

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

Roll No. 4040 440 012 02101

TAKE NOTICE that Council of the Municipality of Huron East will hold an **electronic** public meeting on **Tuesday, September 6th, 2022 at 7:00 pm** to consider a proposed Zoning By-law Amendment under Section 34 of the Planning Act, RSO 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 August 8, 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 amendment, you must make a written request to the Municipality of Huron East, 72 Main Street South, Seaforth, Ontario N0K 1W0.

Virtual Meeting Procedure

This Council meeting will be 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 the Planning Department at planning@huroncounty.ca or 1-888-524-8394 ext. 3.

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 37). 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 12th day of August 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:

This proposed Zoning By-law Amendment affects the lands legally known as Blocks 34, 35 & 44, Plan 596, Brussels Ward in the Municipality of Huron East. This application proposes to amend the zoning on the property from R1 (Residential Low Density) to R3-3 (Residential High Density- Special Zone) to allow for the development of 24 street townhouses consisting of four townhouse blocks with six dwelling units in each block. The R3-3 special zone provisions will:

- Permit a lot depth of 30 metres, whereas a minimum of 38 metres is required;
- Permit an exterior side yard of 5 metres, whereas a minimum of 6 metres is required;
- Permit a lot coverage of 50%, whereas the maximum lot coverage is 40%

The subject property is designated Residential in Schedule B of the Huron East Official Plan and is 0.9 hectares (2.22 acres) in area.

**SCHEDULE 1
CORPORATION OF THE
MUNICIPALITY OF HURON EAST
BY-LAW -2022**

Roll No. 4040 440 012 02101

BEING a by-law to amend the zoning on the lands legally known as Blocks 34, 35 & 44, Plan 596, Brussels Ward in the Municipality of Huron East.

WHEREAS the Council of the Corporation of the Municipality of Huron East considers it advisable to amend Zoning By-law 52-2006 of the Municipality of Huron East.

NOW, THEREFORE, the Council of the Corporation of the Municipality of Huron East ENACTS as follows:

1. This by-law shall apply to the lands legally known as Blocks 34, 35 & 44, Plan 596, Brussels Ward in the Municipality of Huron East and is comprised of the attached Schedules.
2. By-law 52-2006 is hereby amended by changing from R1 (Residential Low Density) to R3-3 (Residential High Density- Special Zone), the zone symbols on the lands designated 'R3-3' on the attached Schedule.
3. Section 20.8 Special Zones is hereby amended by the addition of the following:

20.8 R3-3

Notwithstanding the provisions to the contrary, the following provisions apply to the lands zoned R3-3:

- Lot Depth (Minimum)- 30m
- Exterior Side Yard Setback (Minimum)- 5 metres
- Lot Coverage (Maximum)- 50%

All other provisions of By-law 52-2006 shall continue to apply.

4. This by-law affects Zone Map 56 of By-law 52-2006, attached as Schedule A.
5. This by-law shall come into force upon final passing, pursuant to Section 34(21) of the Planning Act, RSO 1990, as amended.

READ A FIRST TIME ON THE	DAY OF	, 2022.
READ A SECOND TIME ON THE	DAY OF	, 2022.
READ A THIRD TIME AND PASSED THIS	DAY OF	, 2022.

