final Certificate of Approval of the Works has been issued.

c) The Owner agrees that if the drainage works result in drainage or a change of drainage through private third party lands, all work shall be carried out with the approval of and to the satisfaction of the private owners affected and the Municipal Engineer. Any easements acquired by the Owner over third party lands for that purpose shall be conveyed to the Municipality.

d) The Owner shall not interfere with any existing drain or water course except in accordance with the Lot Grading and Drainage Plans or with the prior written permission of the Municipal Engineer, but any interference shall not relieve the Owner of responsibility for any damage caused by the interference and the Owner shall indemnify the Municipality against any claims against the Municipality relating to the damage.

2.18 CONSTRUCTION REFUSE AND DEBRIS

a) The Owner shall promptly dispose of all construction refuse and debris according to the waste disposal and recycling by-laws of the Municipality in effect from time to time. If refuse is not removed within forty-eight (48) hours notice from the Municipality, the Municipality may remove the refuse and debris at the expense of the Owner.

b) The Owner shall not deposit or permit to be deposited surplus fill on public lands. Furthermore, the Owner shall not remove or permit to be removed, any fill, topsoil, trees or shrubs from public lands, other than roads, without the written consent of the Municipal Engineer.

2.19 COMMENCEMENT, PROGRESS AND COMPLETION OF WORK

a) The Owner shall not start construction of the Works until the Municipal Engineer has received at least seventy-two (72) hours prior written notice of the intention to commence work and should for any reason there be a cessation or interruption of work, the Owner shall not resume work until at least forty-eight (48) hours written notice of the intention to resume is again given to the Municipal Engineer.

b) The Owner consents to the Municipality or any person acting as their respective agent to enter on the Lands at any time during the term of this Agreement for the purpose of exercising any authority or right of the Municipality under this Agreement, and any entry upon the Lands by the Municipality or its agents shall be as agent for the Owner and shall not be construed for any purpose whatsoever as an acceptance or assumption of the Works by the Municipality.

2.20 MATERIALS TESTING

a) The Owner's Engineer, at the owner's cost, shall arrange for and monitor all required qualitative and quantitative testing of equipment, materials and procedures to confirm compliance with Ontario Provincial Standard Specifications and Municipal Engineering Standards as determined by the Municipal Engineer.

2.21 EMERGENCY REPAIRS

a) Employees or agents of the Municipality may enter onto the Lands at any time or from time to time prior to registration of the plan of subdivision for the purpose of making emergency repairs to any of the Works or taking such remedial action as the Municipal Engineer deems advisable for the purpose of protecting against a hazardous or unsightly condition, or disconnecting any part of the Works that has been connected to the Municipality's water works or sewage works prior to an approval being granted under the *Ontario Water Resources Act*, and such entry and repair shall not be deemed an acceptance of the Works by the Municipality or an assumption by the Municipality of any liability in connection therewith or a release of the Owner from any obligations under this agreement. The Owner shall pay all costs for such emergency repairs or remedial work and the Municipality may apply any security held by it on account of such costs.

2.22 USE OF WORKS BY MUNICIPALITY

a) Upon approval being granted under the *Ontario Water Resources Act*, the Works may be used by the Municipality or any other authorized persons prior to registration of the plan of subdivision for the purposes for which the Works were designed. Such use shall not be deemed an acceptance of the Works by the Municipality and shall not in any way relieve the Owner of its obligations with respect to the construction and maintenance of the Works, but the Owner shall not be liable for any negligent conduct of the Municipality, its servants, agents or employees.

b) The Owner further acknowledges that the Municipality may inadvertently damage or interfere with the Works in the course of using them, and the Owner hereby waives all claims against the Municipality that it may have arising from normal and reasonable use, interference or damage.

2.23 WINTER ROAD MAINTENANCE

a) The Owner shall be responsible for all winter road maintenance on the Lands unless suitable arrangements have been made to use Municipal Forces.

b) The Owner agrees that any winter maintenance performed by the Municipality is completed entirely at the Owner's risk. The Municipality shall not be held liable for any damages, claims, or losses resulting from such operations. To facilitate safe plowing, the Owner shall ensure all roads are kept entirely clear of construction equipment, building materials, vehicles, and debris during all winter weather events.

2.24 STORMWATER MAINTENANCE

a) The Owner shall be responsible for all costs associated with the inspection, operation, cleanout, and long-term maintenance of the wet pond facility, including all inlet and outlet structures, forebays, sedimentation areas, berms, spillways, and associated appurtenances. All maintenance shall be performed in accordance with the Ministry of the Environment, Conservation and Parks requirements, the Municipality of Brighton Stormwater Master Plan (2019), and the approved engineering drawings and technical reports.

b) The Owner shall undertake routine and non-routine maintenance activities, including but not limited to:
    a. removal of accumulated sediment from the forebay and permanent pool,
    b. removal of debris, floatables, and vegetation obstructions,
    c. inspection and repair of the outlet structure, orifice, weir, and emergency spillway,
    d. inspection and stabilization of pond slopes and berms,
    e. monitoring of water levels, erosion, and vegetation health.

c) The Owner's Engineer shall oversee, document, and certify all inspection and maintenance activities for the wet pond. The Owner shall maintain a stormwater maintenance log including inspection dates, sediment depth measurements, cleanout activities, disposal records, structural observations, and any repairs undertaken. Records shall be retained for a minimum of seven (7) years and provided to the Municipality upon request.

2.25 WARRANTY OF WORKS

a) The Owner shall maintain the Works other than hydro, telephone and other utility company facilities until a Final Certificate of Approval of the Works has been issued for the Works within the Owner's Lands.

b) A one-year warranty period on the asphalt will start only after the Subdivision Agreement is in place and once the final lift of asphalt has been completed. The Municipality will retain 100% of the total cost of the surface lift of asphalt.

c) The one-year warranty period for all Underground Works, including watermains, sanitary sewers, storm sewers, and sub-drains, shall commence only after the Subdivision Agreement has been executed, a Preliminary Certificate of Completion has been issued for the applicable Works, and occupancy permits have been issued for at least 50% of the lots within the applicable Phase / Stage.

d) The one-year warranty period for all remaining Surface Works, including curbs, gutters, sidewalks, walkways, and landscaping, shall commence only after the Subdivision Agreement has been executed, a Preliminary Certificate of Completion has been issued for the applicable Works, and occupancy permits have been issued for at least 50% of the lots within the applicable Phase / Stage.

2.26 CLOSED CIRCUIT TELEVISION EXAMINATION OF SEWERS

a) A video examination throughout the entire length of the sanitary and storm sewers including laterals shall be carried out at the expense of the Owner immediately prior to application of the final lift of asphalt. Prior to any video examination, the Owner shall remove all heavy silts, clays, sludges and other foreign material which may have become lodged within the sewers. The unedited video record shall be provided on a USB, including a report that has been reviewed by the Owners Engineer which identifies any deficiencies and recommendations to resolve same.

The USB shall indicate start points, and distances from the starting points of the video inspection. A paper copy of the report shall accompany, and be included on, the USB and be comprised of the following components:

(a) Size of pipe;
(b) Type of pipe;
(c) Length of pipe;
(d) Municipality's manhole numbering system and where possible, a corresponding house number;
(e) Run length to be from manhole to next manhole;
(f) Condition of the manhole;
(g) Picture of all problem areas with meterage;
(h) A key map indicating manhole numbers; and
(i) Location of all services.

b) Upon receipt of the USB and written report, the Municipal Engineer will determine the extent of repairs, if any, required by the Owner in order to bring the sewers up to Municipal Specifications. Repairs required to be carried out by the Owner shall be done under the supervision of the Municipal Engineer and a further video examination may be required to confirm satisfactory completion.

2.27 ENGINEERING SERVICES

a) The Owner shall employ a Professional Engineer in good standing with the Ontario Society of Professional Engineers to supervise all engineering functions including but not limited to:

(a) the preparation of calculations, contours, designs, plans and specifications;
(b) the preparation and furnishing of all required drawings;
(c) the preparation of the necessary contracts;
(d) the obtaining of all required federal, provincial and municipal approvals;
(e) confirmation of the field layout:
(f) contract administration and full or part time supervision of all Works as may

be required by the Municipality;

(g) To ensure that the works are constructed as per the approved engineering drawings, the owner's engineer shall take responsibility for the maintenance of all records of construction and upon completion to advise the Municipal Engineer of all construction changes and to prepare all "as constructed" plans and drawings as may be required by the Municipal Engineer;

(h) acting as the Owner's representative in all matters pertaining to the construction; and

(i) the co-ordinating and scheduling to comply with the timing provisions of this agreement and the requirements of the Municipal Engineer for the Works.

(j) Review CCTV Videos and Technical Reports and identify and provide recommendations regarding any issues or deficiencies that may be observed.

b) The Owner shall furnish all plans, specifications, designs, calculations, contours, or other information pertaining to the Works as the Municipal Engineer may require. No contract shall be awarded, and no work shall commence or be continued without the prior written approval of the design and supervision of the work by the Municipal Engineer, or the Owners Engineer where directed by the Municipality. In most instances the Owners Engineer will be required to do full time inspection for underground works and part time for above ground works. The Municipal Engineer will likely do periodic inspections depending on the type of activities.

c) The Municipal Engineers determination of whether the Works have been constructed according to Municipal Specifications shall be final, subject to the arbitration mechanisms contained within this agreement.

2.28 ZONING AND BUILDING RESTRICTIONS

a) Nothing in this agreement shall relieve the Owner of any obligation to comply with all applicable zoning and building by-laws in effect from time to time.

b) All construction within the draft plan shall be carried out in accordance with any noise by-law of the Municipality which may be in effect from time to time

2.29 MODEL HOMES

a) Notwithstanding any other provision of this Agreement, no model homes, sales offices, temporary occupancy, or residential occupancy shall be permitted within the Lands unless authorized by a separate Model Home Agreement executed between the Owner and the Municipality.

b) The Owner acknowledges and agrees that the execution of this Agreement does not grant any right to construct, occupy, market, or use model homes or sales offices within the Lands.

c) Any request for model homes shall be subject to separate approval by the Municipality and may require additional financial securities, insurance, servicing requirements, inspections, agreements, permits, and conditions as determined by the Municipality.

2.30 SPECIAL CONDITIONS

a) In addition to all other provisions of this agreement, the Owner shall be bound by those special conditions set out in **Schedule "J"** attached hereto.

PART III

FINANCIAL ARRANGEMENTS AND INSURANCE

3.1 OWNERS' LIABILITIES AND INDEMNITY

a) The Owner shall indemnify the Municipality against any and all actions, causes of action, suits, claims, demands, costs and expenses (including damages, fines and legal costs on a full recovery basis) which may arise directly or indirectly by reason of or which may in any way be attributable to the Owner's decision to install the Works prior to an approval being granted under the *Ontario Water Resources Act* and prior to final approval of the Plan of Subdivision, or the Municipality's decision to grant permission to construct the Works on the Plans under this Agreement.

3.2 OWNER'S EXPENSE

a) It is the intent of this Agreement that the Municipality shall not incur any expense for the development of the draft plan, or the construction of the Works and every obligation of the Owner under this Agreement shall be deemed to include the words "at the expense of the Owner", unless specifically stated otherwise.

3.3 MUNICIPALITY'S LEGAL, PLANNING, ENGINEERING AND ADMINISTRATIVE COSTS

a) The Owner agrees to pay the reasonable legal, engineering, landscape architectural, planning and administrative costs incurred by the Municipality to process the draft plan including but not limited to the preparation of this agreement and all plans and specifications, and the supervision and inspection of the Works and the Municipality shall provide copies of any invoices for such costs.

