



**ELECTRONIC PUBLIC MEETING
CONCERNING A PROPOSED OFFICIAL PLAN & ZONING BY-LAW AMENDMENT
AFFECTING THE MUNICIPALITY OF HURON EAST**

Roll No. 404016000101900

TAKE NOTICE that Council of the Municipality of Huron East will hold an **electronic** public meeting on **Tuesday, June 21, 2022 at 7:00 pm** consider a proposed Official Plan Amendment under Section 17 of the Planning Act and a proposed Zoning By-law Amendment under Section 34 of the Planning Act, R.S.O. 1990, as amended. The amendment affects the Municipality of Huron East Zoning By-law.

BE ADVISED that the Corporation of the Municipality of Huron East considered this application to be complete on May 25, 2022.

If you are an owner of any land containing seven or more residential units you are requested to post this notice in a location that is visible to all of the residents.

ANY PERSON may attend the public meeting via telecommunications and/or make written or verbal representation.

IF a person or public body does not make oral submissions at the electronic public meeting or make written submissions to the Municipality of Huron East before the by-law is passed, the person or public body is not entitled to appeal the decision of the Municipality of Huron East to the Ontario Land Tribunal.

IF a person or public body does not make an oral submission at the electronic public meeting or make written submissions to the Municipality of Huron East before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body.

IF you wish to be notified of the decision of the Municipality of Huron East on the proposed Zoning by-law and Official Plan Amendment, you must make a written request to the Municipality of Huron East, 72 Main Street South, Seaforth, Ontario N0K 1W0.

Virtual Meeting Procedure

Council meetings are currently being held electronically. Persons wishing to participate in the planning process are strongly encouraged to send their comments, questions or concerns via email or telephone to Jenn Burns, Planner at planning@huroncounty.ca or 1-888-524-8394 ext. 3. Written comments are encouraged to be submitted prior to June 15th so they can be included with the materials that Council will receive in consideration of the application.

If mailing comments, please address to: Box 610, Seaforth, Ontario N0K 1W0, Attention to Jessica Rudy.

For those persons who wish to participate orally at the meeting, there is an option to join the hearing electronically or by teleconference. To register to attend the public meeting, please contact Jessica Rudy, Clerk, clerk@huroneast.com (519-527-1710 x 31). The Council agenda will be available on the municipal website at www.huroneast.com.

ADDITIONAL INFORMATION relating to the proposed zoning by-law amendment is available for inspection on the municipal website at www.huroneast.com.

Dated at the Municipality of Huron East this 30th day of May 2022.

Jessica Rudy, Clerk, Municipality of Huron East
72 Main Street S, P.O Box 610, Seaforth ON N0K 1W0
Phone: 519-527-0160 1-888-868-7513 (toll free) Fax: 519-527-2561

Purpose and Effect:

The requested Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) pertain to the subject lands, described as Pt. Lot 9, Concession 1 HRS, & Lots 200-202, RP 399, in the Town of Seaforth, Municipality of Huron East. The OPA & ZBA are conditions of Consent Application C16/2021, which also affects the subject lands. The purpose of the Consent Application is to allow for the potential future expansion of Durisol Ltd. (formerly Design Concrete) on the proposed severed parcel and to create an easement for access to the retained parcel (see Schedule E attached). Information regarding the consent is included within this package. The Consent Application will be considered at the same Council meeting as the OPA & ZBA on June 21st, 2022.

Official Plan Amendment:

The purpose of this application is to permit a severance wherein the retained parcel will not front on to a public road built to a municipal standard. If approved, access to the retained parcel is proposed to be through an easement over a new road allowance, which will be built to a reduced standard until such time that the property develops.

Zoning By-law Amendment:

This application proposes to rezone the severed lands from 'Future Development' (FD) to 'Industrial Special Zone' (IND-11) to allow for future industrial development opportunity on the subject lands. The proposed Special Zone will limit the permitted uses to outdoor surface parking of vehicles and equipment, and open storage of materials and product accessory to the Durisol operations, until such time that Durisol expands its operation and appropriate noise mitigation measures are implemented.

The current laneway owned by the Municipality adjacent to the westerly and southerly boundaries of the severed parcel, intended to be transferred for the road allowance across the severed parcel, will also be zoned to 'Industrial Special Zone' (IND-11).