Bernie MacLellan, Mayor

Jessica Rudy, Clerk

**SCHEDULE 2
CORPORATION OF THE
MUNICIPALITY OF HURON EAST
BY-LAW -2022**

Roll No. 4040 440 012 02101

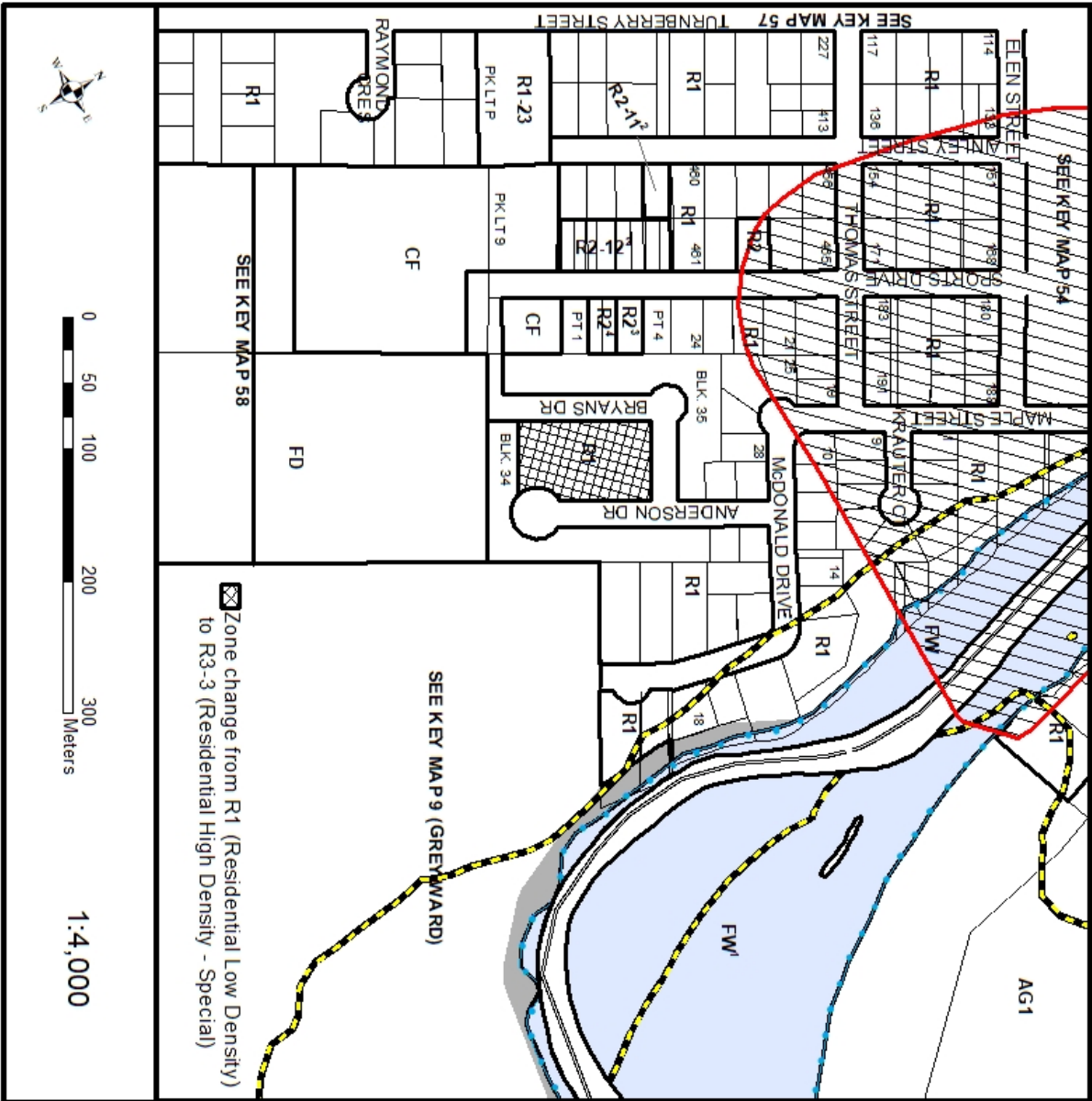
By-law - 2022 has the following purpose and effect:

1. This proposed Zoning By-law Amendment affects the lands legally known as Blocks 34, 35 and 44, Plan 596, Brussels Ward in the Municipality of Huron East. This application proposes to amend the zoning on the property from R1 (Residential Low Density) to R3-3 (Residential High Density- Special Zone) to allow for the development of 24 street townhouses consisting of four townhouse blocks with six dwelling units in each block. The R3-3 special zone provisions will:
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 - Permit a lot coverage of 50%, whereas the maximum lot coverage is 40%

The subject property is designated Residential in Schedule B of the Huron East Official Plan and is 0.9 hectares (2.22 acres) in area.

2. The map showing the location of the lands to which this by-law applies is shown on the following page and is entitled Location Map, Schedule A. A conceptual draft plan prepared by the Applicant is also attached to this notice.

