



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

**Notice of Complete Applications and Statutory Public Meeting
Amendment to Official Plan (File No. OPA02-2022)
Zoning By-law Amendment (File Nos. Z10-2022 and Z05-2025)
Draft Plan of Subdivision Approval (File No. SUB01-2025)
Subject Lands: 214 Ontario Street
Applicant: Tomba Enterprises Inc.**

Take Notice that the Corporation of the Municipality of Brighton has received Complete Applications for, an Official Plan Amendment, a Zoning By-law Amendment, and a Draft Plan of Subdivision with respect to the above noted property in accordance with Section 51(17), Section 22 (6.1), and Section 34 (10.1 & 10.2), of the *Planning Act*, R.S.O., 1990, as amended. A Subject Lands 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 8th, 2025 at 6:30 p.m.** to consider the Official Plan Amendment, the Zoning By-law Amendment, and the Draft Plan of Subdivision under Sections 22, 34, and 51, respectively, 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 Public Meeting and Subject Applications

The purpose of this Public Meeting report is to advise Council and the Public regarding applications for Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision in accordance with the *Planning Act*. The meeting will introduce the proposal and provide the Public with an opportunity to identify issues of concerns and/or express views in support of, or in opposition to the proposed applications. The information received at this meeting will be compiled into a subsequent report brought forward to Council at a future date for consideration.

Official Plan Amendment (OPA02-2022)

The purpose of the Official Plan Amendment is to change the current designation “Section 4.15.17 ‘Special Policy Areas’ ” in order to permit the proposed development of 81 residential townhouse and live-work units, inclusive of 14 accessory residential units in a newly created special policy area.

Zoning By-law Amendment Application Z10-2022 and Z05-2025:

The purpose of Zoning By-law Amendment Application (File Nos. Z10-2022 and Z05-2025) serves to rezone the subject property from ‘Agricultural Exception No. Two (A-2) Zone’ to a proposal-specific ‘Urban Residential Two Exception No. XX (R2-XX) Zone’ and ‘Environmental Protection (EP) Zone’ to permit the proposed land uses with site-specific provisions and regulations.

Draft Plan of Subdivision Application SUB2025-01:

The purpose of the Plan of Subdivision Application SUB01-2025 is to allow for eighty-one (81) townhouse dwellings in (11) Blocks with an internal park block. The townhouses are proposed to be 2 and 3 stories in height and include an attached garage with access onto a private condominium road. The subject lands would be accessed from a public road along its southerly flank.

Background:

Site Detail	Description
Civic Address	214 Ontario Street
Legal Description	BFC Part of Lot 3, being Part 1, RP39R-13426, Municipality of Brighton
Present Use and Buildings	Vacant
Proposed Use and Buildings	11 Townhouse Blocks (81 residential units)
Land uses to the north	Low and Medium density residential
Land uses to the east	Low density residential
Land uses to the south	Vacant and Environmental
Land uses to the west	Primarily vacant environmental lands

Subject lands:

The 2.35 ha (5.79 ac) subject lands have 54 m (177 ft) of frontage on the west side of Ontario Street, just south of Raglan Street.

The subject applications were received by the Municipality in 2022, and revised and resubmitted in August 2025. In support of the applications, the initial submission included the required proposed Official Plan Amendment, Zoning By-law Amendment and a Draft Plan of Subdivision schedules, together with the following technical reports:

- Servicing, Grading, and Civil Plans, prepared by J & B Engineering
- Stormwater Management Report, prepared by J & B Engineering
- Functional Servicing Report, prepared by J & B Engineering
- Ditch Analysis Memo, prepared by J & B Engineering
- Stage 1 & 2 Archaeological Assessment, prepared by Irvin Heritage
- Phase 1 & 2 Environmental Assessment, prepared by Cambium
- Concept Landscape Plans, prepared by Bicorp Design
- Lighting Study & Details, prepared by Signify
- EIS Brief, prepared by Terrastory Environmental
- Traffic Impact Study, prepared by Urban Trans
- Survey, prepared IBW Surveyors
- Geotechnical Report, prepared by Cambium
- Hydrogeological Report, prepared by Cambium
- Noise Impact Study, prepared by J.E. Coulter Associates
- Stormwater Management Report, prepared by J & B Engineering (2025)
- Constraints Mapping, prepared by the Lower Trent Conservation Authority

Reports can be accessed for public review on the Municipality's website at:

<https://www.brighton.ca/en/municipal-services/public-meetings-for-planning-items.aspx#>

Zoning By-law Amendment (Z05-2025)

