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Report 2023-098

Report Title: Brighton Official Plan Amendment No. 10
Brighton Community Improvement Plan Policies

Committee Name: Economic Development, Tourism and Planning

Committee Meeting Date: August 2, 2023

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Approved by: Jennifer Moore, CAO

Council Meeting Date: August 16, 2023

Strategic Plan Priorities: ☒ Economic Prosperity and Innovation
☒ Sustainable Growth
☒ Thriving and Inclusive Communities
☐ Leadership in Change

Recommendation

“That the Economic Development, Tourism and Land Use Planning Committee, having considered Report 2023-098 ‘Brighton Official Plan Amendment No. 10 – Brighton Community Improvement Plan Policies’, recommend that County Council approve Brighton Official Plan Amendment No. 10; and

Further That the Committee recommend that County Council direct staff to provide a decision notice to the Municipality of Brighton and all prescribed persons in accordance with the *Planning Act*.”

Purpose

The purpose of this report is to recommend approval for Brighton Official Plan Amendment No. 10 – Brighton Community Improvement Plan Policies. The amendment proposes to revise the current Community Improvement Plan (CIP) policies within the Brighton Official Plan by adding a new subsection – “Specific Community Improvement Policies”. The new subsection will reference specific CIP documents approved by Brighton Council.

Background

The *Planning Act* and the *Municipal Act* permit planning authorities to engage in Community Improvement Programs. A Community Improvement Program is a tool that municipalities can use to provide financial incentives (e.g., funding, grants) towards various development programs/projects that provide public/community benefits. Community Improvement Programs are intended to enhance and stimulate investment, growth and (re)development within a municipality.

Municipalities may include its entire geographical boundary as a Community Improvement Area or CIP programs/projects may be directed to a specific geographic area of a municipality. Examples of incentives could be considered by the following programs/projects: affordable housing; downtown revitalization; economic development; heritage; public art; environmental restoration; and the redevelopment of underutilized lands due to suspected or identified contaminants on industrial and/or commercial properties (also known as brownfields).

On April 19, 2022, Brighton Council directed staff to initiate public consultation to update its CIP program to include incentives on affordable housing, rural economic diversification, downtown revitalization, and the redevelopment of brownfield lands.

On September 12, 2022, the Municipality of Brighton Council approved the following CIP documents:

- Municipality of Brighton Brownfields Community Improvement Plan; and
- Municipality of Brighton Community Improvement Plan – Community Development Initiatives.

Brighton Amendment No. 10 adds reference to the approved CIP documents in the Brighton Official Plan. The Amendment will refer to separate Brighton approved CIP policies that are intended to achieve various community improvement goals and leverage available tools to foster community improvement and meet current demands.

Brighton’s approved CIP programs establishes a policy framework directing projects and lands that the Municipality of Brighton can consider for incentives. The program will allow landowners within the Municipality to receive grants, loans tax deferrals or waiving development charges and development application fees towards specific projects in keeping with Brighton Council’s CIP budget.

Consultations

Advertisements in the Brighton Independent and on the Municipality of Brighton’s municipal website were posted regarding the proposed text amendments to Brighton’s Official Plan. On August 24, 2022, the Municipality of Brighton held a Public Meeting to discuss and obtain input on the proposed official plan amendment and proposed CIPs. Brighton staff did not receive any public input on the text amendments or CIP documents.

The proposed amendment and draft CIP policies were also circulated to prescribed agencies, including County Planning for review and comment. County Planning had no concerns with the amendment and general direction of the policies but suggested grammatical and content edits to help clarify the CIP policies.

Discussion / Options

Section 6.0 of the Municipality of Brighton's Official Plan establishes general CIP policies to guide development throughout the Municipality and provide funding/grants for general programs/projects.

Adopted Amendment No. 10 will add reference to specific CIP policies which will allow landowners located within eligible areas to apply for incentives towards various programs and projects. Criteria outlined within the CIP policy documents must be addressed to the satisfaction of Brighton prior to receiving funding/grants for the proposed (re)development.

Legislative Authority / Risk Considerations

County Official Plan policies encourage and support local municipalities to prepare CIPs. Brighton Amendment No. 10 references specific CIP policy documents intended to foster and coordinate physical improvements and maintain specific areas throughout the Municipality. The Amendment is consistent with the County OP.

Brighton Amendment No. 10 was also assessed for consistency with the Provincial Policy Statement (PPS) and conformity with the Growth Plan for the Greater Golden Horseshoe (Growth Plan). The proposed policy text amendments are consistent with the PPS and conform to the Growth Plan since it will facilitate redevelopment opportunities to create healthy, complete communities within Brighton as well as achieve growth and community improvement that will promote and enhance economic, physical, environmental, and/or social conditions.

The adopted amendment is being approved by the Council of the County of Northumberland in accordance with the provisions of the *Planning Act* and Council By-law 2016-58.

The recommendations of the Economic Development, Tourism and Land Use Planning Committee are scheduled to be considered by County Council on August 16, 2023. Once County Council has rendered a decision regarding Brighton Official Plan Amendment No. 10, and the County Clerk has issued a decision notice, a 20-day appeal period will begin during which time any interested party can submit an appeal to the Ontario Land Tribunal. If no appeals are received, County Council's decision will become final.

Financial Impact

Brighton Official Plan Amendment No. 10 does not pose any financial impacts to the County. County Planning has advised Brighton staff that currently, the County does not have any grants and/or loans available to carry out the specific CIP Brownfields and Community Development policies. However, County Planning supports the general direction of both policies and encourages Brighton to follow-up with the County on future CIP-related programs/projects.

Member Municipality Impacts

In accordance with the Brighton Community Improvement Programs, Brighton landowners will be able to pre-consult with Brighton staff to determine eligibility for funding/grants through the

Municipality of Brighton for specific programs/projects in accordance with Brighton's CIP – Community Development Initiatives or Brighton's Brownfields CIP.

Conclusion / Outcomes

Brighton Official Plan Amendment No. 10 includes policy text amendments that add reference to specific CIP policies approved by Brighton Council. The additional policy references are supported by County and Provincial policy. As such, it is recommended that the Brighton Official Plan Amendment No. 10 be approved.

Attachments

1. Notice and Decision
2. Brighton By-law 087-2022 Adopting Amendment No. 10
3. Municipality of Brighton Brownfields Community Improvement Plan and Community Improvement Plan – Community Development Initiatives