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



Zone change from R1 (Residential Low Density) to R3-3 (Residential High Density - Special)

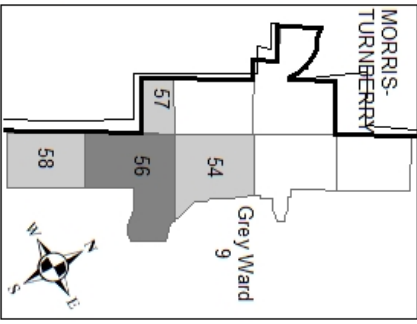
SEE KEY MAP 9 (GREYWARD)

SEE KEY MAP 58



1:4,000

**SCHEDULE 'A'
KEY MAP 56
HURON EAST
BRUSSELS WARD**



- Zone
- Roads
- Floodway
- Floodway Zone
- Municipal Well
- 2 Year Time of Travel (See section 3.50)
- Rivers
- Flood Fringe

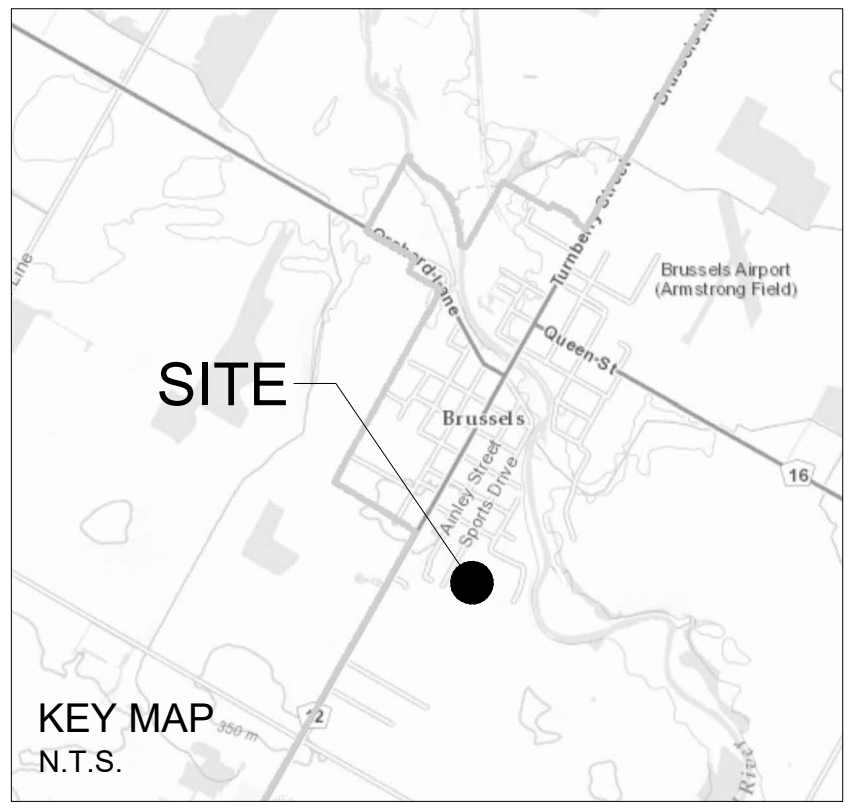
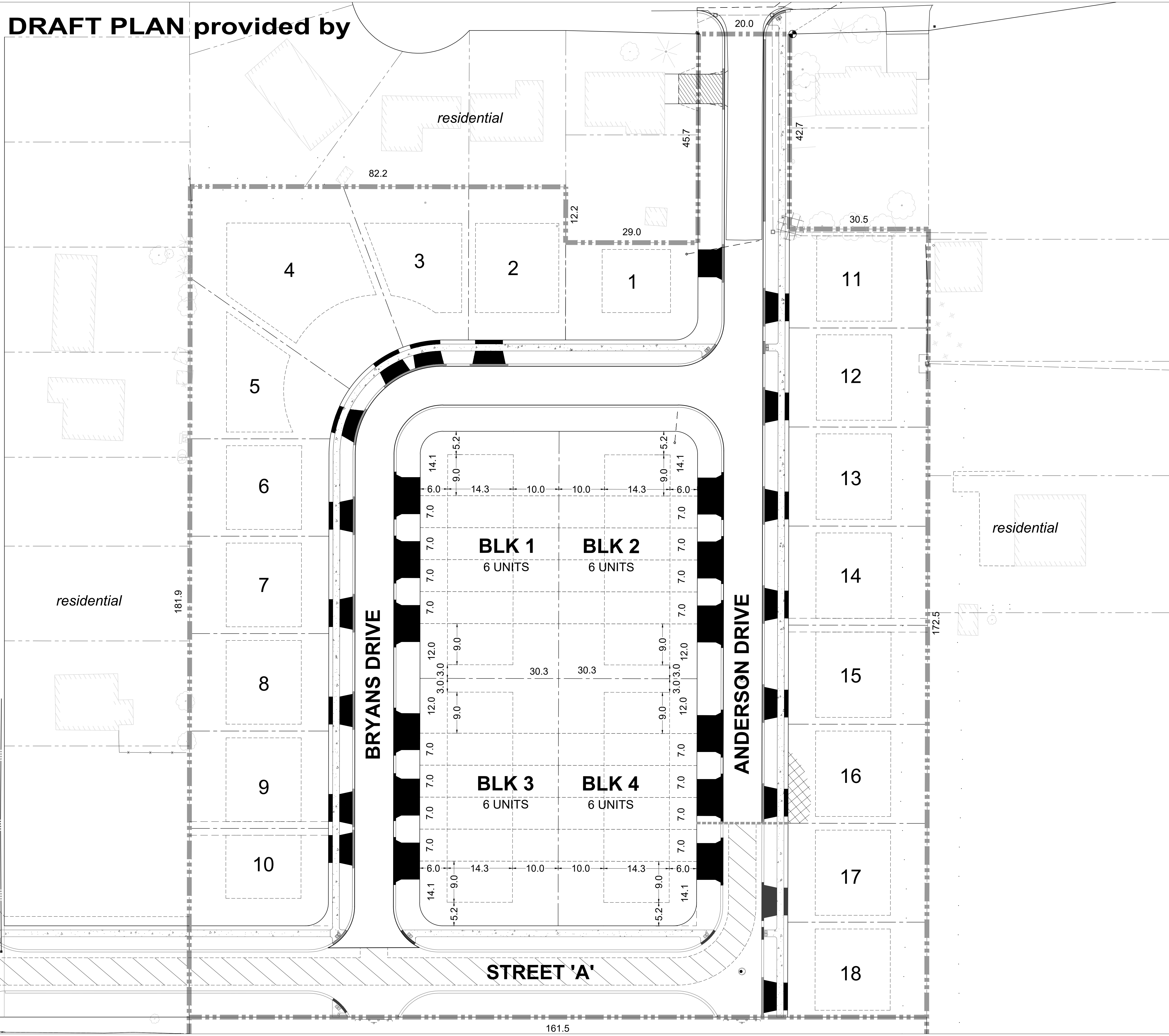
Amendments