The purpose of the Zoning By-law Amendment (Z05-2025) is to establish appropriate zones for the proposed uses as well as to establish appropriate performance standards. The applicant proposes to rezone the site to a new site-specific 'Urban Residential Four (R4-1) Zone, with the following zoning provisions:

Zone Provisions for Townhouse Dwellings

- Minimum Front Yard 4.0 metres to a dwelling, 3.4 metres to an unenclosed porch, 6 metres to a garage door
- Minimum Exterior Yard 1.5 metres
- Minimum Side Yard 1.5 metres, 0 where building has a common wall with any adjacent building
- Minimum Rear Yard 5 metres
- Minimum Lot Area 125 square metres
- Min Lot Frontage 5.0 metres
- Maximum Building Height 11.5 metres

Zone Provisions for Live-Work Townhouse Dwellings

- Minimum Front Yard 4.0 metres to a dwelling, 3.4 metres to an unenclosed porch, 6 metres to a garage door
- Minimum Exterior Yard 1.5 metres
- Minimum Side Yard 1.5 metres, 0 where building has a common wall with any adjacent building

- d) Minimum Rear Yard 3 metres, 1.0 metres to a second floor deck
- e) Min Lot Area 125 square metres
- f) Min Lot Frontage 6.0 metres
- g) Maximum Building Height 11.5 metres
- h) Garages shall be permitted in the rear yard

The following additional non-residential uses are proposed:

- a) Art gallery
- b) Bake Shop
- c) Business or Professional Office
- d) Home Occupation
- e) Personal Service Shop
- f) Retail Store

Proposed Special Provisions

- a) The maximum density shall be a maximum of 81 townhouse units
- b) Steps may project into the required front or exterior side yard, but in no instance shall the yard be reduced to less than 1.2 metres
- c) Landscaped Open Space (Minimum): 30 percent
- d) Visitor Parking Required: 26 spaces
- e) Accessory structures (water and utility rooms) may be located within 1 metre of any required setback
- f) Minimum Accessory Dwelling Units (where basements are permitted): 14 dwelling units
- g) A maximum of 14 visitor parking spaces may be considered through the Condominium for use related to additional residential units
- h) All building setbacks shall not be applicable within any site triangles
- i) The maximum number of visitor parking spaces for the live-work units shall be 15 spaces
- j) Subject to finally accepted conclusions of a Geotechnical study and a stormwater management study, no basement openings are permitted in areas of the reported groundwater depth.

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 Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment applications, 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 17, 2025

Ron Warne
Municipality of Brighton, 67 Sharp Road
Brighton, Ontario K0K 1H0
Email: planning@brighton.ca

Preliminary Planning Comments:

The subject lands are currently designated “Highway Commercial” and Greenfield” on Schedule ‘A’ (Land Use Map 2) of the Municipality of Brighton Official Plan. The site is within the Urban Settlement Boundary.

Healthy Communities

The subject lands are considered part of the urban area. The Provincial Planning Statement (PPS) provides a framework for residential development within urban settlement areas. Residential development is permitted within settlement areas, provided it is appropriate for the infrastructure and public service facilities, supports active transportation, and is an efficient use of land and resources. The proposal will contribute to appropriate development within the area. The proposed revisions remain an efficient use of public services and appropriate forms of development.

Housing

The PPS, Northumberland County Official Plan, and Brighton Official Plan encourage a mix of land uses within convenient proximity. The subject applications propose greater diversity of housing forms in proximity to established residential neighbourhoods.

Servicing

Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. New development in the urban area is required to connect to the municipal water supply and sewage treatment systems. The subject lands would require an extension of municipal water and sanitary sewer services.

Transportation

The PPS, Northumberland County Official Plan, and Municipality of Brighton Official Plan outline the requirement to provide safe and energy efficient transportation systems for moving people and goods. The approved transportation and traffic plans for the greater Plan of Subdivision have already anticipated greater density on the subject lands, so sufficient capacity for the added traffic that would be anticipated. The County OP identifies Ontario Street as a Local Arterial Road and part of the County Cycling Network. The cycling network is an interconnected system of cycling and walking routes that provides access to major activity and employment areas and to future public transit. The proposed development would facilitate the use of cycling and walking routes to major areas of interest such as Presqu’ile Provincial Park.

Natural Heritage

The PPS provides a framework for the protection of natural features to ensure no negative impact on the feature or their environmental function. No natural heritage features were identified on the subject lands; however, on the adjacent lands there are natural heritage features. A peer review will be conducted of the Environmental Impact Statement as regard should be had for any negative hydrologic impacts to regulated wetland features adjacent to the subject property.