3.4 PAYMENT OF ACCOUNTS

a) All invoices, costs and expenses received or incurred by the Municipality and payable by the Owner shall be paid within thirty (30) days of the Municipality's invoice or demand for payment to the Owner, failing which the Owner shall be in default under this Agreement and shall continue in default until payment plus all accrued interest is made in full.

b) Interest shall be paid by the Owner on all overdue amounts at the same rate per annum and calculated in the same manner as the Municipality charges on overdue municipal taxes and any payments received shall be applied first on account of accumulated interest and then on the outstanding amount.

3.5 FINANCIAL REQUIREMENTS

a) The Owner hereby acknowledges and agrees that should there be a deficiency and/or failure to carry out any work or matter required by any clause of this Agreement, whether or not such work or matter is specifically secured by way of letter of credit or surety bond, and the Owner fails to comply, within thirty (30) days' written notice, with a direction to carry out such work or matter, the Municipality may draw upon the security and enter onto the subject lands and complete all outstanding works or matters, and pay all costs or expenses incurred thereby from the proceeds so drawn.

b) As a condition of this Agreement and without which this Agreement shall have no effect, the Owner shall deposit with the Treasurer of the Municipality, as security for the performance of the Owner's obligations under this Agreement, either:

i. An an irrevocable and automatically renewable Letter of Credit issued by a Canadian chartered bank or other financial institution acceptable to the Municipality; or
ii. An irrevocable pay-upon-demand Surety Bond issued in accordance with the Municipality's Surety Bond Policy, as amended from time to time;
iii. In a form satisfactory to the Municipality and in the amount of **$1,565,831.00** in accordance with the estimated Cost of Works (50%) as set out in Schedule "C".

c) Any Surety Bond provided under this Agreement shall:
   i. Be issued with a surety provider acceptable to the Municipality and in accordance with the Municipality's Surety Bond Policy;
   ii. Be in the Municipality's standard form of Surety Bond;
   iii. Remain in full force and effect until released by the Municipality; and
   iv. Permit the Municipality to make partial or multiple draws as required to complete the Works or remedy any default under this Agreement.

d) The Municipality shall reduce securities upon completion of a satisfactory inspection by the Municipality and certification by the Owner's Engineer of completed Works. At no time shall the retained securities be less than the reasonably expected costs to complete and maintain the remaining Works. The Owner shall provide satisfactory documentation to the Municipality, including records of paid invoices, estimates of the balance of remaining Works prepared by the Owner's Engineer, and proof that the Owner and its agents have complied with the requirements of the Construction Act and the Workplace Safety and Insurance Board (WSIB).

e) Where a Surety Bond has been provided and the Municipality determines that the surety provider no longer satisfies the Municipality's Surety Bond Policy or the security no longer provides adequate protection, the Municipality may require replacement security satisfactory to the Municipality within ten (10) days of written notice, failing which the Municipality may draw upon the existing security.

f) <u>INSURANCE</u>

a) As a condition of this Agreement, the Owner shall keep in force until a Final Certificate of Approval of the Works has been issued under a subdivision agreement for the final plan of subdivision for the Owner's Plans, a comprehensive policy of public liability and property damage insurance acceptable to the Municipality, that provides insurance coverage in respect of any one occurrence to the limit of at least five million dollars ($5,000,000.00) exclusive of interest and costs, against loss or damage resulting from bodily injury to, or death of one or more persons and loss of or damage to property. The policy shall name the Municipality and its agents as additional insured.

b) The policy shall provide coverage against all claims for all damage or injury including death to any person or persons or damage to any property of the Municipality or any other public or private property resulting from or arising out of any act or omission on the part of the Owner, or its servants or agents during the construction or maintenance of the Works. The policy shall include completed operations coverage liability, blanket written contractual liability with respect to non-owned licensed vehicles and shall have no exclusion pertaining to shoring, blasting (unless a separate certificate of insurance for blasting is provided prior to the start of blasting), excavating, underpinning, demolition, pile driving, caisson work and work below ground surface including tunnelling and grading. The issuance of a policy of insurance shall not be construed as relieving the Owner from responsibility for other or larger claims, if any, for which the Municipality may be held responsible.

c) The Owner shall provide the Municipality with a Certificate of Insurance in a form satisfactory to the Municipality together with such proof as the Municipality may require that all premiums on the policies of insurance have been paid and that they are in full force and effect. If the Owner fails to pay premiums or otherwise keep the policies in force, the Municipality may pay premiums or take out additional policies as it considers necessary, and the Owner shall pay all costs incurred by the Municipality.

g) CONSTRUCTION LIENS

a) The Owner shall hold back from its payment to any persons who may supply services or materials in connection with the construction or maintenance of the Works, all amounts required by the *Construction Lien Act*, and shall indemnify the Municipality against any claims, actions or demands in connection with the Works and all costs reasonably incurred by the Municipality as a result thereof.

b) If any lien is claimed pursuant to the *Construction Lien Act* for the supply of services or material in connection with the construction or maintenance of any portion of the Works located on a public street or highway or any lands owned by the Municipality or any other public authority, the Owner shall be considered in default under this agreement and shall continue to be in default until all liens are discharged, and the Municipality may, in its absolute discretion, use the security deposited by the Owner to pay into court any amounts required to discharge all liens plus costs.

c) The Owner shall have the certificate or declaration of its engineer that construction of the Works has been substantially performed published in a construction trade newspaper in accordance with the *Construction Lien Act* and shall provide the Municipality with proof of publication, but neither the issue or publication of such certificate or declaration shall impose any obligation on either the Municipality or the Municipal Engineer to issue either a Temporary Certificate of Approval of Underground Services or a Temporary Certificate of Approval of the Works.

h) DEFAULT PROVISIONS

a) Whenever the Owner is deemed by the terms of this Agreement to be in default, the Municipality will make best efforts, unless prevented by urgent circumstances, to give the Owner notice of the default including a brief description of the remedial action required and the date by which such remedial action shall be completed.

b) If the Owner fails or refuses to remedy the default within the time prescribed in the notice, the Municipality shall have the right in addition to any other remedies available to it and without further notice to the Owner to enter onto the lands for the purpose of remedying the default and to use any security held by on account of the cost of remedying the default, and to recover all costs and damages incurred by and all amounts owing to the Municipality.

i) ARBITRATION

a) Any dispute between the parties with respect to this Agreement shall, at the request of a party, be submitted to arbitration pursuant to the Municipal Arbitrations Act, R.S.O. 1990, c. M48 and the decision of the arbitrator or, if more than one, the decision of a majority shall be final and binding on the parties.

b) Each party shall pay its own costs of the arbitration and shall share equally the costs of the arbitrator(s).

j) TIME OF THE ESSENCE

a) Time shall be of the essence of this agreement.

k) LEGAL NOTICE TO OWNER

a) Any notice required to be given by the parties to this Agreement shall be given by registered mail at the address for service of the parties on the title page of this agreement, or at such other addresses as the parties may specify from time to time, (provided that in the event of a postal disruption, notice shall only be given by hand) and shall be deemed to have been delivered on the third day after the date of deposit in the post office.

l) FURTHER ASSURANCES

a) The parties shall, upon reasonable request of the other, execute any further documents as may be required for the more perfect and absolute performance of the terms and conditions of this Agreement.

m) SUCCESSORS AND ASSIGNS

a) The Owner shall not assign this Agreement without the prior written consent of the Municipality.

b) This Agreement shall be binding upon and ensure to the benefit of the parties hereto and its heirs, executors, administrators, successors and assigns.

n) ENFORCEMENT

a) The owner acknowledges that the municipality, in addition to any other remedy it may have at law, shall also be entitled to enforce this agreement in accordance with Section 446 of the Municipal Act, 2001.

o) REGISTRATION OF AGREEMENT

a) The owner hereby consents to this agreement, together with any schedules thereto, being registered against title to the lands. The covenants, agreements, conditions, and undertakings contained on the part of the owner shall run with the lands and shall be binding upon it, it's successors and assigns, owners and occupiers from time to time and that covenant shall be to the benefit of the municipality, and its lands and highways pertinent and adjacent to the lands.

IN WITNESS WHEREOF the parties hereto have executed this agreement as at the date first set out above.

SIGNED, SEALED AND DELIVERED

THE CORPORATION OF THE MUNICIPALITY OF BRIGHTON
Per:

_____
Brian Ostrander - Mayor

_____
Candice Doiron - Clerk

We have the authority to bind the corporation

8597685 CANADA INC.

Per:

_____
Name: Cody Oram

Title: VP of Land Development
I have authority to bind the corporation

PART IV

SCHEDULES

SCHEDULE "A"– LEGAL DESCRIPTION OF LANDS

Owner's Lands

All and singular those certain parcels or tracts of land situated in the Municipality of Brighton, being composed of:

- Part of Lot 5, Concession 1, Registered Plan 28;

and municipally known and described as the lands associated with the Applewood Meadows Stormwater Management Facility, including portions of Royal Gala Drive, Thayer Drive, Valleau Way, and Cortland Way.

SCHEDULE "B" - WORKS TO BE CONSTRUCTED

Site Grading

- Erosion and sediment control including temporary sediment ponds, silt fencing, straw bale / rip-rap check dams, and other control devices in accordance with ESC plans
- Establish and maintain designated haul routes to limit construction traffic impacts on prepared subgrades and surrounding areas
- Clearing, grubbing, and stripping of topsoil within roadways, blocks, SWM facility, and servicing corridors
- Bulk excavation and grading for roads, lots, blocks, and stormwater management facility
- Excavation and grading of road subgrade and municipal drainage features, including roadside swales and overland flow routes directed to the SWM facility
- Redistribution of excess fill on site to achieve balanced earthworks and positive drainage throughout development
- Rough grading of all lots and blocks, ensuring drainage is directed to rear/side yard swales and municipal drainage system
- Fine grading and restoration of disturbed areas including topsoil placement, hydroseeding, and sodding of boulevards, ditches, and disturbed lands
- Final grading of SWM facility, pond berms, access road, and outlet channel to natural watercourse

Parkland Block

- Fine grade the parkland block with depths of not less than 150mm to 300mm of topsoil, including swales, side slopes, and drainage features, to achieve stable and maintainable conditions in accordance with approved engineering drawings
- Place topsoil and seed all disturbed areas within the parkland block to the satisfaction of the Municipal Engineer
- Maintain all seeded areas within the parkland block until a healthy vegetative cover has been established to the satisfaction of the Municipality

Municipal Services

- **Sanitary Sewer System**
  - Installation of gravity sanitary sewer system (min. 200 mm PVC) including laterals, maintenance holes, and appurtenances
  - Connection to existing municipal sanitary system on Rundle Lane
  - Testing (leakage, mandrel, etc.) in accordance with MECP and municipal requirements

- **Watermain System**
  - Installation of looped watermain system (200 mm PVC) connected at multiple points to existing system on Rundle Lane
  - Installation of hydrants, valves, chambers, and service connections
  - Pressure testing, disinfection, and commissioning

- **Storm Sewer System**
  - Installation of storm sewer system (300 mm to 900 mm dia. PVC/RCP) including catchbasins, maintenance holes, and appurtenances
  - Conveyance of runoff to central SWM facility

- **Utility Installation**
  - Installation of electrical, telecommunications, and natural gas services within road allowance