Further, this application proposes to rezone a portion of the retained lands abutting north of the proposed severed lands from 'Future Development' (FD) to 'Industrial' (IND) and the easterly portion of the retained lands from 'General Agriculture' (AG1) to 'General Agriculture, Special Zone' (AG1-48) to:

- Recognize that the parcel has a lot area of 11.52 hectares, whereas 38 hectares are required;
- Recognize that the parcel has no existing frontage on an open public road/right-of-way; and,
- Prohibit any building to be built on the parcel.

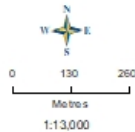
**SCHEDULE A
CORPORATION OF THE MUNICIPALITY OF HURON EAST
BY-LAW - 2022**

**Municipality of Huron East
Location Map
Seaforth**

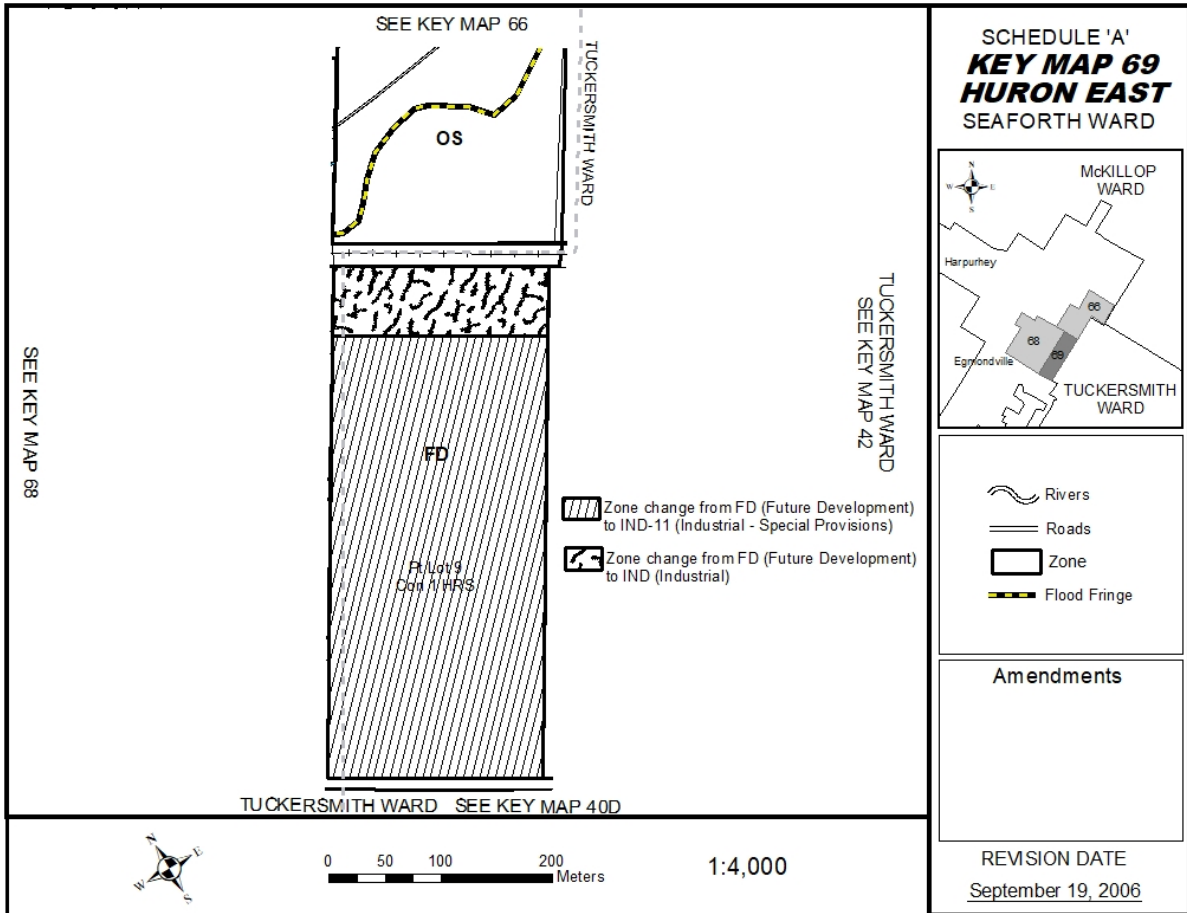


Produced by the County of Huron GIS Services with data supplied under License by Members of the Ontario Geospatial Data Exchange, MVCA, ABCA, SVCA, UTRCA and MNR&F. Orthoreimagery flown in 2020. This map is illustrative only. Do not rely on it as a precise indicator of routes, feature locations, nor as a guide to navigation. Copyright © Queen's Printer 2022.

