



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

Notice of Complete Applications and Statutory Public Meeting for Official Plan Amendment, Zoning By-law Amendment, and Consent (File Nos. OPA03-2022, Z11-2022, and B14-2022)

Applicant: 981435 Canada Ltd

Agent: Urban in Mind

Civic Address: 28-30 Division Street North

Legal Description: Lot 6 and Part of Lot 5 w/s Division Street, Plan 28, being Part 1 on Registered Plan 39R-14099

Take Notice that the Corporation of the Municipality of Brighton has received Complete Applications for an Official Plan Amendment, Zoning By-law Amendment and Consent with respect to the above noted properties in accordance with Section 22 (6.1), Section 34 (10.1 & 10.2), and Section 53 (2 & 3) of the Planning Act, R.S.O., 1990, as amended. A Key Map is attached to this notice.

Take Further Notice that the Council of the Municipality of Brighton will hold a Statutory Public Meeting on **December 12th, 2022 at 6:30 p.m.** to consider the Official Plan Amendment, Zoning By-law Amendment and Consent applications under Sections 22, 34, and 53 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 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

A Location Map and Concept Plan is included with this Notice to illustrate the general location of the lands subject to the applications.

Official Plan Amendment (OPA03-2022)

The purpose of the Official Plan Amendment (OPA03-2022) is to accommodate two (2) Additional Residential Units within a Single Detached Dwelling where only one (1) is currently permitted (Section 3.18.1).

Zoning By-law Amendment (Z11-2022)

The purpose of the Zoning By-law Amendment (Z11-2022) is to establish appropriate zones for the proposed uses as well as to establish appropriate performance standards. The applicant proposes to rezone the site from the “Urban Residential Two (R2) Zone” to a new site specific “Urban Residential Two Exception No. 46 (R2-46) Zone”. The Zoning By-law Amendment proposes special provisions in order to accommodate the proposed lot fabric as follows:

Urban Residential Two Exception No. 46 (R2-46) Zone

Single Detached Dwellings

- i) Minimum Lot Frontage
 - a. Interior Lot: 13.45m
- ii) Maximum Additional Residential Units in Main Building: 2
- iii) Amenity Area: A minimum of 10 square metres of common amenity area shall be provided for each additional residential unit.
- iv) Access: The exterior entrance to each additional residential unit will be from the front of the main building.

Consent Application (B14-2022)

The purpose of Consent Application (B14-2022) is to sever the property to create one (1) new residential lot. Both the severed and retained lots would be developed with one (1) single-detached dwelling with two (2) Additional Residential Units for a total of three (3) units per lot. The proposed severed and retained lands will have the same lot dimensions with an area of approximately 545 sq. m (0.13 acres) with a frontage of 13.45m (44.12 feet) on Division Street North.

Any person may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan Amendment, Zoning By-law Amendment, and Consent application. If you are unable to attend the meeting, written representations may be submitted up to the time of the Public Meeting and should include a request for further notice, if so desired. Written submissions should be made to Candice Doiron, Municipal Clerk, Municipality of Brighton, P.O. Box 189, 35 Alice Street, Brighton, Ontario K0K 1H0 or via email at cdoiron@brighton.ca

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Brighton to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Brighton before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of Brighton before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of the decision of the Council of the Municipality of Brighton in respect on the proposed Official Plan Amendment, Zoning By-law Amendment, and Consent application, you must make a written request with the Municipal Clerk of the Municipality of Brighton at Candice Doiron, Municipal Clerk, Municipality of Brighton, P.O. Box 189, 35 Alice Street, Brighton, Ontario K0K 1H0 or via email at cdoiron@brighton.ca