- **Inspection and Testing**
  - CCTV inspection of sanitary and storm sewers

- All testing and certification in accordance with Provincial (MECP) and Municipal standards

Roadworks

- Supply, placement, and compaction of granular subbase and base materials
- Fine grading of road subgrade and proof rolling
- Supply and installation of concrete curb and gutter
- Supply, placement, and compaction of base asphalt course
- Installation of maintenance hole and catchbasin frames and covers
- Installation of street lighting system and service connections
- Installation of street name signs, regulatory signs, and pavement markings
- Temporary asphalt works (including temporary base/asphalt as required for servicing stages)

Storm Water Management

- Construction of complete stormwater conveyance system including storm sewers, catchbasins, maintenance holes, and overland flow routes
- Construction of stormwater management wet pond facility for quality and quantity control (100-year event design)
  - Pond excavation and berm construction
  - Installation of inlet/outlet structures (orifice, weir, spillway)
  - Rip-rap lined emergency spillway
  - Outlet channel connection to existing natural watercourse
- Installation and maintenance of temporary erosion and sediment control measures during all construction phases
- Construction of overland flow channel and drainage easements directing flows to SWM pond
- Restoration of drainage swales, ditches, and pond areas with topsoil, hydroseed, and stabilization measures

Watercourse and Crossings

- Construction of outlet works from SWM facility to existing natural channel
- Installation of culvert crossings, including rail corridor/interface culvert connections where applicable
- Stabilization of creek/channel banks with erosion protection (rip-rap or equivalent)

Restoration and Commissioning

- Final restoration of all disturbed areas
- Completion of deficiency repairs identified through inspections
- Certification of services for assumption (including as-built drawings)
- Final grading certification for lots and blocks

SCHEDULE "C" - PUBLIC WORKS & UTILITIES ESTIMATED COSTS OF WORKS

The Owner covenants and agrees to construct, install or otherwise provide, at its sole cost and expense, all municipal services, works, facilities and amenities (the "Works") required by this Agreement and the Pre-Servicing Agreement, in accordance with the approved drawings and specifications and the Municipality's standards.

The Owner shall provide to the Municipality, prior to the execution of this Agreement, financial securities in the form of either an irrevocable Letter of Credit issued by a Canadian chartered bank or other financial institution acceptable to the Municipality, or an irrevocable pay-upon-demand Surety Bond issued in accordance with the Municipality's Surety Bond Policy and in a form satisfactory to the Municipality, to guarantee the faithful performance of the Works. Such securities shall be subject to reduction and release from time to time in accordance with the terms and conditions of this Agreement.

The Owner further covenants and agrees that no connections to the Municipal water system or sanitary sewer system shall be made until approval has been obtained under the *Ontario Water Resources Act*, as amended.

The Parties acknowledge and agree that, based on the Engineer's estimate of the cost of the Works for Stage 1 (Stage 1a and Stage 1b), as set out in Schedule "C" attached hereto and forming part of this Agreement, the estimated cost of completing the Works is as follows:

- Total On-Site Works: $3,109,362.00
- Total Off-Site Works: $11,150.00

The Owner shall provide securities to the Municipality in accordance with the following:

- Fifty percent (50%) of the total cost of the On-Site Works: $1,554,681.00
- One hundred percent (100%) of the total cost of the Off-Site Works: $11,150.00

Total Securities Required:

$1,565,831.00

JEWELL ENGINEERING

Applewood Meadows Phase 4 - 250-5858

CIVIL SITE WORKS COST ESTIMATE

April 20, 2026

ON-SITE WORKS

Item #	Description	Unit	Cost/Unit	Stage 1 Quantity	Stage 1 Cost	Stage 2 Quantity	Stage 2 Cost	Total Quantity	Total Cost
A	**GENERAL**								
A1	Mobilization/Demobilization	LS	$10,000	2.0	$20,000	1.0	$10,000	3.0	$30,000
A2	Traffic Control	LS	$5,000	0.5	$2,500	0.5	$2,500	1.0	$5,000
A3	Mud Mat	LS	$3,500	1.0	$3,500	1.0	$3,500	2.0	$7,000
A4	Sediment Control Fence (light duty)	m	$8	970.0	$7,760	320.0	$2,560	1,290.0	$10,320
A5	Sediment Control Fence (heavy duty)	m	$12	530.0	$6,360	0.0	$0	530.0	$6,360
A6	Sediment control devices on all catch basins	each	$200	16.0	$3,200	15.0	$3,000	31.0	$6,200
A7	Straw Bale Check Dam	each	$300	16.0	$4,800	4.0	$1,200	20.0	$6,000
A8	Dust Control & Street Sweeping	LS	$3,000	2.0	$6,000	1.0	$3,000	3.0	$9,000
A9	Removals (Exist Trees, Dwelling, Accessory Structures, Hydro Service, etc.)	LS	$100,000	1.0	$100,000	0.0	$0	1.0	$100,000
			SUB-TOTAL		**$154,120**		**$25,760**		**$179,880**
B	**SANITARY SEWER SYSTEM**								
B1	Connect to Existing Sanitary Sewer	each	$3,500	4.0	$14,000	2.0	$7,000	6.0	$21,000
B2	1200mm Maintenance Hole (as per 701.010) w/ Frame & Grate (as per 401.010 Type A)	each	$5,500	8.0	$44,000	3.0	$16,500	11.0	$60,500
B3	Sanitary Sewer Service (125mm)	each	$1,100	61.0	$67,100	24.0	$26,400	85.0	$93,500
B4	Sanitary Sewer Service (150mm) - multi-family	each	$1,500	3.0	$4,500	0.0	$0	3.0	$4,500
B5	200mm DR35 PVC Pipe	m	$200	580.0	$116,000	279.0	$55,800	859.0	$171,800
B6	Flush, Clean and CCTV Sanitary Sewers	m	$10	580.0	$5,800	279.0	$2,790	859.0	$8,590
B7	Air Testing of Sewer, Laterals and Manholes	LS	$5,000	2.0	$10,000	1.0	$5,000	3.0	$15,000
			SUB-TOTAL		**$261,400**		**$113,490**		**$374,890**
C	**WATERMAIN SYSTEM**								
C1	Connect to Existing Watermain	each	$5,000	4.0	$20,000	2.0	$10,000	6.0	$30,000
C2	200mm DR18 PVC Pipe (incl restraints & appurtenances)	m	$290	665.0	$192,850	255.0	$73,950	920.0	$266,800
C3	200mm Gate Valve	each	$2,300	13.0	$29,900	4.0	$9,200	17.0	$39,100
C4	Hydrant Assembly	each	$5,900	4.0	$23,600	2.0	$11,800	6.0	$35,400
C5	Water Service (19mm)	each	$1,100	61.0	$67,100	24.0	$26,400	85.0	$93,500
C6	Water Service (32mm) - multi-family	each	$1,500	3.0	$4,500	0.0	$0	3.0	$4,500
C7	Watermain Disinfection, Testing and Commissioning	LS	$8,000	2.0	$16,000	1.0	$8,000	3.0	$24,000
			SUB-TOTAL		**$353,950**		**$139,350**		**$493,300**
D	**STORM SEWER SYSTEM**								
D1	Connect to Existing Storm Sewer	each	$3,500	0.0	$0	2.0	$7,000	2.0	$7,000
D2	1200mm Maintenance Hole (OPSD 701.010) w/ Frame & Grate (OPSD 401.010 Type B)	each	$5,600	1.0	$5,600	1.0	$5,600	2.0	$11,200
D3	1200mm Catch Basin Maintenance Hole (OPSD 701.010) w/ Frame & Grate (OPSD 400.010 x1)	each	$5,600	19.0	$106,400	5.0	$28,000	24.0	$134,400
D4	1500mm Maintenance Hole (OPSD 701.011) w/ Frame & Grate (OPSD 401.010 Type B)	each	$7,600	1.0	$7,600	0.0	$0	1.0	$7,600
D5	1500mm Catch Basin Maintenance Hole (OPSD 701.011) w/ Frame & Grate (OPSD 400.010 x1)	each	$7,600	4.0	$30,400	0.0	$0	4.0	$30,400
D6	1500mm Catch Basin Maintenance Hole (OPSD 701.011) w/ Frame & Grate (OPSD 400.010 x2)	each	$9,500	1.0	$9,500	0.0	$0	1.0	$9,500
D7	1800mm Maintenance Hole (OPSD 701.012) w/ Frame & Grate (OPSD 401.010 Type B)	each	$11,000	1.0	$11,000	0.0	$0	1.0	$11,000
D8	1800mm Catch Basin Maintenance Hole (OPSD 701.012) w/ Frame & Grate (OPSD 400.010 x1)	each	$11,000	1.0	$11,000	0.0	$0	1.0	$11,000
D9	1800mm Catch Basin Maintenance Hole (OPSD 701.012) w/ Frame & Grate (OPSD 400.010 x2)	each	$13,000	1.0	$13,000	0.0	$0	1.0	$13,000
D10	600mm x 600mm Catch Basin (OPSD 705.010) w/ Frame & Grate (OPSD 400.010 x1)	each	$4,100	14.0	$57,400	2.0	$8,200	16.0	$65,600
D11	1450mm x 600mm Double Catch Basin (OPSD 705.020) w/ Frame & Grate (OPSD 400.010 x2)	each	$5,400	1.0	$5,400	0.0	$0	1.0	$5,400
D12	600mm x 600mm Ditch Inlet 3:1 Slope (OPSD 705.030) w/ Frame & Grate (OPSD 403.010 Type A)	each	$5,000	0.0	$0	1.0	$5,000	1.0	$5,000
D13	1450mm x 600mm Ditch Inlet 3:1 Slope (OPSD 705.030) w/ Frame & Grate (OPSD 403.010 Type B)	each	$6,300	1.0	$6,300	0.0	$0	1.0	$6,300
D14	300mm DR35 PVC Pipe	m	$250	532.0	$133,000	178.0	$44,500	710.0	$177,500
D15	375mm DR35 PVC Pipe	m	$280	143.0	$40,040	23.0	$6,440	166.0	$46,480
D16	450mm 65-D RCP	m	$380	96.0	$36,480	0.0	$0	96.0	$36,480
D17	525mm 65-D RCP	m	$405	16.0	$6,480	0.0	$0	16.0	$6,480
D18	600mm 65-D RCP	m	$450	0.0	$0	19.0	$8,550	19.0	$8,550
D19	675mm 65-D RCP	m	$630	74.0	$46,620	66.0	$41,580	140.0	$88,200
D20	750mm 65-D RCP	m	$740	89.0	$65,860	0.0	$0	89.0	$65,860
D21	825mm 65-D RCP	m	$810	86.0	$69,660	0.0	$0	86.0	$69,660
D22	900mm 65-D RCP	m	$880	85.0	$74,800	0.0	$0	85.0	$74,800
D23	450mm HDPE Culvert	m	$450	0.0	$0	10.0	$4,500	10.0	$4,500
D24	Pipe Mounted Safety Grate	each	$1,200	1.0	$1,200	1.0	$1,200	2.0	$2,400
D25	Storm Sewer Service (150mm)	each	$1,100	61.0	$67,100	24.0	$26,400	85.0	$93,500
D26	CCTV Inspection with Flush and Clean	m	$10	1,121.0	$11,210	286.0	$2,860	1,407.0	$14,070
			SUB-TOTAL		**$816,050**		**$189,830**		**$1,005,880**
E	**STORMWATER MANAGEMENT FACILITY**								
	Provide all labour, material and equipment required to construct the stormwater pond and appurtenances in accordance with the drawings, specifications and the latest municipal standards, including provisions for all excavation, removal and disposal off site of all surplus excavated material, backfill, compaction.								
	SWM Pond Storm Sewers								
E1	300mm Gate Valve	each	$5,000	1.0	$5,000	0.0	$0	1.0	$5,000
E2	300mm HDPE	m	$300	26.0	$7,800	0.0	$0	26.0	$7,800
E3	Pipe Mounted Safety Grate	each	$1,200	3.0	$3,600	0.0	$0	3.0	$3,600
E4	675mm 65-D RCP	m	$630	20.0	$12,600	0.0	$0	20.0	$12,600
E5	900mm 65-D RCP	m	$880	29.0	$25,520	0.0	$0	29.0	$25,520
	Storm Structures			0.0					
E6	1500mm Outlet Control Structure (as per 701.011) w/ Frame and Grate (as per 401.010 Type B - x2) - ST0 incl. broad-crested weir	each	$25,000	1.0	$25,000	0.0	$0	1.0	$25,000
	Headwalls			0.0					
E7	Concrete Headwall (OPSD 804.040), Pedestrian Barricade (OPSD 804.040) & Safety Grate (OPSD 804.050) - Outlet A	each	$15,000	2.0	$30,000	0.0	$0	2.0	$30,000
	Pond Features			0.0					
E8	Rip rap lined spillway with Geotextile per OPSD 810.010	sq.m	$30	110.5	$3,315	0.0	$0	110.5	$3,315
	Surface Works			0.0					
E9	Removals (Clearing & Grubbing, Topsoil Stripping, etc.)	LS	$25,000	1.0	$25,000	0.0	$0	1.0	$25,000
E10	Fine Grade and Compaction of Subgrade (3.0m Access Road)	sq.m	$15	1,384.0	$20,760	0.0	$0	1,384.0	$20,760
E11	HL3 (3.0m Access Road)	tonne	$180	110.0	$19,800	0.0	$0	110.0	$19,800
E12	Granular A (3.0m Access Road)	tonne	$25	380.0	$9,500	0.0	$0	380.0	$9,500
E13	Granular B (3.0m Access Road)	tonne	$22	690.0	$15,180	0.0	$0	690.0	$15,180
E14	Earth Excavation - Cut/Fill - Pond & Berm	m3	$7	1,385.0	$9,695	0.0	$0	1,385.0	$9,695
E15	Earth Excavation - Imported Fill - Pond & Berm	m3	$15	4,900.0	$73,500	0.0	$0	4,900.0	$73,500

