

The Corporation of the Municipality of Brighton

By-Law No. 059-2024

Being a By-law to adopt Amendment 16 to the Official Plan of the Corporation of the Municipality of Brighton.

Whereas, Amendment No. 16 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:

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. 16 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. 16 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 **17** day of **July 2024**.



Brian Ostrander, Mayor



Sandice Doiron, Clerk


**Amendment No. 16 to the Official Plan
of the
Municipality of Brighton**

The attached explanatory text, constituting Amendment No. 16 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.059-2024 in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended.

Amendment No. 16 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. 16 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. 059-2024

**Being a By-law to adopt Amendment 16 to the Official Plan
of the Corporation of the Municipality of Brighton.**

Whereas Amendment No. 16 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. 16** 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. 16 to the Official Plan.
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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 17th Day of July, 2024.**


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. 16 of the Municipality of Brighton Official Plan.

**Amendment No. 16
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 planning consultations and planning review regarding the property known as 114B Ontario Street, also known as the Westgate Subdivision.

Location:

The lands subject to this Amendment are municipally known as 114B Ontario Street, and legally known as Part of Lot 4 Concession 1 and Part of Park Lot 28 & 29 W/S of Ontario Street, Registered Plan 28 in 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. 16, File No. OPA02-2021 of the Municipality of Brighton Official Plan.

1. Title:

The following text constitutes Amendment No. 16 (File No. OPA02-2021) 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. 16 is to:

- Provide mapping changes to the Official Plan of the Municipality of Brighton in order to establish a policy framework pertaining to the Westgate Subdivision at 114B Ontario Street to allow for the residential development of 68 new units.

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 to residential housing.

3. Location of the Affected Lands:

The lands subject to this amendment is the easterly portion of 114B Ontario Street, which comprises the entirety of the Westgate Subdivision.

4. Basis of The Amendment:

The basis for this Amendment is contained in the staff information report dated July 17 2024. 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 residential development for the property located at 114B Ontario Street. This amendment redesignates land uses and updates appropriate features on multiple schedules to ensure consistency with provincial policy framework. The OPA is part of a comprehensive regulatory framework including amendments to the Zoning By-law.

5. Details of The Amendment:

- a) The Municipality of Brighton Official Plan is amended by the following schedule changes which shall constitute Amendment Number 16 to the Municipality of Brighton Official Plan.

Schedule Changes:

- i. Amend Schedule A Map 2 'Land Use – Brighton Urban Area' to remove the subject property from the Special Policy #1 overlay and to redesignate the area as shown on Appendix III Schedule A from "Greenfield", "Environmental Protection" to "Residential" and "Environmental Protection" as shown on Schedule 'A' to Amendment Number 16.
- ii. Amend Schedule B Map 2 'Natural Features – Brighton Urban Area' to redefine the limits of the "Wooded Areas," "Wetlands" and "Coastal Wetlands" as shown on Schedule 'B' to Amendment Number 16.

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.16 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. 16 by Municipal Council on July 17, 2024, 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 _____, 2024 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 _____, 2024

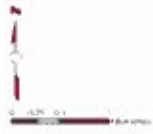
Clerk, Candice Doiron

Appendix III

Schedule A



Schedule B



Legend



Subject Property



Area designated as 'Coastal Wetland' and 'Wetlands' to be removed