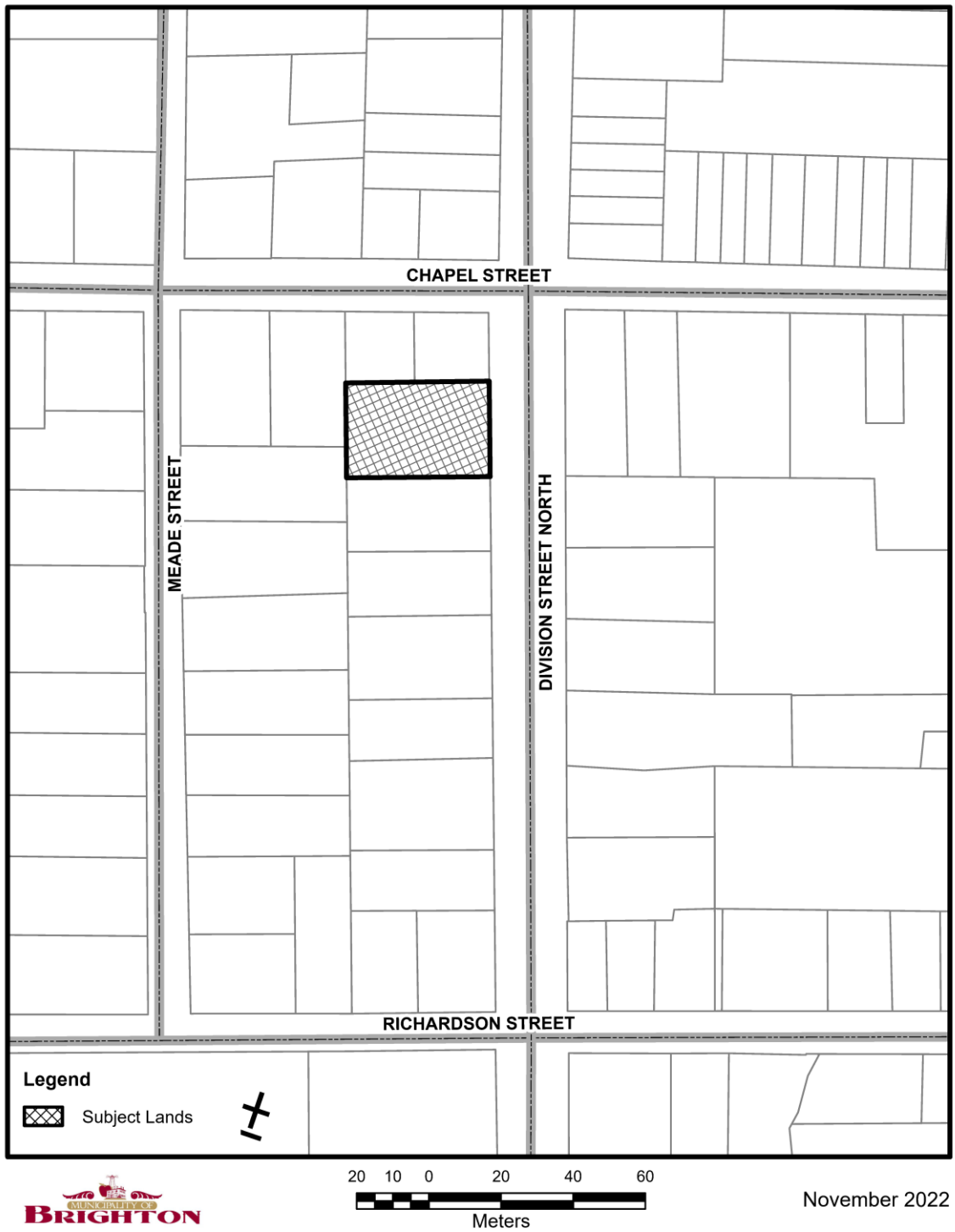
Anyone wishing to obtain additional information with respect to this application is requested to

direct enquiries to the Planning Department by e-mail at planning@brighton.ca or via telephone at 613-475-1162.

Dated at the Municipality of Brighton on November 16, 2022

Samantha Deck, Planner I
Municipality of Brighton, 67 Sharp Road
Brighton, Ontario K0K 1H0
Email: sdeck@brighton.ca, Telephone No: 613-475-1162 ext. 114