JEWELL ENGINEERING

Applewood Meadows Phase 4 - 250-5858

CIVIL SITE WORKS COST ESTIMATE

April 20, 2026

ON-SITE WORKS

Item #	Description	Unit	Cost/Unit	Stage 1 Quantity	Stage 1 Cost	Stage 2 Quantity	Stage 2 Cost	Total Quantity	Total Cost
E16	1m Thick Clay Liner per Drawings - Price to include import clay fill, place and compact)	cu.m	$15	3,300.0	$49,500	0.0	$0	3,300.0	$49,500
E17	Granular A - 150mm - Pond	tonne	$25	1,188.0	$29,700	0.0	$0	1,188.0	$29,700
E18	Topsoil & Seed	m2	$4	2,938.0	$11,752	0.0	$0	2,938.0	$11,752
E19	Excavate, Fine Grade and Shape Pond	LS	$10,000	1.0	$10,000	0.0	$0	1.0	$10,000
E20	Signage	each	$200	4.0	$800	0.0	$0	4.0	$800
E21	Provide as-constructed topographic survey of the entire pond block to the Consultant - grid pattern not to exceed 3 m x 3 m including all break points toe of slope, normal water level (NWL) shots around the entire pond and any structure within the pond including orifices	LS	$3,000	1.0	$3,000	0.0	$0	1.0	$3,000
			SUB-TOTAL		**$391,022**		**$0**		**$391,022**
F	**SITE WORKS**								
F1	6.0m Temporary Access Road (Installation and Removal)	LS	$10,000	1.0	$10,000	1.0	$10,000	2.0	$20,000
F2	Fine Grade and Compaction of Subgrade	sq.m	$15	5,670.0	$85,050	2,270.0	$34,050	7,940.0	$119,100
F3	150mm Road Subdrain with Filter Sock	m	$13	1,170.0	$15,210	480.0	$6,240	1,650.0	$21,450
F4	Concrete Curb & Gutter (as per 600.110)	m	$75	1,170.0	$87,750	480.0	$36,000	1,650.0	$123,750
F5	Granular B (Roadway)	tonne	$22	3,750.0	$82,500	1,500.0	$33,000	5,250.0	$115,500
F6	Granular A (Roadway)	tonne	$25	1,860.0	$46,500	740.0	$18,500	2,600.0	$65,000
F7	HotMix HL8 (Roadway)	tonne	$180	690.0	$124,200	280.0	$50,400	970.0	$174,600
F8	HotMix HL3 (Roadway)	tonne	$190	550.0	$104,500	220.0	$41,800	770.0	$146,300
F9	Step Joints	LS	$2,500	1.0	$2,500	1.0	$2,500	2.0	$5,000
F10	Tack coat (incl. sweep & flush)	sq.m	$3	5,150.0	$15,450	2,040.0	$6,120	7,190.0	$21,570
F11	Adjust MH to Surface Course Asphalt	each	$550	11.0	$6,050	4.0	$2,200	15.0	$8,250
F12	Adjust CB to Surface Course Asphalt	each	$750	29.0	$21,750	7.0	$5,250	36.0	$27,000
F13	Adjust VB to Surface Course Asphalt	each	$250	13.0	$3,250	4.0	$1,000	17.0	$4,250
F14	Granular A (Sidewalk)	tonne	$25	370.0	$9,250	150.0	$3,750	520.0	$13,000
F15	Concrete Sidewalk	sq.m	$90	990.0	$89,100	410.0	$36,900	1,400.0	$126,000
F16	Concrete Ramps w/ Tactile Surfaces (as per 310.039) - per location	each	$400	11.0	$4,400	4.0	$1,600	15.0	$6,000
F17	Pavement Markings	LS	$1,500	2.0	$3,000	1.0	$1,500	3.0	$4,500
F18	ROW Topsoil & Sod	sq.m	$18	5,850.0	$105,300	2,760.0	$49,680	8,610.0	$154,980
F19	Ditch/Swale Construction	m	$50	850.0	$42,500	260.0	$13,000	1,110.0	$55,500
F20	Ditch/Swale Topsoil & Sod	sq.m	$18	3,400.0	$61,200	1,040.0	$18,720	4,440.0	$79,920
F21	Level Spreader	LS	$2,500	1.0	$2,500	1.0	$2,500	2.0	$5,000
F22	Rip-Rap Outlet w geotextile	sq.m	$50	25.0	$1,250	0.0	$0	25.0	$1,250
F23	Acoustic Fence (2.4m)	m	$525	140.0	$73,500	0.0	$0	140.0	$73,500
F24	Street Signs	each	$500	9.0	$4,500	3.0	$1,500	12.0	$6,000
F24	Landscaping (Street Trees, Plantings, etc.)	LS	$85,000	0.7	$59,500	0.3	$25,500	1.0	$85,000
F25	Park - Topsoil & Seed	sq.m	$4	4,000.0	$16,000	0.0	$0	4,000.0	$16,000
E26	1.5m Black Vinyl Chain Link Fence - Block 46	m	$80	204.0	$16,320	0.0	$0	204.0	$16,320
F22	Dead End Barrier (OPSD 912.523)	each	$1,000	2.0	$2,000	1.0	$1,000	3.0	$3,000
			SUB-TOTAL		**$1,095,030**		**$402,710**		**$1,497,740**
G	**3.0m ASPHALT TRAIL- SOUTH OF ROYAL GALA DRIVE**								
G1	Fine Grade and Compaction of Subgrade	sq.m	$15	550.0	$8,250	0.0	$0	550.0	$8,250
G2	HotMix HL3 (3.0m)	tonne	$180	80.0	$14,400	0.0	$0	80.0	$14,400
G3	Granular A (3.0m)	tonne	$25	200.0	$5,000	0.0	$0	200.0	$5,000
G4	Granular B (3.0)	tonne	$22	370.0	$8,140	0.0	$0	370.0	$8,140
E5	P-Gate	each	$2,000	1.0	$2,000	0.0	$0	1.0	$2,000
			SUB-TOTAL		**$37,790**		**$0**		**$37,790**
H	**UTILITIES**								
H1	Street Lighting (Includes Pole, Arm & Luminaire)	each		0.0	$0	0.0	$0	0.0	$0
H2	Street Lighting 50mm Duct (incl. crossings)	m		0.0	$0	0.0	$0	0.0	$0
H3	Street Lighting Wire (incl. crossings)	m		0.0	$0	0.0	$0	0.0	$0
H4	Street Lighting Panel 'A'	each		0.0	$0	0.0	$0	0.0	$0
H5	Street Lighting Trenching	m		0.0	$0	0.0	$0	0.0	$0
H5	Joint Utility Trenching (Hydro, Bell, Cogeco and Streetlighting)	m		0.0	$0	0.0	$0	0.0	$0
H6	100mm Type II Duct - Primary	m		0.0	$0	0.0	$0	0.0	$0
H7	Primary Cable	m		0.0	$0	0.0	$0	0.0	$0
H8	100mm Type II Duct - Secondary	m		0.0	$0	0.0	$0	0.0	$0
H9	Secondary Cable	m		0.0	$0	0.0	$0	0.0	$0
H10	100mm Type II Duct - Road Crossing Ducts (incl. caps, pull ropes)	each		0.0	$0	0.0	$0	0.0	$0
H11	100mm Type II Duct - Road Crossing Ducts (incl. caps, pull ropes and conc. encasement)	each		0.0	$0	0.0	$0	0.0	$0
H14	Transformer Base - Single Phase Pad	each		0.0	$0	0.0	$0	0.0	$0
H15	Transformer Base - Grounding Grid	each		0.0	$0	0.0	$0	0.0	$0
H14	Switchgear Base - Pad	each		0.0	$0	0.0	$0	0.0	$0
H15	Switchgear Base - Grounding Grid	each		0.0	$0	0.0	$0	0.0	$0
			SUB-TOTAL		**$0**		**$0**		**$0**
			TOTAL ON-SITE		**$3,109,362**		**$871,140**		**$3,980,502**

Notes:

1. On-Site topsoil stripping has been excluded from this estimate as it is understood that the site is already stripped.
2. On-Site earth excavation (Cut - Fill) has been excluded from this estimate as it is understood that the site is already the subject of a Fill Management Plan

OFF-SITE WORKS - CONSTRUCTION ACCESS ROAD FROM HWY 2

I	**ROADWORKS**								
I6	Granular A Base	tonne	$30	30.0	$900	0.0	$0	30.0	$900
I7	Granular B Subbase	tonne	$25	50.0	$1,250	0.0	$0	50.0	$1,250
I8	Traffic Control	LS	$5,000	1.0	$5,000	0.0	$0	1.0	$5,000
I10	375mm HDPE Culvert	m	$400	10.0	$4,000	0.0	$0	10.0	$4,000
			SUB-TOTAL		**$11,150**		**$0**		**$11,150**
			TOTAL OFFSITE		**$11,150**		**$0**		**$11,150**
			TOTAL COST (ON SITE + OFF SITE)		**$3,120,512**		**$871,140**		**$3,991,652**

SCHEDULE "D" - TIME SCHEDULE FOR CONSTRUCTION OF WORKS

Every reasonable effort to expeditiously execute and conclude this agreement with the completion of the full scope of works.