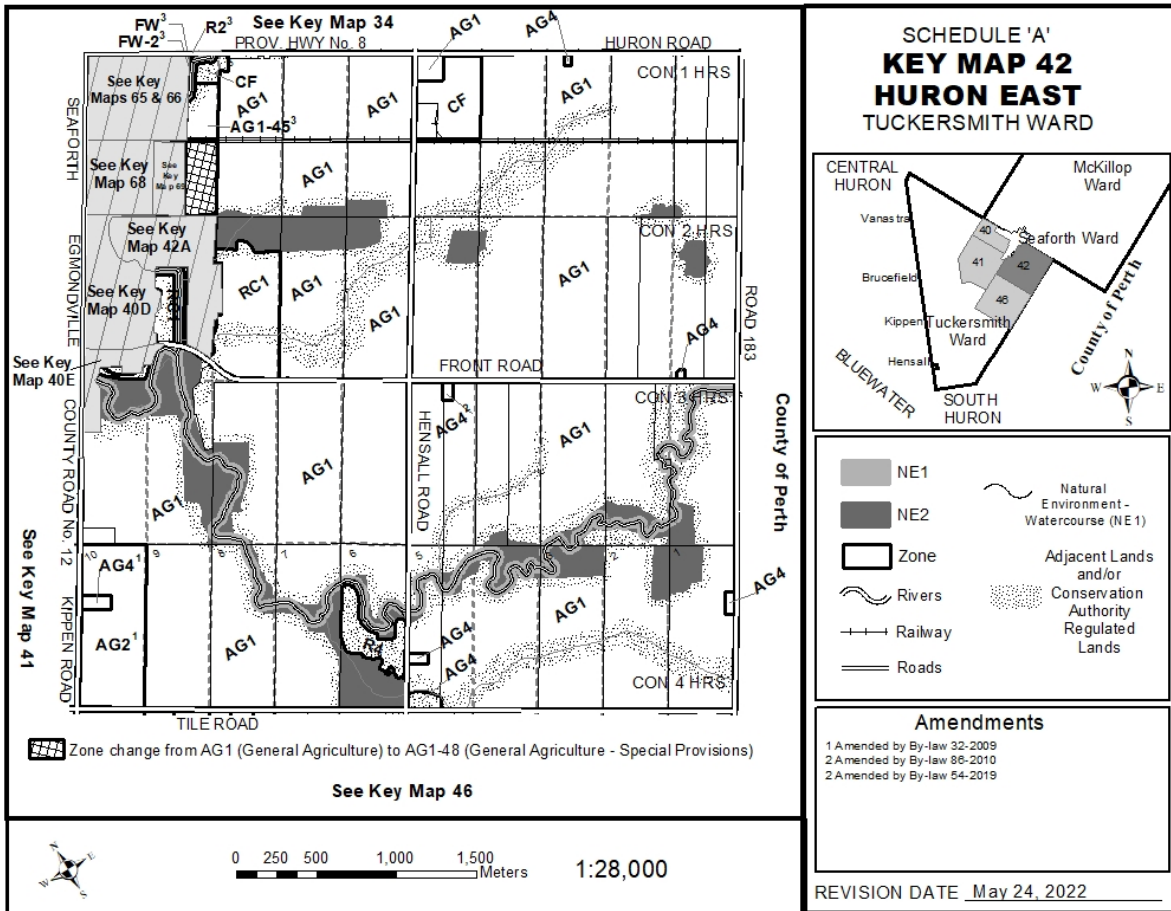
Last Modified 5/24/2022



**Schedule B
CORPORATION OF THE MUNICIPALITY OF HURON EAST
BY-LAW - 2022**

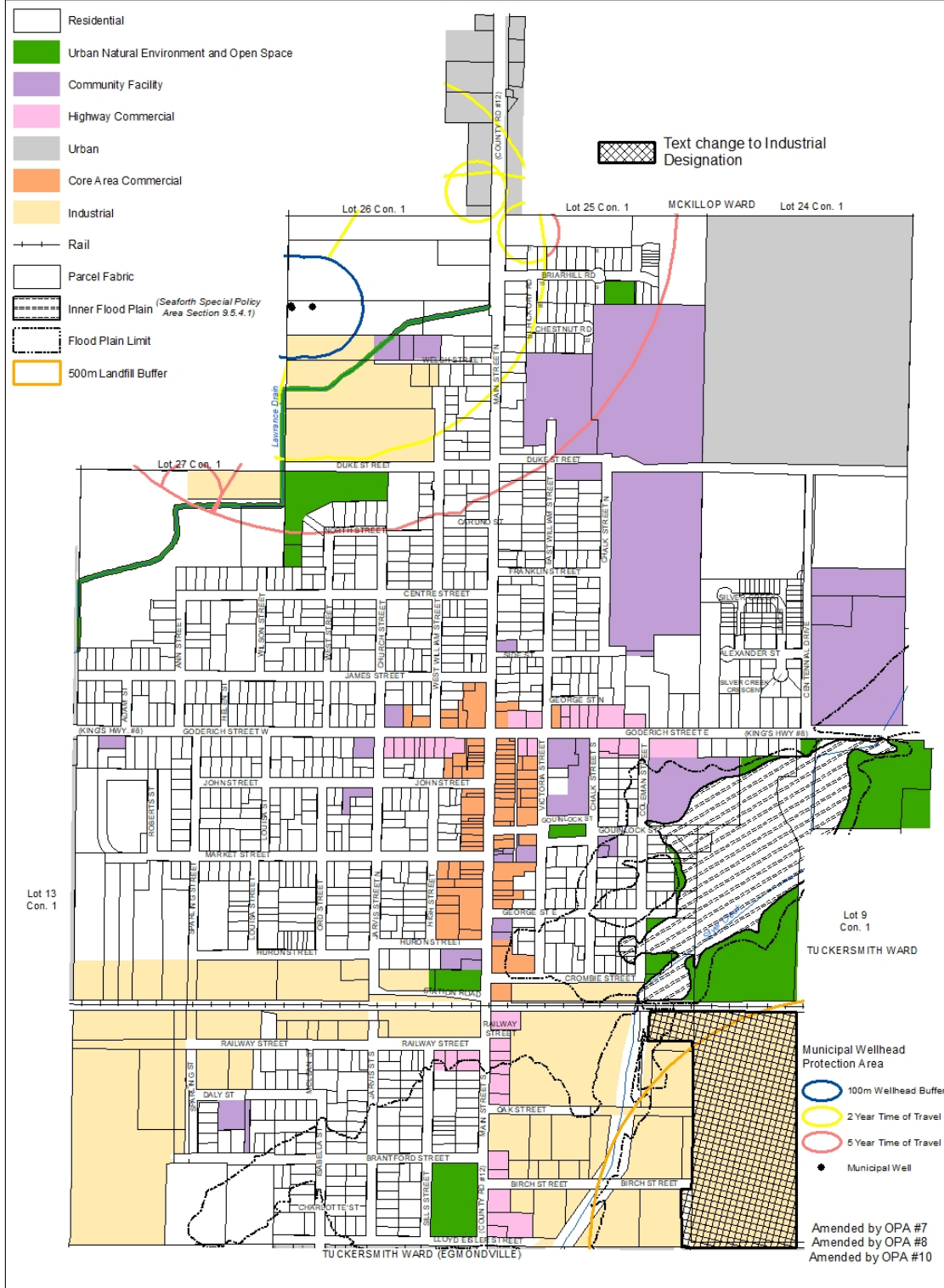


Schedule C
CORPORATION OF THE MUNICIPALITY OF HURON EAST
BY-LAW - 2022

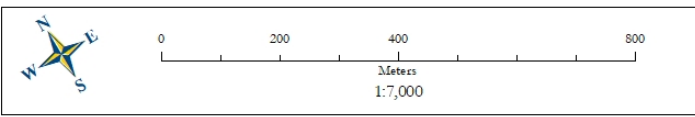


Schedule D – Proposed location of Official Plan Amendment

SCHEDULE "B" SEAFORTH & PARTS OF MCKILLOP AND TUCKERSMITH WARDS MUNICIPALITY OF HURON EAST OFFICIAL PLAN LAND USE



Prepared by the County of Huron Planning and Development Department GIS Services with data supplied under license by Members of the Ontario Geospatial Data Exchange, INC., ABCA and MINABAL. This map is illustrative only. Do not rely on it as a precise indicator of routes, feature locations, nor as a guide to navigation. Copyright © Queen's Printer 2016. April 2016.





PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677 Toll Free: 1.888.524.8394 Ext. 3

www.huroncounty.ca

****This is a copy of the original notice for consent that went out to neighbours within 60m of property boundaries on March 5, 2021.**

Please provide any comment by June 15th, 2022, as outlined below.

NOTICE OF AN APPLICATION FOR CONSENT

FILE NO: C 16/2021

DATE: March 5, 2021

An application for consent has been made by Monteith Brown Planning Consultants on behalf of Durisol Ltd. to the Huron County Planning & Development Department for the conveyance of a parcel of land. Pursuant to the regulations of the Planning Act you are being forwarded a copy of this application for consent as your property is located within a 60 metre circulation area of the subject lands.

