



67 Sharp Road, Brighton, ON, K0K 1H0  
613-475-1162

## **Notice of Complete Application and Public Meeting for Minor Variance (File No. A01-2022)**

**Applicant:** William Gough

**Civic Address:** 96 Bayshore Road

**Legal Description:** Lot 14, Plan 320

**Property Roll No:** 1408 206 010 08300

**Take Notice** that the Committee of Adjustment for the Corporation of the Municipality of Brighton has received a complete application for a minor variance with respect to the property located at 96 Bayshore Road.

**Take Notice** that the Committee of Adjustment for the Corporation of the Municipality of Brighton will hold a Public Meeting on **Thursday June 9th, 2022, at 10:00 a.m.** to consider the proposed Minor Variance under Section 45 of the Planning Act, R.S.O, 1990, as amended. **The meeting will be held in-person at the Municipal Building located at 35 Alice Street.** Attendance may also occur virtually.

If you wish to participate virtually at the Council meeting in real time, **please contact the Municipal Clerk, Candice Doiron, via email at [cdoiron@brighton.ca](mailto:cdoiron@brighton.ca) no later than 12:00 p.m. (noon)** on the day prior to the scheduled meeting and you will be provided with an invitation to join the meeting using your computer or phone. Any member of the public may “attend” a meeting electronically, and if desired may also provide verbal submissions during the meeting.

**Take Further Notice** that the subject lands are not currently subject of any other applications under the *Planning Act*.

### **Purpose and Effect of the Applications**

The application for a minor variance is to vary the Comprehensive Zoning By-law No. 140-2002 that would allow for the construction of a new dwelling to replace the existing dwelling on the subject lands.

### **Minor Variance Application A01-2022**

Minor Variance Application A01-2022 requests relief from Section 7.6 Table 10 of Comprehensive Zoning By-law No. 140-2002. Variances are required to recognize the existing lot frontage, existing lot area, proposed minimum interior side yard, proposed minimum water yard, and proposed minimum setback from top-of-bank. The minor variance would facilitate the removal of the existing dwelling on the property and to construct one new dwelling.

A01-2022 Location	Requirement (SHR-1) Zone	Requested Variance
<b>96 Bayshore Road</b>	Min. Lot Frontage of 45.0 m	Existing (10.76 m)
	Min. Lot Area of 4000m <sup>2</sup>	Existing (665 m <sup>2</sup> )
	Min. Interior Side Yard of 6.0m	Min. Interior Side Yard of 2.94 m (East)
	Min. Interior Side Yard of 6.0 m	Min. Interior Side Yard of 0.34 m (West)
	Min. Water Yard of 30.0 m	Min. Water Yard of 15.65 m
	Min. from Top-of-Bank 10.0m	Min. Top-of-Bank of 7.51m

**A Location Map** is included with this Notice to illustrate the general location of the lands subject to the application.

Additional Information relating to the application including the proposed site plan and building plans is available for inspection during regular business hours (Monday to Friday 8:30 a.m. to 4:30 p.m.) at the Planning Department, 67 Sharp Road, Brighton.

We would encourage you to communicate with the Committee of Adjustment by forwarding written comments in support or opposition to the **Application for Minor Variance File No. A01-2022** to [planning@brighton.ca](mailto:planning@brighton.ca) or to 67 Sharp Road, Brighton, Ontario 613-475-1162.

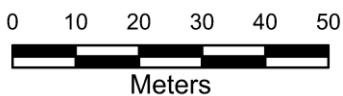
If you wish to be notified of the decision of the Committee of Adjustment of the Municipality of Brighton in respect of the proposed Minor Variance, you must make a written request with the Planner 1 of the Municipality of Brighton.

For more information about this matter, contact the undersigned. Additional information relating to the application is available for public inspection during regular business hours at the Planning and Building Department, Municipal Building, 67 Sharp Road, Brighton, Ontario 613-475-1162.

**Dated at the Municipality of Brighton this 25th day of May 2022.**

Samantha Deck  
Planner 1  
Municipality of Brighton  
67 Sharp Road  
Brighton, ON K0K 1H0  
E-mail: [planning@brighton.ca](mailto:planning@brighton.ca)  
Telephone No.: 613-475-1162 Ext. 114

Attachment 1 - Location Map



May 2022

# Attachment 2 – Minor Variance Sketch

SURVEYOR'S REAL PROPERTY REPORT – PART 1  
 PLAN OF SURVEY OF  
**LOT 14, REGISTERED PLAN 320**  
 MUNICIPALITY OF BRIGHTON  
 COUNTY OF NORTHUMBERLAND

SCALE 1 : 200

GRAPHIC SCALE – METRES  
 GIFFORD, HARRIS SURVEYING LTD. O.L.S.