SCHEDULE "E" – ENGINEERING PLANS FOR WORKS TO BE CONSTRUCTED

THE ORIGINAL PLANS LISTED IN THIS SCHEDULE AND INCORPORATED BY REFERENCE INTO THIS AGREEMENT ARE NOW ON FILE IN THE MUNICIPAL OFFICES.

Draft Plan of Subdivision

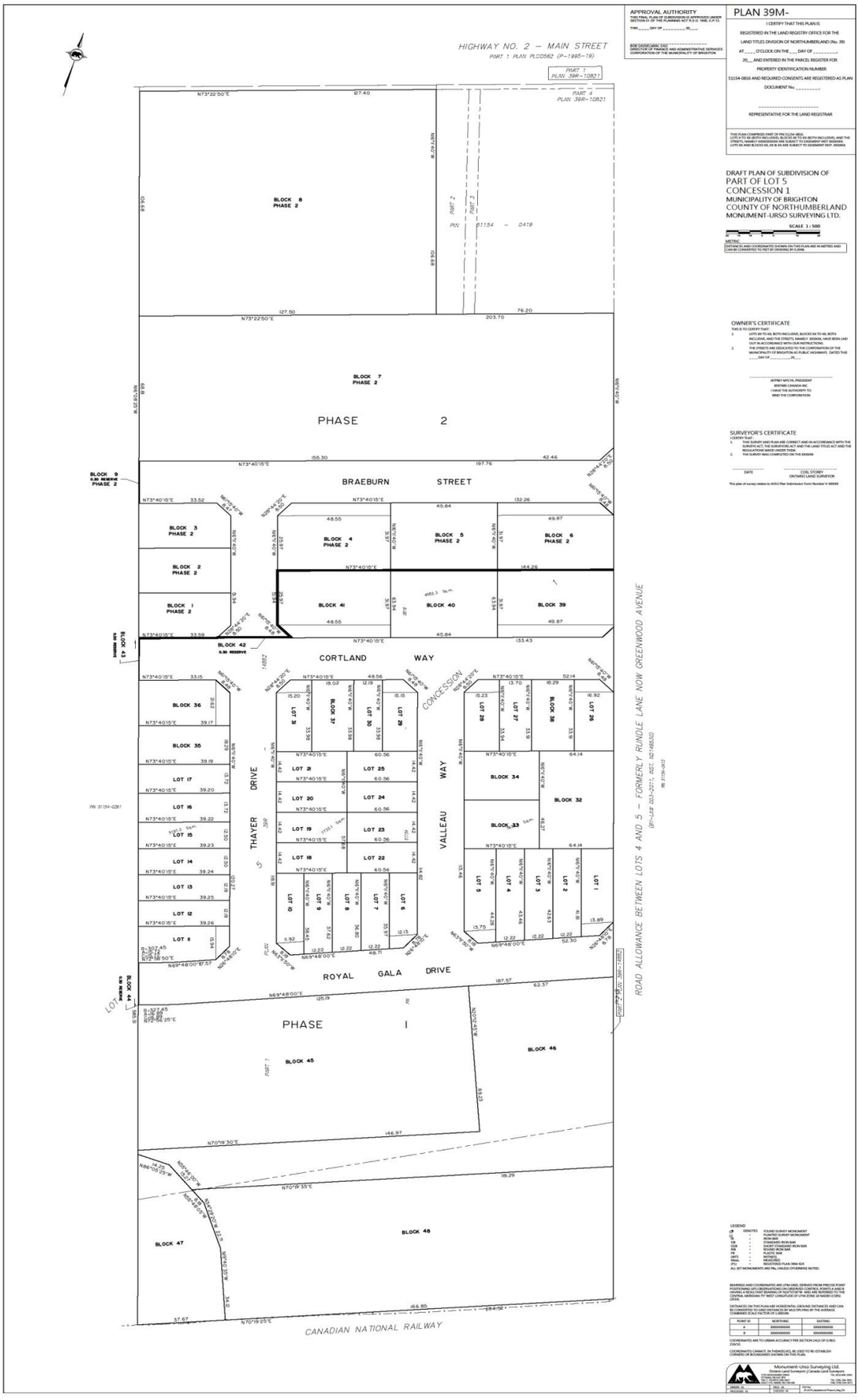
Monument-Urso, Applewood Meadows Phase 4, Undated, Monument-Urso Project Number 25-0270, being:

TITLE	DRAWING NUMBER
Draft Plan of Subdivision	25-0270_Applewood Phase 4_Reg_D6

General Servicing Drawings

Jewell Engineering, Mistral Land Development Inc. Project Number 250-5858, Applewood Meadows Phase 4 – Stage 1 & 2 Brighton Ontario, June 5, 2026 being:

TITLE	DRAWING NUMBER
Phasing Plan	PH-1
Site Plan	SP-1
General Notes	ND-1
Typical Details	ND-2
Typical Details	ND-3
Existing Conditions & Regulated Areas	EX-1
Erosion & Sediment Control Plan	ESC-1
General Servicing Plan – 1 of 3	GS-1
General Servicing Plan – 2 of 3	GS-2
General Servicing Plan – 3 of 3	GS-3
General Servicing Plan – Pipe and Structure Tables	GS-4
General Grading Plan – 1 of 3	GG-1
General Grading Plan – 1A of 3 – Construction Access	GG-1A
General Grading Plan – 2 of 3	GG-2
General Grading Plan – 3 of 3	GG-3
General Grading Plan – Sections	
Plan & Profile – Royal Gala Drive – STA 0+000 to 0+120	PP-RGD-1
Plan & Profile – Royal Gala Drive – STA 0+120 to 0+240	PP-RGD-2
Plan & Profile – Cortland Way – STA 0+000 to 0+120	PP-CW-1
Plan & Profile – Cortland Way – STA 0+120 to 0+240	PP-CW-2
Plan & Profile – Braeburn Street – STA 0+000 to 0+120	PP-BS-1
Plan & Profile – Braeburn Street – STA 0+120 to 0+240	PP-BS-2
Plan & Profile – Thayer Drive – STA 0+000 to 0+130	PP-TD-1
Plan & Profile – Thayer Drive – STA 0+130 to 0+260	PP-TD-2
Plan & Profile – Valleau Way – STA 0+000 to 0+150	PP-VW-1
Plan & Profile – Park Trail – STA. 0+000 to 0+150	PP-PARK-1
Block 49 – Stormwater Management Facility – Plan View	SWM-1
Block 49 – Stormwater Management Facility – Section Views	SWM-2
Block 49 – Stormwater Management Facility – Details	SWM-3
Sanitary Sewer Network – Catchment Plan	SA-1
Sanitary Sewer Network – Design Sheet	SA-2
Storm Sewer Network – Catchment Plan	ST-1
Storm Sewer Network – Design Sheet	ST-2


APPROVAL AUTHORITY
PLAN 39M-
I CERTIFY THAT THIS PLAN IS
REGISTERED IN THE LAND REGISTRY OFFICE FOR THE
LAND TITLES DIVISION OF NORTHUMBERLAND (No. 39)
PROPERTY IDENTIFICATION NUMBER
51154-0816 AND REQUIRED CONSENTS ARE REGISTERED AS PLAN
DOCUMENT No. _____.
REPRESENTATIVE FOR THE LAND REGISTRAR
DRAFT PLAN OF SUBDIVISION OF
PART OF LOT 5
CONCESSION 1
MUNICIPALITY OF BRIGHTON
COUNTY OF NORTHUMBERLAND
MONUMENT-URSO SURVEYING LTD.
SCALE 1 : 500
OWNER'S CERTIFICATE
SURVEYOR'S CERTIFICATE
HIGHWAY NO. 2 – MAIN STREET
PART 1 PLAN PLC0562 (P-1995-19)
PART 4
PLAN 39M-10821
PIN 51154 - 0419
BLOCK 8
PHASE 2
BLOCK 7
PHASE 2
PHASE 2
BRAEBURN STREET
BLOCK 9
0.30 RESERVE
PHASE 2
BLOCK 3
PHASE 2
BLOCK 2
PHASE 2
BLOCK 1
PHASE 2
BLOCK 4
PHASE 2
BLOCK 5
PHASE 2
BLOCK 6
PHASE 2
BLOCK 41
BLOCK 40
BLOCK 39
BLOCK 42
0.30 RESERVE
CORTLAND WAY
BLOCK 43
0.30 RESERVE
BLOCK 36
BLOCK 35
LOT 17
LOT 16
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11
THAYER DRIVE
BLOCK 37
BLOCK 38
LOT 28
LOT 27
LOT 26
LOT 21
LOT 25
LOT 20
LOT 24
LOT 19
LOT 23
LOT 18
LOT 22
LOT 10
LOT 9
LOT 8
LOT 7
LOT 6
CONCESSION
VALLEAU WAY
BLOCK 34
BLOCK 32
BLOCK 33
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
ROYAL GALA DRIVE
LOT 44
0.30 RESERVE
PHASE 1
BLOCK 45
BLOCK 46
BLOCK 47
BLOCK 48
CANADIAN NATIONAL RAILWAY
ROAD ALLOWANCE BETWEEN LOTS 4 AND 5 – FORMERLY RUNDLE LANE NOW GREENWOOD AVENUE
(BY-LAW 203-2011; INST. NO. 1074850)
PIN 51154-0283
PIN 51154-0281
LEGEND
BEARINGS AND COORDINATES ARE UTM GRID, DERIVED FROM PRECISE POINT POSITIONING GPS OBSERVATIONS ON OBSERVED CONTROL POINTS A AND B SHOWN HEREON. THE UTM GRID IS REFERENCED TO THE 79° WEST LONGITUDE CENTRAL MERIDIAN (1° WEST LONGITUDE OF UTM ZONE 18 NAD83 (CSRS) (2010).
DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE COMBINED TO OBTAIN DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 0.9995196
COORDINATES ARE TO URBAN ACCURACY PER SECTION 14(2) OF O.REG. 216/10.
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
Monument-Urso Surveying Ltd.

SCHEDULE "F"– LOT GRADING AND DRAINAGE PLAN

As per General Servicing Drawings – Schedule E.

The Owner shall ensure all perimeter swales and siltation controls are constructed and in place prior to the installation of municipal infrastructure, in accordance with the approved Erosion and Sediment Control Plan and to the satisfaction of the Municipal Engineer. The perimeter swales shall remain functional throughout all phases of construction to intercept and convey surface runoff to approved outlets and prevent uncontrolled drainage onto adjacent lands.

SCHEDULE "G" - LANDS TO BE CONVEYED FOR PARKLAND OR CASH IN LIEU

N/A

SCHEDULE "H" - GRANTS OF EASEMENT AND OTHER PUBLIC LANDS

N/A

SCHEDULE "I" - PARKLAND, FENCING, LANDSCAPING AND TREE PRESERVATION PLAN

To be included for Municipal approval with Issued for Construction drawing package prior to construction

SCHEDULE "J" - SPECIAL CONDITIONS

A) CESSATION OF WORK

If the final plan of subdivision for the Owner's Lands has not been **registered** within six months of the date of this Agreement, the Municipality shall have the right to order the Owner to cease construction of all or part of the Works on such conditions as the Municipal Engineer deems advisable until the final plan of subdivision has been registered.

