



THE CORPORATION OF THE MUNICIPALITY OF HURON EAST

NOTICE OF ELECTRONIC PUBLIC HEARING
PURSUANT TO SECTION 45 OF *THE PLANNING ACT*, R.S.O. 1990

MINOR VARIANCE APPLICATION FILE# MV01-2022

LOCATION: Linda Drive
McKillop Ward, Concession 1, PT Lot 25, Lots 4 to 12 on Draft Plan
40T-19001, Municipality of Huron East

OWNER/ APPLICANT: Baker Planning Group on behalf of Pol Quality Homes

ROLL NUMBER: 4040 380 001 06006

TAKE NOTICE that the Municipality of Huron East Committee of Adjustment will hold an **electronic** public meeting on: **Tuesday March 1st at 7:00 p.m.** to consider a proposed minor variance under Section 45 of the Planning Act (RSO 1990), as described below and shown on the attached map.

BE ADVISED the Municipality of Huron East considered this application complete on February 17, 2022.

PURPOSE AND EFFECT:

The purpose of this application is to seek relief from Zoning By-law 52-2006 for the Municipality of Huron East. The property subject to this variance is zoned Residential Low Density Zone (R1) on Key Map 60 of the Huron East Zoning By-law, and designated Residential in the Huron East Official Plan.

The purpose of the Minor Variance is to request relief from the maximum permitted lot coverage for the proposed single detached dwellings zoned "Residential Low Density Zone (R1)" on the north side of Linda Drive. The Minor Variance would apply to a total of nine (9) building lots and would permit an increase in the maximum lot coverage from 35% to 45%.

PROPOSED MINOR VARIANCE:

One minor variance is being requested for this development:

- Increase the maximum lot coverage from 35% to 45% on the subject lots.

Maps showing the location of the lands to which this proposed minor variance applies are attached.

EXISTING ZONING BY-LAW PROVISIONS:

Section 18.4 of the Huron East Zoning By-law states that all single-detached dwellings require a maximum lot coverage of 35%.

ELECTRONIC PUBLIC HEARING – you are entitled to attend this electronic public hearing to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice, you are requested to inform that person of this hearing. If you wish to make written comments on this application, they may be forwarded to the secretary-treasurer of the committee at the address shown below.

Please note that comments and opinions submitted on these matters, including the originator's name and address, become part of the public record and may be viewed by the general public and may be published in a Planning Report, Council Agenda or Council Minutes.

FAILURE TO ATTEND – If you do not participate in the electronic hearing, it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

NOTICE OF DECISION – If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Land Tribunal hearing in the event the decision on this application is appealed.

ADDITIONAL INFORMATION relating to the proposed minor variance is available for inspection on the municipal website at www.huroneast.com .

Revised Procedure due to COVID-19 Pandemic

Council meetings are being held electronically in response to the current situation. Persons wishing to participate in the planning process are encouraged to send comments, questions or concerns via email, mail or telephone to Jenn Burns, Planner at planning@huroneast.com (1-888-524-8394 ext. 3295). Written comments submitted prior to February 23rd, 2022 will be included with the materials Council receives in consideration of the application.

Mail comments to: Huron East, PO Box 610, Seaforth, ON N0K 1W0, Attention Cathy Garrick.

Persons wishing to participate orally at the meeting, may join the hearing electronically or by teleconference. For instructions on how to participate and to register please contact Clerk Jessica Rudy at clerk@huroneast.com or by calling 519-527-0160 ext. 37 by noon the day of the meeting.

Revised and dated at the Municipality of Huron East this 17th day of February, 2022.

Brad McRoberts, CAO/Clerk, Municipality of Huron East
72 Main Street South, PO Box 610, Seaforth, Ontario N0K 1W0
Phone: 519-527-0160 or Toll Free 1-888-868-7513

Location of the Minor Variance Application



