



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

Notice of Public Meeting for Consents and Zoning By-law Amendment File Nos. B10-2022, B11-2022, and Z07-2022

Applicant: Josee Leclerc and Richard Patrick Hebert

Civic Address: 619 Lakeshore Road

Legal Description: Part Lot 6, Broken Front Concession, Parts 1 to 3 of Plan 38R3221,
Municipality of Brighton

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 **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. B10-2022 and B11-2022 and Z07-2022 are to sever the property located at 619 Lakeshore Road to create two new residential lots to be constructed with one single detached dwelling on each lot. The resulting retained parcel has an existing single residential dwelling. It will have an area of approximately 7,200 m² (1,78 acres) and 173.01 metres (567.62 feet) of lot frontage on the west side of Rabbit Road. **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 B10-2022

The purpose of Consent Application, File No. B10-2022 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 0.34 acres (1,377m²) with a frontage of 44 metres (144.36 feet) on Lakeshore Road.

Consent Application B11-2022

The purpose of Consent Application, File No. B11-2022 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 0.33 acres (1,320 m²) with a frontage of 36 metres (118.11 feet) on Lakeshore Road.

A 5-metre servicing easement is proposed on the southern limit of Parcel 2 to provide a servicing connection from Rabbit Road to Parcel 1.

Zoning By-law Amendment Application Z07-2022

The purpose of Zoning By-law Amendment Application File No. Z07-2022 serves to rezone the two severed lots of B10-2022 and B11-2022 from Shoreline Residential 1 (SHR1) Zone to a special site-specific "Shoreline Residential 1 (SHR1-XX) Zone in order to address the reduced lot sizes to comply with the development standards set out by the Zoning By-Law #140-2002.

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.

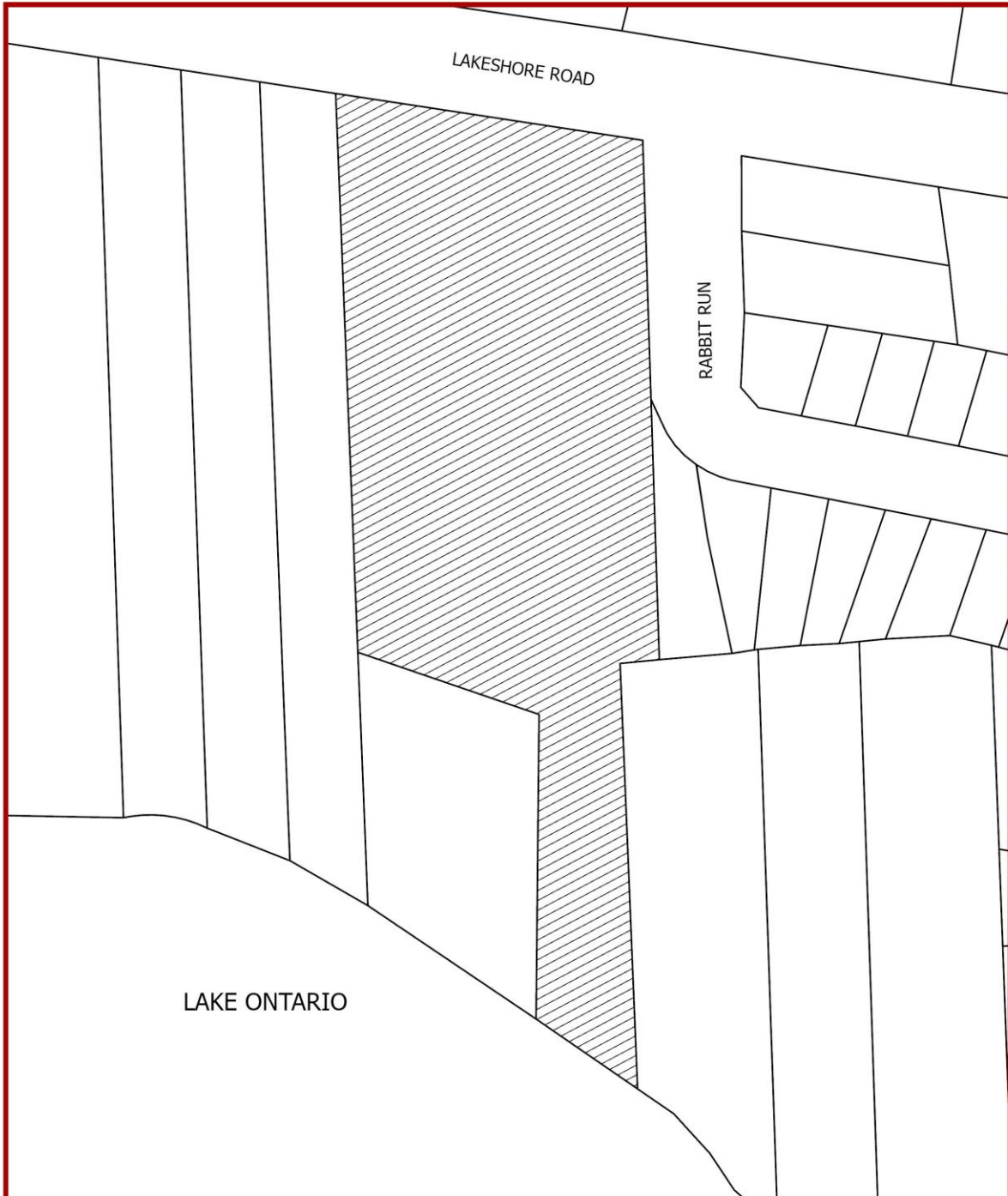
If you wish to be notified of the decision of the Council of the Municipality of Brighton in respect on the proposed consent, you must make a written request with the Municipal Clerk of the Municipality of Brighton at Candice Doiron, Municipal Clerk, Municipality of Brighton, P.O. Box 189, 35 Alice Street,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


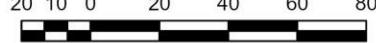


Anyone wishing to obtain additional information with respect to this application is requested to direct enquiries to the Planning Department by e-mail at planning@brighton.ca or via telephone at 613-475-1162.

Dated at the Municipality of Brighton on April 18, 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



<p>Map Title Location Map - 619 LAKESHORE RD BF CON PT LOT 6 RP 38R3221;PARTS 1 TO 3 SUBJ TO ROW;OVER PARTS 2 & 3</p>	<p>Legend</p>	<p>N</p>  <p>20 10 0 20 40 60 80</p>  <p>Meters</p>
<p>Date : April 2023</p>	<p> Subject Land</p>	
		

Attachment 2 – Consent Sketch

