



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

Notice of Public Meeting for Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment (File #s: SUB2022-02, OPA04-2022, Z16-2022)

Applicant: A. Walas Ltd.
Location: Part of Lots 4, Concession 1, Part of Park Lot 28 and Part of Park Lot 29,
(West of Ontario Street) of Registered Plan 28
Mun. Address: 114B Ontario Street

Take Notice that the Corporation of the Municipality of Brighton has received Complete Applications for a Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment with respect to the above noted subject lands in accordance with Section 22 (6.1), Section 34 (10.1 & 10.2) and Section 51 (17 & 19.1) of the *Planning Act*, R.S.O., 1990, as amended. A Key Map and Plan of Subdivision are attached to this notice.

Take Further Notice that the Council of the Municipality of Brighton will hold a Statutory Public Meeting on **March 20th, 2023 at 6:30 p.m.** to consider the Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications. 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 Draft Plan are included with this Notice to illustrate the general location of the lands subject to the applications. Currently, the 5.29 hectares subject lands contain a single detached dwelling and a detached garage, with the remaining lands utilized for agricultural purposes. The owner is proposing to demolish the existing single detached dwelling and redevelop the subject lands with a subdivision, called Westgate Subdivision, comprising of twenty-one (21) single detached dwellings, twenty-eight (28) semi-detached dwellings and twenty-four (24) 6-plex units as well as an environmental protection area.

Plan of Subdivision (SUB2022-02)

The purpose of the Plan of Subdivision Application (SUB2022-02) is to develop the subject lands with a residential subdivision, containing a combination of single-detached, semi-detached and multi-unit dwellings.

Official Plan Amendment (OPA04-2022)

The purpose of the Official Plan Amendment (OPA04-2022) is to change the designation of the subject lands in order to implement the proposed residential Plan of Subdivision. The subject lands are currently designated Greenfield, Environmental Protection, Community Facilities and Open Space in Special Policy Area #1 within Schedule A (Land Use, Map 2, Brighton Urban Area) of the Official Plan. Schedule B (Natural Features, Map 2, Brighton Urban Area) designates the subject lands Coastal Wetlands, Wetlands and Wooded Areas.

To implement the proposed development, mapping changes to Schedules A, B and C will need to be made; Schedule A (Map 2) will re-designate lands to “Residential” and “Environmental Protection.” Schedule B (Map 2) will be revised in order to redefine the boundaries of areas labelled as “Coastal Wetlands,” “Wetlands,” and “Wooded Areas,” as per the findings of the Environmental Impact Study. Schedule C (Map 2) will be revised to include the three new municipal streets proposed for the subdivision.

Zoning By-law Amendment (Z16-2022)

The purpose of the Zoning By-law Amendment (Z16-2022) is to establish appropriate zones for the proposed uses as well as establish appropriate performance standards. The Municipality of Brighton Zoning By-law 140-2002 currently zones the subject lands Future Development “FD” zone. Future Development zones are intended to preserve land awaiting urban development and servicing. As such, a ZBLA is required to rezone the subject lands from existing “Future Development” (FD) to the proposed site-specific “Urban Residential 2” (R2-44) Modified Zone, “Urban Residential 4” (R4-2) Modified Zone and “Environmental Protection” (EP) with site specific provisions that align with the site statistics of the proposed development. The proposed By-law is available for public review.

Any person may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment 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 applications does not make written submissions to the Council of the Corporation of the Municipality of Brighton before the Official Plan Amendment or By-law is passed, 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 Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment, 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.

Dated at the Municipality of Brighton on February 24th, 2023.

Ron Warne, MCIP, RPP

Manager of Approvals, Municipality of Brighton

Email: rwarne@brighton.ca

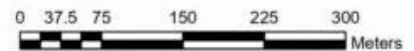
Subject Lands



Legend

Urban_Boundary

Subject_Lands



January 2023

Proposed Draft Plan