FOR CALCULATION ONLY  
2022/04/20

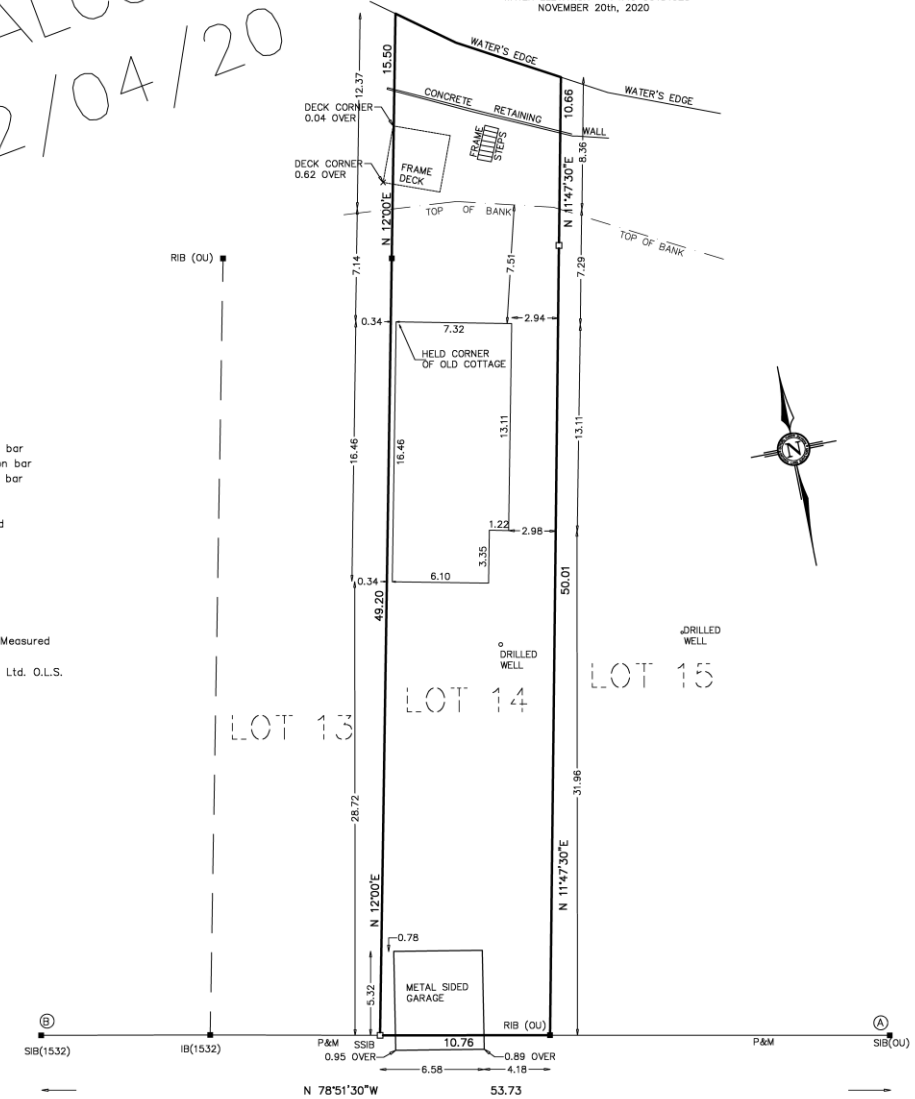
**PRESQU'ILE BAY**

PIN 51157-0286

WATER ELEVATION = 74.49 CGVD1928  
 NOVEMBER 20th, 2020

**Legend**

- SSIB denotes 2.5 cm sq. x 61 cm Iron bar
- SIB .. 2.5 cm sq. x 120 cm Iron bar
- IB .. 1.6 cm sq. x 61 cm Iron bar
- CP .. Concrete Pin in Asphalt
- RIB .. Round Iron Bar
- .. Survey monument planted
- .. Survey monument found
- Meas. .. Measured
- (HP) .. Hydro Pole
- (dia) .. Diameter
- (Con/Dec) .. Coniferous/Deciduous
- (FF) .. Finished Floor
- (P&M) .. Registered Plan 320 & Measured
- (OU) .. Origin Unknown
- (1532) .. Gifford, Harris Surveying Ltd. O.L.S.



EDGE OF PAVEMENT  
**BAYSHORE ROAD** (FORMERLY WATER ST. REG'D PLAN 135)  
 CENTRE LINE OF ROAD

**GIFFORD, HARRIS SURVEYING LTD.**  
 ONTARIO LAND SURVEYORS  
 HEAD OFFICE: UNIT 1, RIVERVIEW BUSINESS CENTRE, 255 GLEN MILLER ROAD  
 TRENTON, ONT. K6V 5P8  
 PHONE: (613) 392-2177 & (613) 394-6646  
 CAMPBELLFORD CALL (705) 653-2111 TOLL FREE 1-877-394-6646

CLIENT: ELIZABETH SISAM	DRAWN BY: T.N.	PARTY CHIEF: S.D.A.	FILE No. <b>8-1189</b>
MEMBER ASSOCIATION OF ONTARIO LAND SURVEYORS			
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