B) REPLACEMENT OF AGREEMENT BY SUBDIVISION AGREEMENT

Upon registration of the final plan of subdivision and a Subdivision Agreement between the parties in respect of the Owner's Lands, this Agreement shall no longer be of any force or effect and all of its terms and conditions shall be subsumed into the Subdivision Agreement and the provisions of the Subdivision Agreement shall prevail with respect to the Owner's Lands. For greater certainty, any financial security or certificate of insurance delivered by the Owner to the Municipality on account of the Owner's obligations under this Agreement shall continue to be held by the Municipality on account of the Owner's obligations to provide financial security and proof of insurance under the Subdivision Agreement.

C) AGREEMENT TO AUTHORIZE ON-SITE INSPECTIONS

The Owner agrees to authorize Municipality of Brighton Staff or their agents to enter onto the property to inspect the construction of the works. The Municipality may charge fees for inspections.

An insurance clearance naming the Municipality of Brighton and its agents must be provided to the Municipality.

D) FILL AND CONSTRUCTION MANAGEMENT PLAN

Prior to execution of the Pre-servicing Agreement and the start of site works, the Developer shall provide a Fill and Construction Management Plan prepared by a Professional Engineer verifying the following;

- Effective control of drainage and sediment following the stripping of the site. Since this site is to be stripped in the short term, and potentially left open for an extended period, grading and runoff control details are required. This would include, but not be limited to, the control of primary, post-stripping, flow paths, and how runoff will be controlled to prevent bathtub/ponding and erosion and sediment transport.

- Location of light duty silt fences, check dams, and temporary storage (ponds) with outlet control where necessary to control erosion and sediment transport.

- Given the poor stability of the native soils once they become wet, and the potentially lengthy period that the subsoils will be exposed to the elements, ponding should not be allowed on or near internal road allowances. A soil stripping plan must be provided with enough information to demonstrate that ponding is eliminated within the road allowances and that additional controls are provided for sediment and erosion control at significant surface runoff point loads if applicable.

- Truck and excavator traffic is to be kept to a minimum on the future road areas given the negative impact of disturbance of the subsoils. Identification of haul routes might be a benefit for the stripping exercise as well as future sight grading activities. The combination of poor soils and numerous springs has resulted in the requirement for extensive excavation and backfilling with engineered fill in previous subdivisions. Therefore, traffic and drainage control, including limiting construction during wet weather through the entire construction process is critical.

- Silt fence/sediment control to be installed around the stockpile area.

Prior to the import or export of site materials, the developer shall retain a Qualified Person (QP), as defined by Ontario Regulation 153/04, to further evaluate proposed construction procedures and current site conditions in accordance with current MECP excess fill regulations.

The QP shall provide recommendations and/or undertake further site characterization/ testing activities (if necessary) to confirm the absence of potential risk of adverse impacts to human health and the environment. This report would confirm that MECP regulations have been met for the proposed testing and reuse/disposal process. If risks are identified, a remediation or risk management plan shall be developed and implemented to eliminate or mitigate identified risks. These requirements shall be outlined within a report signed and sealed by the QP and submitted for approval by the Municipality. This can be a standalone report or combined with the Fill and Construction Management Plan.

E) DUST AND MUD CONTROL PLAN

The Developer shall, at its own expense, take all necessary precautions and employ continuous mitigation measures to prevent dust, dirt, or debris from blowing or tracking onto adjacent properties and public roadways during all phases of site preparation and construction. The following Mitigation Methods shall be employed:

- Applying water or approved dust suppressants to unpaved haul roads and exposed soil zones.
- Installing wind-screening fences where necessary.
- Limiting vehicular speeds on-site to a maximum of 25 km/h.
- Cleaning any tracked mud or debris from public streets daily, or immediately if it poses a traffic hazard.

F) PRE-REGISTRATION CONDITION (PARK DEVELOPMENMT)

Prior to a subdivision agreement being registered for this phase, or the issuance of any residential occupancies within the phase, the Owner shall, at its sole expense, fulfill the following requirements:

- Execute Staging Plan: Fully execute the approved Park Site Staging Plan to the satisfaction of the Municipality.
- Site Preparation: Complete all rough grading, soil remediation, topsoil placement, and base stabilization for the designated park block.
- Geotechnical Certification: Provide a certificate from a qualified geotechnical engineer confirming the park soils meet all municipal engineering standards and are structurally fit for public parkland use.

The Corporation of the Municipality of Brighton

By-law No. XXX-2026

Being a By-law under the provisions of Section 50(5) of the Planning Act, R.S.O., 1990, Chapter P.13, as amended, designating certain lands situated in the Municipality of Brighton, specifically described as Block 18, Plan 39M-929, exempt from Part Lot Control.

Whereas, Section 50(7) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, states that Council of a local Municipality may by By-law to provide that part-lot control does not apply to land that is within a registered Plan of Subdivision;

And Whereas, Gordon Tobey Developments Ltd. have applied to the Council of the Corporation of the Municipality of Brighton requesting that a by-law be enacted under the provisions of subsection 50 (7) of the Planning Act, R.S.O. 1990, c. P. 13;

And Whereas, the intention of Council is to permit the division of lands into two (2) freehold lots consistent with reference plans, Parts 1 and 2 on 39R-14697, PINS 51159-0937 (LT) and 51159-0936 (LT),as attached as Schedule “A”;

Now Therefore - the Council of the Corporation of the Municipality of Brighton hereby enacts as follows:

1. **That** Section 50(5) of the Planning Act, R.S.O. 1990, c.P. 13, as amended, does not apply for the conveyance of residential lots to the parts of the registered Plan of Subdivision described as: all and singular those certain parcels or tracts of land and premises situate, lying and composed of Block 18, Plan 39M-929 according to the Subdivision Plan registered in the office for Land Titles, Division of Northumberland (No. 39) as Registered Plan No. 39M-929, the subject lands are further identified as Reference Plans 39R-14697 attached to the By-law.

2. **That** this By-law shall expire two (2) years after its enactment by Council.

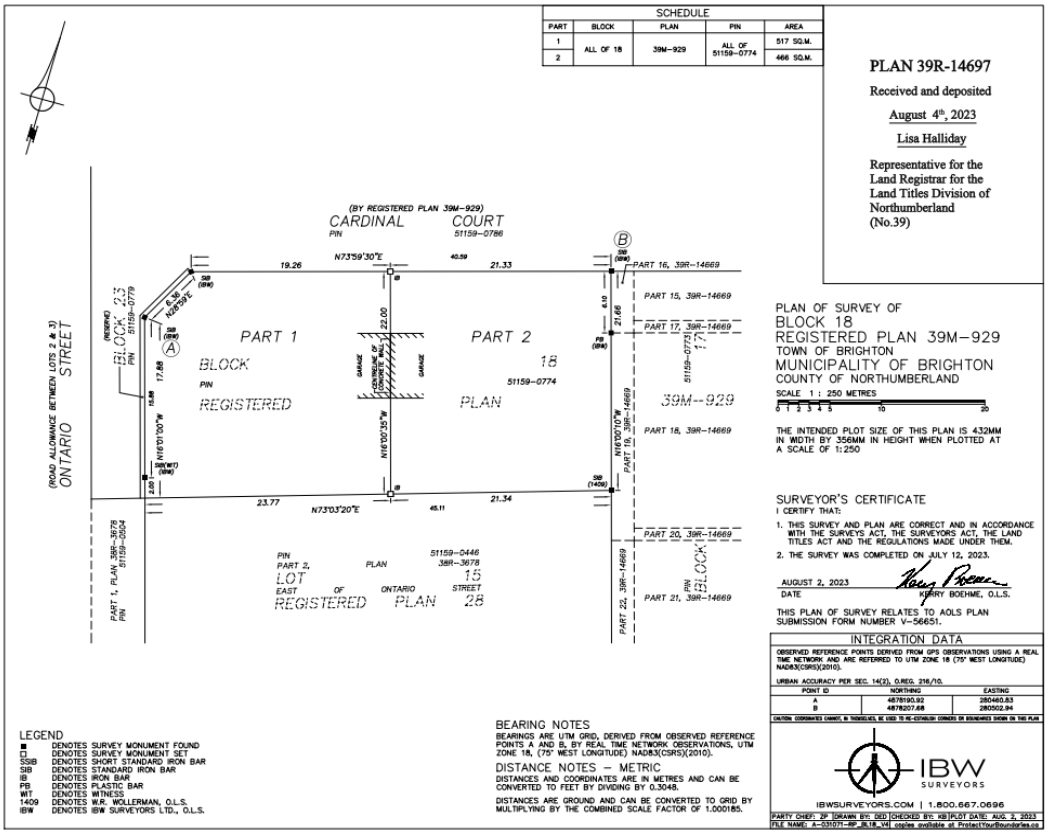
3. **That** this By-law shall come into force on the date it is passed by the Council of the Corporation of the Municipality of Brighton.

Read a first, second and third time, and finally passed this **15** day of **June 2026**.

Brian Ostrander, Mayor **Candice Doiron, Clerk**

Schedule "A"

Reference Plan



The Corporation of the Municipality of Brighton

By-law No. XXX-2026

Being a By-law to adopt an Amendment to the Official Plan of the Corporation of the Municipality of Brighton.

Whereas, Amendment No. 21 to the Official Plan of the Municipality of Brighton has been considered and recommended for adoption by the Municipality of Brighton Planning Council;

And Whereas, a Public Meeting on the proposed amendment has been held pursuant to the requirements of Section 17 of the *Planning Act, R.S.O. 1990*, Chapter P. 13, as amended;

Now Therefore - the Council of the Corporation of the Municipality of Brighton hereby enacts as follows:

Now Therefore the Council of the Corporation of the Municipality of Brighton in accordance with the provisions of Section 17 and 21 of the *Planning Act, R.S.O. 1990*, Chapter P. 13, as amended, hereby enacts as follows:

1. **That Amendment No. 21** to the Official Plan of the Municipality of Brighton, consisting of the attached explanatory text is hereby adopted.

2. The Clerk is hereby authorized and directed to make application to the County of Northumberland for approval of Amendment No.21 to the Official Plan.

3. The Clerk is hereby authorized and directed to proceed with the giving of notice under Section 17(23) of the Planning Act.

4. **This By-law** shall come into force and take effect on the day of final passing thereof.

Read a first, second and third time, and finally passed this **15** day of **June 2026**.

Brian Ostrander, Mayor **Candice Doiron, Clerk**

Amendment No. 21
To the Official Plan
of the Municipality of Brighton

Part A - The Preamble

Introduction to the Amendment:

The attached explanatory text, constituting Amendment No. 21 to the Official Plan of the Municipality of Brighton, was prepared by the Council of the Corporation of the Municipality of Brighton, under the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended.

The amendment was adopted by the Council of the Corporation of the Municipality of Brighton by By-law No. ____-2026 in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, on the 15h day of June 2026.

Amendment No. 21 is subject to final approval by the County of Northumberland pursuant to Section 17(9) of the Planning Act, R.S.O. 1990 and Ontario Regulation 525/97, amended to 0. Reg. 45/01. The decision of the Council of the Corporation of the County of Northumberland is final pursuant to Section 17(27) of the Planning Act, R.S.O. 1990, Chapter P. 13 if no appeals are received against Amendment No.13 within the time allowed for appeal, in accordance with the requirements of Section 17 of the Planning Act, R.S.O. 1990, Chapter P. 13.