- 1 Amended by By-law 85-2009 (Adding the Identification of Municipal Wells and 2 year time of travel)
- 2 Amended by By-law 11-2011
- 3 Amended by By-law 80-2020
- 4 Amended by By-law 14-2020

REVISION _____
DATE August 08, 2022

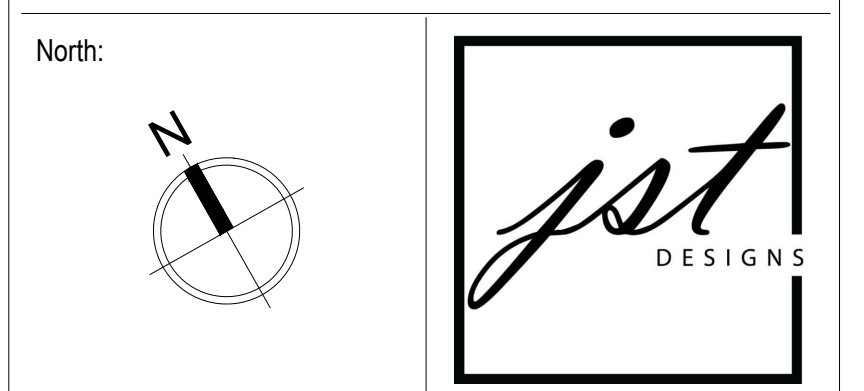
CONCEPTUAL DRAFT PLAN provided by applicant

SPORTS DRIVE



LAND USE SCHEDULE

DESCRIPTION	LOTS/BLKS.	UNITS	AREA (ha.)
LOW DENSITY RESIDENTIAL	1-18	18	1.6ha.
TOWNHOMES RESIDENTIAL	BLKS 1-4	24	0.9ha.
RIGHT-OF-WAY			0.5ha.
TOTAL		42 units	3.0ha.



Project Name:
**ANDERSON DRIVE
BRUSSELS, ON**

BAKER
Planning Group

Sheet Title:
CONCEPTUAL DRAFT PLAN

DISCLAIMER
Site boundary and dimensions are approximate and subject to change based on a formal land survey. The design is conceptual and subject to engineering and municipality confirmation and input.

Version No: **1** Sheet No: **DP-1**

Scale: **1:400 METRIC** Date: **05/19/2022**

File Location: **dp2212_rev2.dwg** Drawn By: **J.THIBERT**