



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# MV04-2021

LOCATION: Briarhill Road
Part of McKillop Ward, Con 1, Part Lot 25, Municipality of Huron East

OWNER: Pol Quality Homes Inc.

APPLICANT: Baker Planning Group

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, July 20th, 2021 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 June 25, 2021.

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 area of the property subject to this variance is zoned Residential Medium Density- Special Zone (R2-19) on Key Map 60 of the Huron East Zoning By-law, and designated Residential in the Huron East Official Plan.

The subject lands are within Draft Plan of Subdivision 40T-19001, on the south side of Briarhill Road, and proposed to be further subdivided into six building lots for single-storey detached dwellings. The construction of one-storey single detached dwellings requires a greater percentage of ground floor building coverage for the proposed floorplans, therefore seeking an increase above the permitted maximum of 35% lot coverage for a single detached dwelling. This application is seeking relief to exceed the maximum lot coverage by 3% for lands within the R2-19 zone.

PROPOSED MINOR VARIANCE:

One minor variance is being requested for this development:

- Relief for 3% from the maximum lot coverage for a single detached dwelling, as the builder proposes six 1-storey single detached dwellings, one per lot at a lot coverage of 38%.

Maps showing the location of the lands to which this proposed minor variance applies, are attached. The subject lands are not the subject of other planning applications.

APPLICANT: Baker Planning Group
OWNER: POL Quality Homes Inc.

MINOR VARIANCE FILE MV04-2021
ROLL NUMBER: 4040 380 001 06006

EXISTING ZONING BY-LAW PROVISIONS:

The provisions in the Huron East Zoning By-law for Section 18.4 permit a maximum lot coverage for a single detached dwelling to be 35% in a Residential Zone. The R2-19 Special Zone provisions relate to townhouses specifically.

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 Local Planning Appeal 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

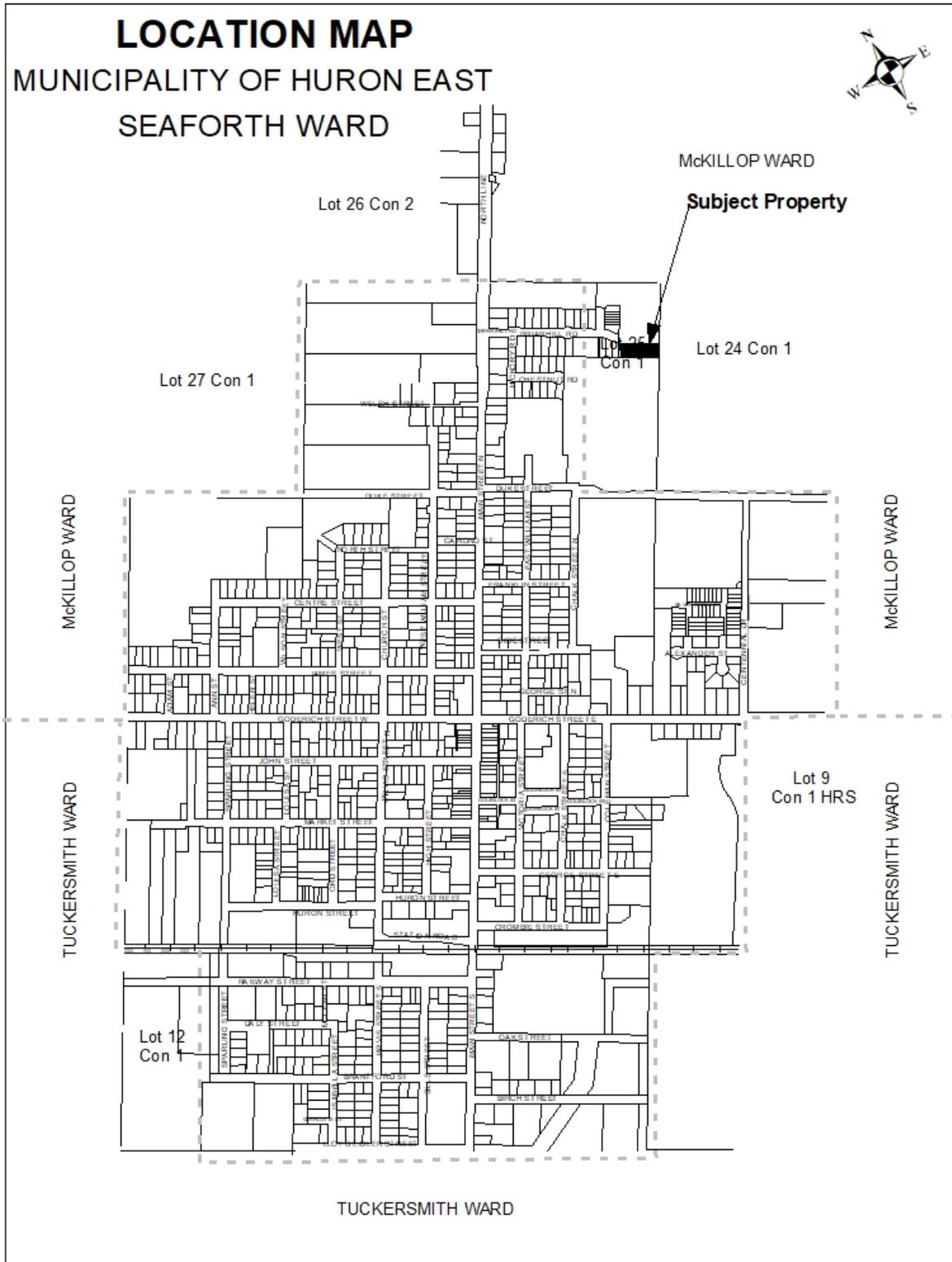
Council meetings are being held electronically in response to the current situation. Persons wishing to participate in the planning process are encouraged to send comments, questions or concerns via email, mail or telephone to Laura Simpson, Planner at lsimpson@huroneast.com (1-888-524-8394 ext. 3291) or to Cathy Garrick, Huron East Building Department, cgarrick@huroneast.com (519 527-1710 ext. 31). Written comments submitted prior to July 14th will be included with the materials Council receives in consideration of the application.

