



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

Notice of Public Meeting for Consents and Zoning By-law Amendment File # B15-2022, B16-2022, B17-2022 and Z14-2022

Applicant: Pearl Cappe

Civic Address: Little Lake Road

Legal Description: Part Lot 8, Concession 3

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

Take Further Notice that the Council of the Municipality of Brighton will hold a Public Meeting on **Monday May 8th at 6:30 p.m.** to consider the Zoning By-law Amendment and Consent applications under Sections 34 & 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

The purpose of Consent Applications, File Nos. B15-2022, B16-2022, B17-2002 and Z14-2022 are to sever the property located at Little Lake Road to create three new vacant residential lots to be constructed with one single detached dwelling on each lot. The resulting retained parcel will remain vacant and under environmental protection. **A Location Map and Consent Sketch is included with this Notice to illustrate the general location of the lands subject to the applications.**

Consent Application B15-2022

The purpose of Consent Application, File No. B15-2022 is to sever the property to create a new residential lot for a single detached dwelling. The proposed severed lands will have a lot area of approximately 0.7ha (7000m²) with a frontage of 70 metres (229.60 feet) on Little Lake Road.

Consent Application B16-2022

The purpose of Consent Application, File No. B16-2022 is to sever the property to create a new residential lot for a single detached dwelling. The proposed severed lands will have a lot area of approximately 0.7ha (7000m²) with a frontage of 70 metres (229.60 feet) on Little Lake Road.

Consent Application B17-2022

The purpose of Consent Application, File No. B17-2022 is to sever the property to create a new residential lot for a single detached dwelling. The proposed severed lands will have a lot area of approximately 0.7ha (7000m²) with a frontage of 70 metres (229.60 feet) on Little Lake Road.

Zoning By-law Amendment Application Z14-2022

The purpose of Zoning By-law Amendment Application File No. Z14-2022 serves to rezone the three severed lots of B15-2022 and B16-2022 and B17 from 'Rural (RU) Zone' to 'Rural Residential (RR) Zone' in order to address the reduced lot sizes to comply with the development standards set out by the Zoning By-Law #140-2002. The purpose of Zoning By-law Amendment Application File No. Z14-2022 also serves to rezone the natural heritage features identified in the EIS from the 'Rural (RU) Zone' to 'Environmental Protection (EP) Zone' to ensure the natural features are protected. The retained lands from Consent Applications File Nos. B15-2022, B16-2022 and B17-2022 will continue to meet or exceed the standards of the 'Rural (RU) Zone', 'Environmental Protection (EP) Zone'.

Any person may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed consent applications. 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 that files an appeal of a decision of the Municipality of Brighton in respect of the proposed consent does not make written submissions to the Council of the Corporation of the Municipality of Brighton before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Council of the Municipality of Brighton in respect on the proposed consent, 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

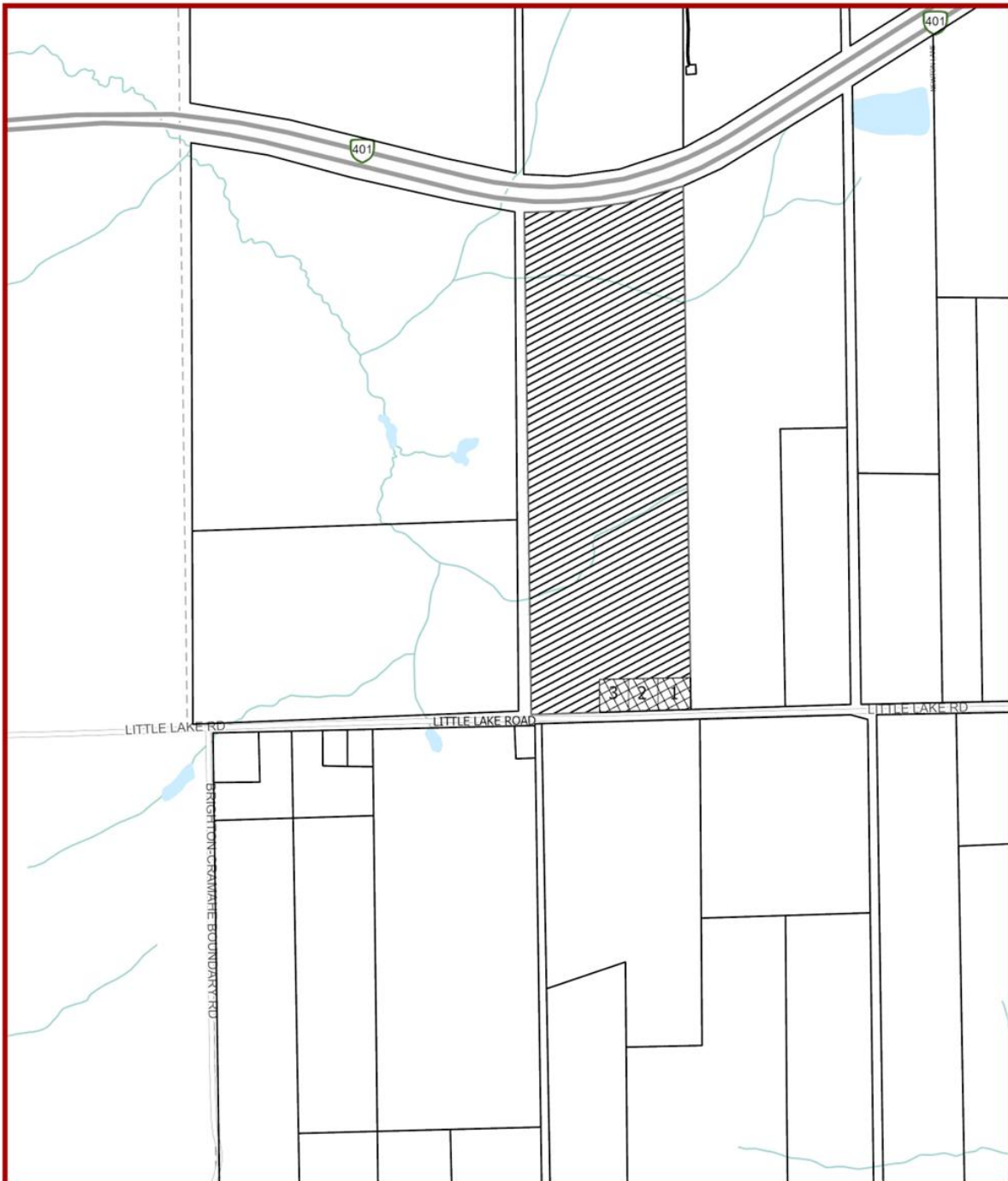
Anyone wishing to obtain additional information with respect to this application is requested to direct enquiries to the Planning Department by e-mail at planning@brighton.ca or via telephone at 613-475-1162.

Dated at the Municipality of Brighton on April 12, 2023

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

Attachment 1 - Location Map

Location Map



<p>Map Title Location Map - Little Lake Rd CON 3 PT LOTS 8 TO 10</p>	<p>Legend</p> <p> From RU to EP Zone</p> <p> From RU to RR Zone</p> <p>1 - B17-2022 2 - B16-2022 3 - B15-2022</p>	<p>N</p>  <p>0.5 0.25 0 0.5</p>  <p>Kilometers</p>
 <p>BRIGHTON MUNICIPALITY</p>		

Attachment 2 – Consent Sketch