Location:

The lands subject to this Amendment are municipally known as 400 Chatten Road and legally known as Concession 3 Part Lot 34 and Registered Plan 39R-11114 Part 1, in the Municipality of Brighton, County of Northumberland.

Part B - The Amendment

This part of the document, entitled `"Part B - The Amendment", and consisting of the following changes to the text, constitutes Amendment No. 21, File No. OPA01-2026 of the Municipality of Brighton Official Plan, it constitutes the following text and mapping constitutes Amendment 21of the Municipaity of Brighton Official Plan.

1. <u>Title</u>:

The following text constitutes Amendment No. 21 (File No. OPA01-2026) to the Official Plan of the Corporation of the Municipality of Brighton. The Minister of Municipal Affairs and Housing approved the Official Plan on April 25, 2014.

2. Purpose and Effect of the Application:

The **Purpose** of Amendment No. 21 is to:

- Provide mapping changes to the Official Plan of the Municipality of Brighton in order to establish a policy framework pertaining to 400 Chatten Road to allow for the severance of two (2) new residential lots.

The **Effect** of the amendment will be to:

- Remove and modify the Aggregate Resource designation that are no longer appropriate for the property, redesignate other portions of the property and to provide for two new rural residential lots.

3. Location of the Affected Lands:

The lands subject to this amendment are the whole of the lands municipally known as 400 Chatten Road.

4. Basis of The Amendment:

The basis for this Amendment is contained in the staff information report dated June 15, 2026. The Municipality has initiated an amendment to the Municipality of Brighton Official Plan to implement the staff recommendations of the report following municipal review regarding the rural residential development for the property located at 400 Chatten Road. This amendment redesignates land uses and updates appropriate features on multiple schedules. The OPA is part of a comprehensive regulatory framework including Consent applications (B06-2026 and B07-2026).

5. Details of The Amendment:

The Municipality of Brighton Official Plan is amended by the following schedule changes which shall constitute Amendment Number 21 to the Municipality of Brighton Official Plan.

Schedule Changes:

i. Amend Schedule A Map 1 Land Use-Brighton Rural Area of the Municipality of Brighton Official Plan, so as to redesignate a portion of the subject lands from “Aggregate Resource” to “Rural”, as shown on Schedule ‘A’ to Amendment Number 21.

6. Implementation and Interpretation

The implementation and interpretation of this Amendment shall be in accordance with the policies of the Municipality of Brighton Official Plan.

Appendices & Attachments

The following appendices and attachments are not intended to form part of Amendment No. 21 but are included only for the purposes of providing information in support of this Amendment.

Appendix I

Statement Certifying the Requirements of Sections 17(15), 17(17) and 17(23) of The Planning Act, R.S.O. 1990, Chapter P. 13 have been complied.

It is hereby certified that the requirements for the giving of Notice and the holding of at least one (1) Public Meeting, as required by Section 17 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, have been complied with.

_____

Candice Doiron, Clerk

Appendix II

Declaration Under Section 17(28) Of the *Planning Act*, R.S.O. 1990, Chapter P. 13.

I, Candice Doiron, Clerk for the Corporation of the Municipality of Brighton, hereby declare that Notice of Adoption of Official Plan Amendment No.21 by Municipal Council on the 15th of June, 2026 was given as required by Section 17(23) of the *Planning Act*, R.S.O. 1990, Chapter P. 13. I also declare that the twenty (20) day appeal period expired on the 6th day of July, 2026 and to this date no notice of appeal under Section 17(24) of the *Planning Act*, R.S.O. 1990, Chapter P. 13 has been filed with any person in the Office of the Clerk of the Municipality of Brighton.

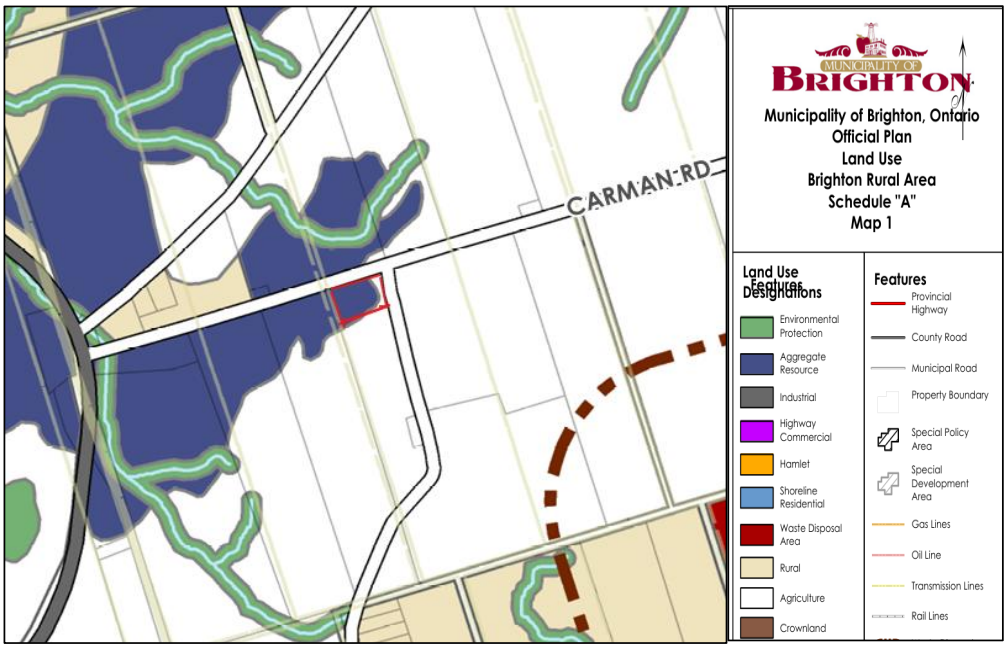
Dated this 6th day of July, 2026

_____

Clerk, Candice Doiron

Appendix III

Schedule A



The Corporation of the Municipality of Brighton

By-law No. XXX-2026

Being a By-law under the provisions of Section 50(5) of the Planning Act, R.S.O., 1990, Chapter P.13, as amended, designating certain lands situated in the Municipality of Brighton, specifically described as Block 36, Plan 39M-959, exempt from Part Lot Control.

Whereas, Section 50(7) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, states that Council of a local Municipality may by By-law to provide that part-lot control does not apply to land that is within a registered Plan of Subdivision;

And Whereas, 1000717504 Ontario Ltd. have applied to the Council of the Corporation of the Municipality of Brighton requesting that a by-law be enacted under the provisions of subsection 50 (7) of the Planning Act, R.S.O. 1990, c. P. 13;

And Whereas, the intention of Council is to permit the division of lands into two (2) freehold lots consistent with reference plans, Parts 8, 9, & 10 on 39R-14948, PIN 51159-0943 (LT), and Parts 11, 12, and 13 on 39R14948, PIN 51159-0944 ,as attached as Schedule “A”;

Now Therefore - the Council of the Corporation of the Municipality of Brighton hereby enacts as follows:

1. **That**Section 50(5) of the Planning Act, R.S.O. 1990, c.P. 13, as amended, does not apply for the conveyance of residential lots to the parts of the registered Plan of Subdivision described as: all and singular those certain parcels or tracts of land and premises situate, lying and composed of PINs 51159-0943 (LT) and 51159-0944, according to the Subdivision Plan registered in the office for Land Titles, Division of Northumberland (No. 39) as Registered Plan No. 39M-959, the subject lands are further identified as Schedule 'A' attached to the By-law

2. **That** this By-law shall expire two (2) years after its enactment by Council.

3. **That** this By-law shall come into force on the date it is passed by the Council of the Corporation of the Municipality of Brighton.

Read a first, second and third time, and finally passed this **15** day of **June 2026**.

Brian Ostrander, Mayor **Candice Doiron, Clerk**

SCHEDULE									
PART	LOT	CONCESSION	PIN	AREA	PART	LOT	CONCESSION	PIN	AREA
1	ALL OF 36	39M–959	ALL OF 51159–0926	169 SQ.M.	11	ALL OF 36	39M–959	ALL OF 51159–0926	47 SQ.M.
2				49 SQ.M.	12				12 SQ.M.
3				13 SQ.M.	13				374 SQ.M.
4				202 SQ.M.	14				49 SQ.M.
5				12 SQ.M.	15				8 SQ.M.
6				148 SQ.M.	16				13 SQ.M.
7				12 SQ.M.	17				199 SQ.M.
8				47 SQ.M.	18				27 SQ.M.
9				12 SQ.M.	19				12 SQ.M.
10				372 SQ.M.	20				151 SQ.M.
					21				34 SQ.M.

PLAN 39R-14948

Received and deposited

November 25th, 2024

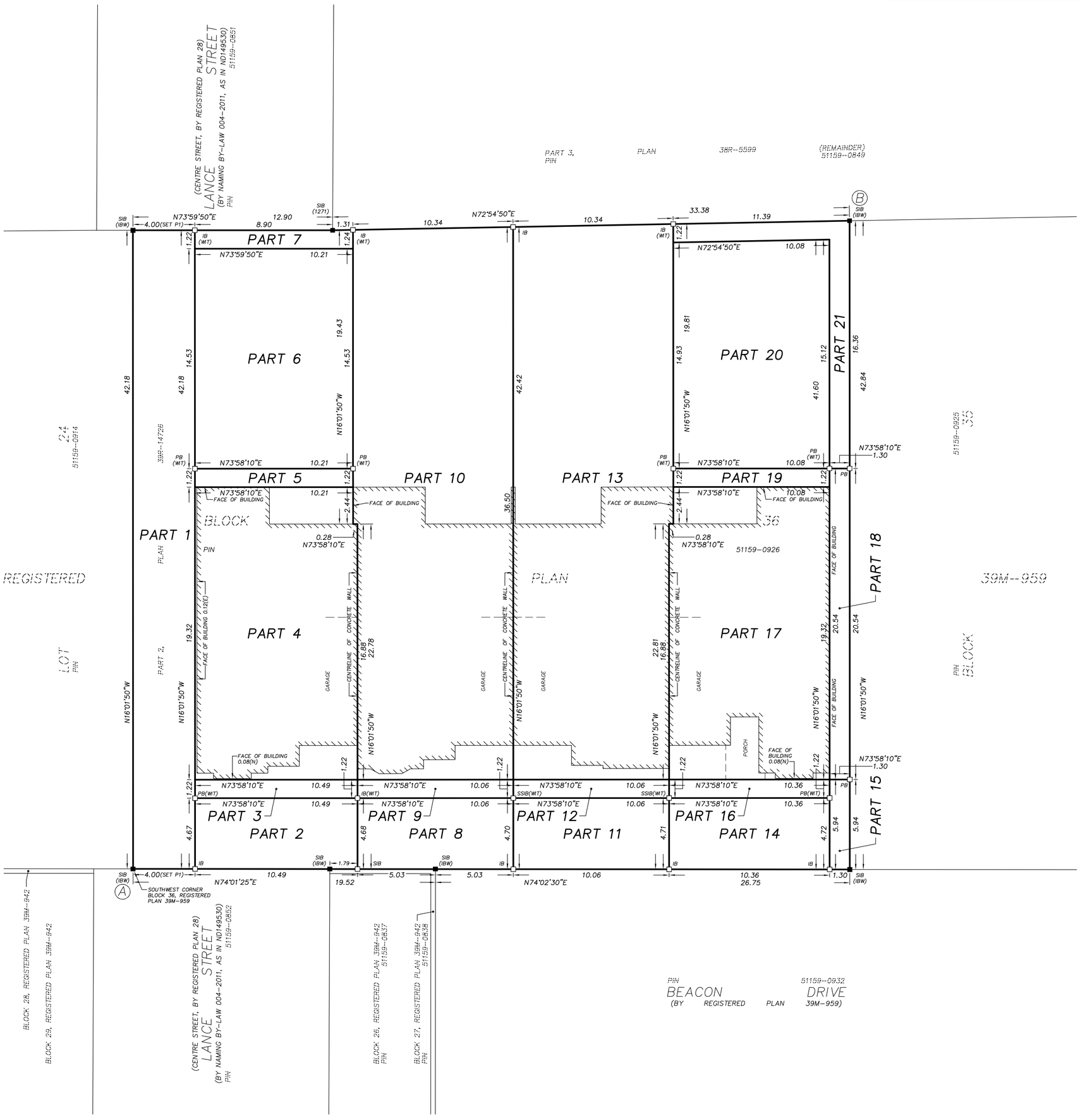
Krystal Power

Representative for the Land Registrar for the Land Titles Division of Northumberland (No.39)