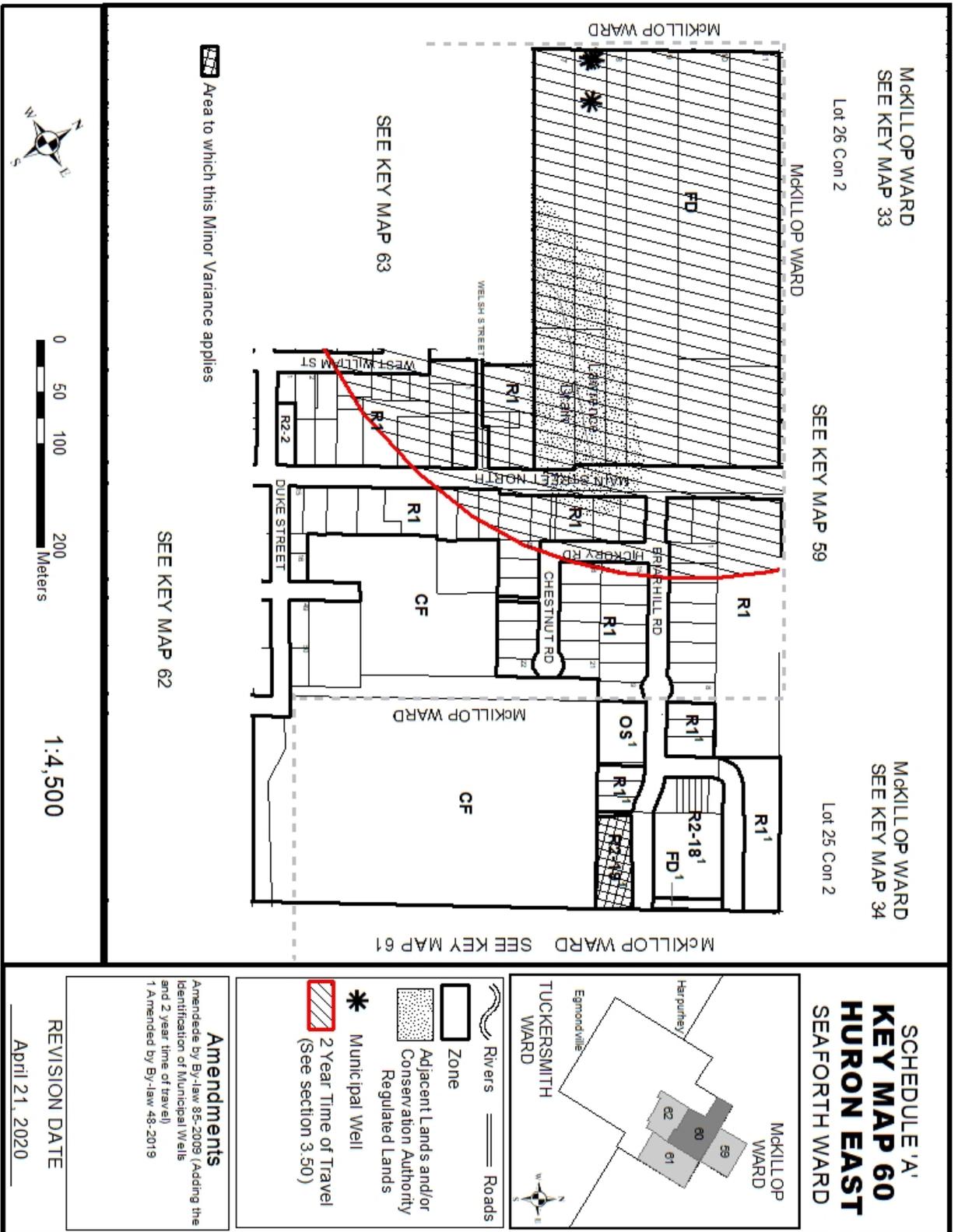
Mail comments to: Huron East, PO Box 610, Seaforth, ON N0K 1W0, Attention Cathy Garrick

Revised and dated at the Municipality of Huron East this 8th day of July 2021.

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





McKILLOP WARD
 SEE KEY MAP 33
 Lot 26 Con 2

SEE KEY MAP 59

McKILLOP WARD
 SEE KEY MAP 34
 Lot 25 Con 2

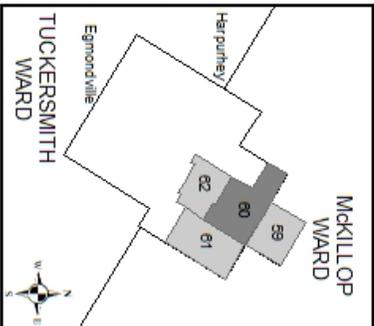
Area to which this Minor Variance applies

SEE KEY MAP 62

SEE KEY MAP 63

McKILLOP WARD SEE KEY MAP 61

**SCHEDULE 'A'
 KEY MAP 60
 HURON EAST
 SEAFORTH WARD**



- Rivers
- Roads
- Zone
- Adjacent Lands and/or Conservation Authority Regulated Lands
- Municipal Well
- 2 Year Time of Travel (See section 3.50)

Amendments
 Amended by By-law 85-2009 (Adding the Identification of Municipal Wells and 2 year time of travel)
 1 Amended by By-law 48-2019

REVISION DATE
 April 21, 2020



1:4,500