LOCATION OF PROPERTY

Municipality: Huron East Lot: Pt Lot 9, Concession 1 HRS, Tuckersmith, Lots 200, 201 & 202, Plan 399 Seaforth
Owner: John Gerrard Wilson & Heidi Michelle Wilson Applicant/Agent: MBPC c/o Jay McGuffin

PURPOSE AND EFFECT

The purpose and effect of this application is for the creation of a new lot and easement. The vacant land to be severed is approximately 19.1 acres (7.74 ha). The vacant land to be retained is approximately 28.5 acres (11.52 ha). The severed lands are proposed to be acquired by Durisol Ltd., the owner of the abutting property. It is also proposed that the north portion of the proposed severed land (approximately 2.9 acres (1.17 ha)) will be subject to an easement, approximately 60 metres in width, for access to the adjacent railway, and existing easements for the installation, maintenance and use of a gas pipeline, and installation, maintenance and use of sewer/water mains.

LAST DAY FOR RECEIVING COMMENTS

If you have any comments or objections to this application or wish to be advised of the decision you must submit your request to the Huron County Planning & Development Department by **March 19, 2021**. All comments should be forwarded to the Attention of: Lisa Finch, Land Division Administrator at the following e-mail address lfinch@huroncounty.ca or by regular mail to the address above and to the Attention of Lisa Finch, Land Division Administrator. To assist us it would be appreciated if you can note the File # and File Application Name on your letter of the file you are objecting to or have comments regarding. Please also provide your contact information & telephone number in case we need to reach you by telephone or e-mail.

DECISION AND APPEAL

If a person or public body, that files an appeal of a decision in respect of the proposed consent, does not make written submission to the Huron County Planning & Development Department before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

IF YOU WISH TO BE NOTIFIED OF THE DECISION IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE HURON COUNTY PLANNING DEPARTMENT TO THE ATTENTION OF MS. LISA FINCH, LAND DIVISION ADMINISTRATOR, 57 NAPIER STREET, GODERICH, ONTARIO, N7A 1W2. THIS WILL ALSO ENTITLE YOU TO BE ADVISED OF A POSSIBLE LOCAL PLANNING APPEAL TRIBUNAL HEARING. EVEN IF YOU ARE THE SUCCESSFULL PARTY, YOU SHOULD REQUEST A COPY OF THE DECISION SINCE THE DECISION MAY BE APPEALED TO THE LOCAL PLANNING APPEAL TRIBUNAL BY THE APPLICANT OR ANOTHER MEMBER OF THE PUBLIC.

ADDITIONAL INFORMATION

Further information regarding this application will be available to the public for inspection between 8:30 a.m. to 4:30 p.m. - Monday to Friday at:

Schedule E – Air photo of the subject lands identifying location of the proposed severance as submitted by the applicant.