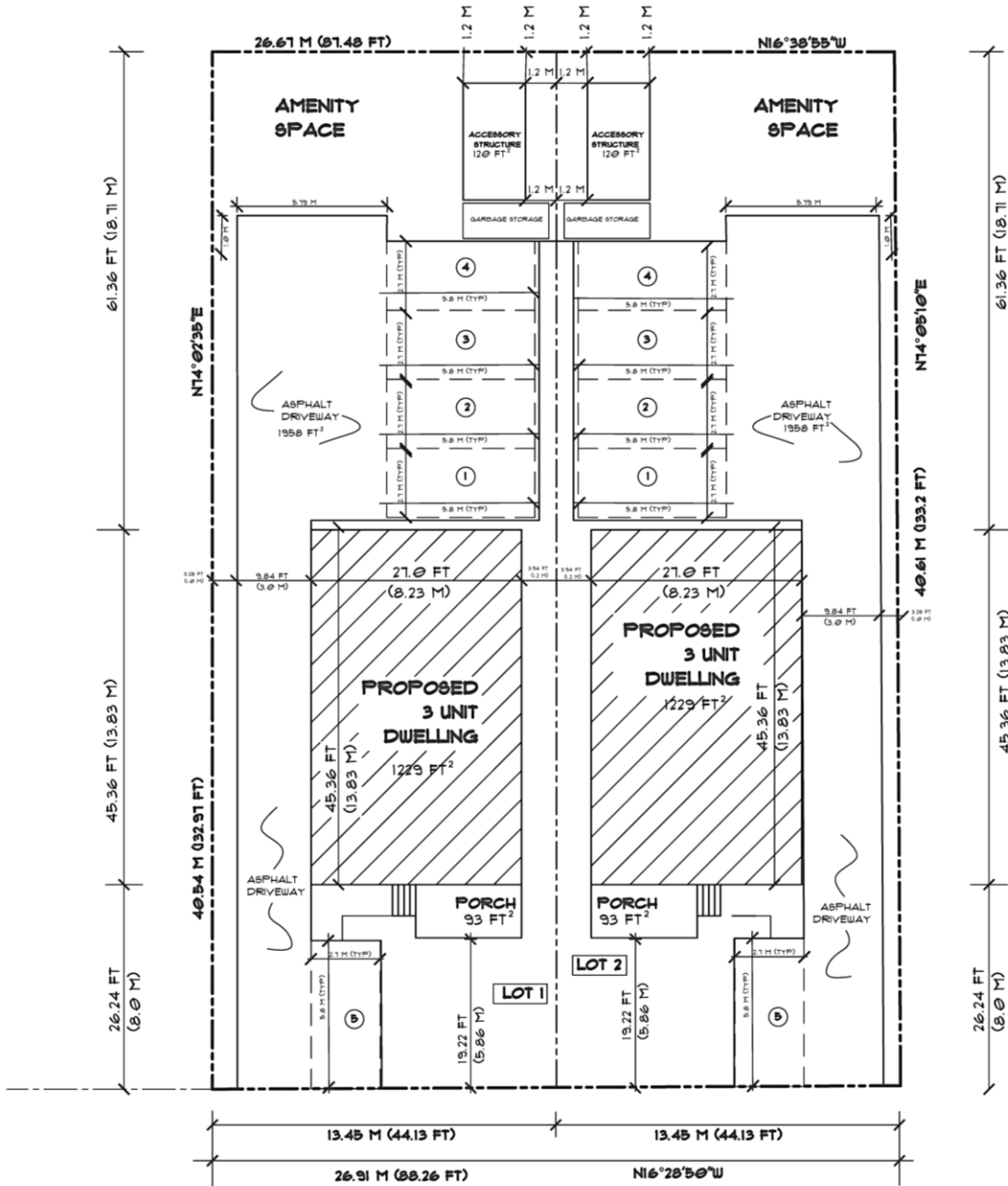
Attachment 1 - Key Map



Attachment 2 – Site Plan

SITE PLAN
SCALE: 1 - 200

INFORMATION FROM PLAN OF SURVEY
LOT 6 & PART OF LOT 5
WEST DIVISION STREET
REGISTERED PLAN 28
TOWN OF BRIGHTON
MUNICIPALITY OF BRIGHTON
COUNTY OF NORTHUMBERLAND
AS PREPARED BY
IBW SURVEYORS



DIVISION STREET NORTH
CALCULATIONS BASED ON SINGLE DETACHED DWELLING (R2)

UNIT SIZES	
BASEMENT	1035.46 FT ² (96.19 M ²)
MAIN FLOOR	984.82 FT ² (91.49 M ²)
SECOND FLOOR	1025.41 FT ² (95.26 M ²)

UNIT SIZES	
BASEMENT	1035.46 FT ² (96.19 M ²)
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