PLAN OF SURVEY OF
BLOCK 36
REGISTERED PLAN 39M–959
TOWN OF BRIGHTON
MUNICIPALITY OF BRIGHTON
COUNTY OF NORTHUMBERLAND

SCALE 1 : 150 METRES
0 1 2 3 4 5 10

THE INTENDED PLOT SIZE OF THIS PLAN IS 609MM IN WIDTH BY 609MM IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:150



LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SSIB	DENOTES SHORT STANDARD IRON BAR
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
PB	DENOTES PLASTIC BAR
WIT	DENOTES WITNESS
P1	DENOTES PLAN 39R–14726
1271	DENOTES N.E. FRIEL, O.L.S.
IBW	DENOTES IBW SURVEYORS LTD., O.L.S.

BEARING NOTES

BEARINGS ARE UTM GRID, AND ARE DERIVED FROM THE WESTERLY LIMIT OF BLOCK 36, REGISTERED PLAN 39M–959 SHOWN AS N16°01'50"W.

DISTANCE NOTES – METRIC

DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000185.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON OCTOBER 28, 2024.

NOVEMBER 21, 2024
DATE

KERRY BOEHME, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V–91362

INTEGRATION DATA

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 18 (75° WEST LONGITUDE) NAD83(CSRS)v7(2010).

URBAN ACCURACY PER SEC. 14(2), O.REG. 216/10.

POINT ID	NORTHING	EASTING
A	4878417.71	280805.50
B	4878471.68	280836.16

CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

IBW SURVEYORS

IBWSURVEYORS.COM | 1.800.667.0696
copies available at ProtectYourBoundaries.ca

PARTY CHIEF: ZP | DRAWN: DED | CHECKED: KB | PLOT DATE: NOV. 21, 2024
FILE: A–044534–RPLAN_BL36_V4

A-044534

The Corporation of the Municipality of Brighton

By-law No. XXX-2026

Being a By-law under the provisions of Section 50(5) of the Planning Act, R.S.O., 1990, Chapter P.13, as amended, designating certain lands situated in the Municipality of Brighton, specifically described as Parts 9,10,11 of Registered Plan 39R14669, and Parts 12,13, and 14 of Registered Plan 39R14669, Block 17, Plan 39M-929, not subject to Part Lot Control

Whereas, Section 50(7) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, states that Council of a local Municipality may by by-law to provide that Part-Lot Control does not apply to land that is within a registered Plan of Subdivision;

And Whereas,
Gordon Tobey Developments Ltd. have applied to the Council of the Corporation of the Municipality of Brighton requesting that a by-law be enacted under the provisions of subsection 50 (7) of the Planning Act, R.S.O. 1990, c. P. 13;

And Whereas, the intention of Council is to permit the division of lands consistent with reference plans, Parts 9, 10, 11,12,13, and 14, Block 17, on 39R-14669, attached as Schedule “A”;

Now Therefore - the Council of the Corporation of the Municipality of Brighton hereby enacts as follows:

Now, therefore, the Council of the Corporation of the Municipality of Brighton **enacts as follows:**

1. **That** Section 50(5) of the Planning Act, R.S.O. 1990, c.P. 13, as amended, does not apply for the conveyance of residential lots to the parts of the registered Plan of Subdivision described as: all and singular those certain parcels or tracts of land and premises situate, lying and composed of Block 18, Plan 39M-929, PINs 511590-0937 and 511590-0936according to the Subdivision Plan registered in the office for Land Titles, Division of Northumberland (No. 39) as Registered Plan No. 39M-929, the subject lands are further identified as Reference Plans 39R14669 as Scheduele 'A' attached to the By-law.

2. **That** this By-law shall expire two (2) years after its enactment by Council.

3. **That** this By-law shall come into force on the date it is passed by the Council of the Corporation of the Municipality of Brighton.

Read a first, second and third time, and finally passed this **15** day of **June 2026**.

Brian Ostrander, Mayor **Candice Doiron, Clerk**

SCHEDULE									
PART	BLOCK	PLAN	PIN	AREA	PART	BLOCK	PLAN	PIN	AREA
1	ALL OF 17	39M–929	ALL OF 51159–0773	13 SQ.M.	12	ALL OF 17	39M–929	ALL OF 51159–0773	51 SQ.M.
2				51 SQ.M.	13				13 SQ.M.
3				13 SQ.M.	14				367 SQ.M.
4				44 SQ.M.	15				51 SQ.M.
5				200 SQ.M.	16				13 SQ.M.
6				13 SQ.M.	17				13 SQ.M.
7				44 SQ.M.	18				200 SQ.M.
8				139 SQ.M.	19				45 SQ.M.
9				51 SQ.M.	20				13 SQ.M.
10				13 SQ.M.	21				143 SQ.M.
11				365 SQ.M.	22				46 SQ.M.

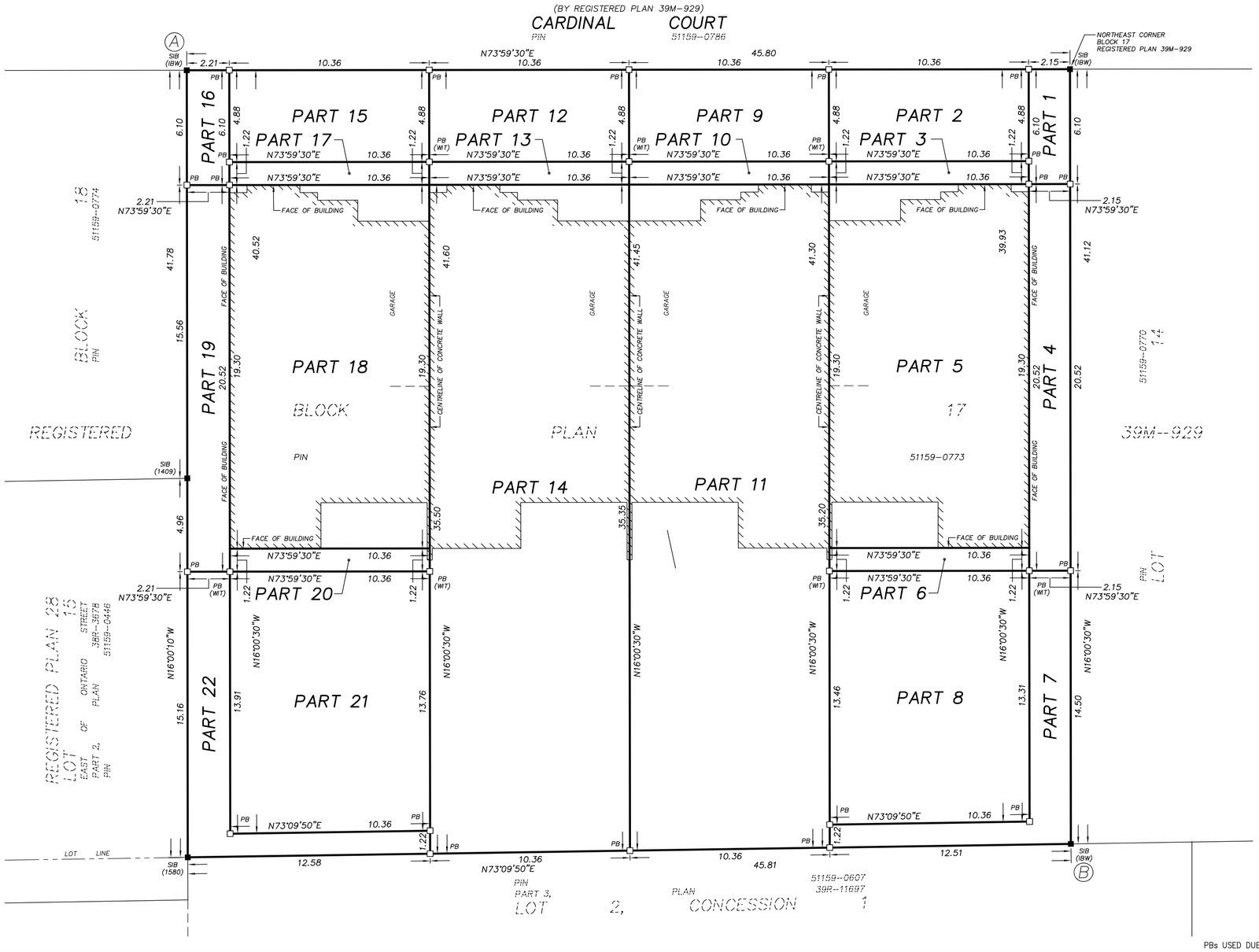
PLAN 39R-14669

Received and deposited

June 21st, 2023

Yvonne Willan

Representative for the Land Registrar for the Land Titles Division of Northumberland (No.39)



PBs USED DUE TO BURIED SERVICES

PLAN OF SURVEY OF
BLOCK 17
REGISTERED PLAN 39M–929
TOWN OF BRIGHTON
MUNICIPALITY OF BRIGHTON
COUNTY OF NORTHUMBERLAND

SCALE 1 : 150 METRES
0 1 2 3 4 5 10

THE INTENDED PLOT SIZE OF THIS PLAN IS 609MM IN WIDTH BY 457MM IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:150

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SSIB	DENOTES SHORT STANDARD IRON BAR
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
PB	DENOTES PLASTIC BAR
WIT	DENOTES WITNESS
M	DENOTES MEASURED
1409	DENOTES W.R. WOLLERMAN, O.L.S.
1580	DENOTES KERRY BOEHME, O.L.S.
IBW	DENOTES IBW SURVEYORS LTD., O.L.S.

BEARING NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 18, (75° WEST LONGITUDE) NAD83(CSRS)(2010).

DISTANCE NOTES – METRIC

DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000185.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON JUNE 1, 2023.

JUNE 19, 2023 — DATE

KERRY BOEHME, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V–53275.

INTEGRATION DATA

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 18 (75° WEST LONGITUDE) NAD83(CSRS)(2010).

URBAN ACCURACY PER SEC. 14(2), O.REG. 216/10.

POINT ID	NORTHING	EASTING
A	4878207.68	280502.94
B	4878180.78	280558.30

CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

IBW SURVEYORS

IBWSURVEYORS.COM | 1.800.667.0696

PARTY CHIEF: ZP | DRAWN BY: DED | CHECKED BY: KB | PLOT DATE: JUNE 19, 2023
FILE NAME: A–031071–RP_B17_V3 | copies available at ProtectYourBoundaries.ca