



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# MV05-2021

LOCATION: 42787 Hydro Line Road
McKillop Ward, Con 2, Part Lot 26, Municipality of Huron East

OWNER: Vifco Management Inc.

APPLICANT: Bryan Vincent

ROLL NUMBER: 4040 380 002 04401

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 29, 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 property subject to this variance is zoned Agricultural Commercial Industrial (AG3) on Key Map 33 of the Huron East Zoning By-law, and designated Agriculture in the Huron East Official Plan.

The purpose of this application is to permit a reduced interior yard setback and reduced front yard setback for a new proposed storage building for the Agriculture Commercial/Industrial operation on the property. The storage building is proposed to be located in the northwest corner of the property, situated a sufficient distance from the existing buildings and in a location that can maintain the current pattern of traffic for trucks on the property. Hydro Line Road is considered the front lot line of the subject property based on the definitions for Front Lot Line in the Huron East Zoning By-law.

PROPOSED MINOR VARIANCE:

Two minor variances are being requested for this development:

- To reduce the Interior Side Yard setback from 15 metres to 3 metres and;
- To reduce the Front Yard setback from 20 metres to 6 metres for the proposed storage building.

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.

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EXISTING ZONING BY-LAW PROVISIONS:

Section 6.3 of the Huron East Zoning By-law requires that the minimum interior side yard setback in the AG3 Zone from an interior lot line is 15 metres and the front yard setback from a municipal road is 20 metres. The definition for a Front Lot Line in Section 2 states that for a corner lot, the shorter lot line that abuts a street shall be deemed the Front Lot Line and the longer lot line that abuts a street shall be deemed the Exterior Side Lot Line.

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@huroncounty.ca (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

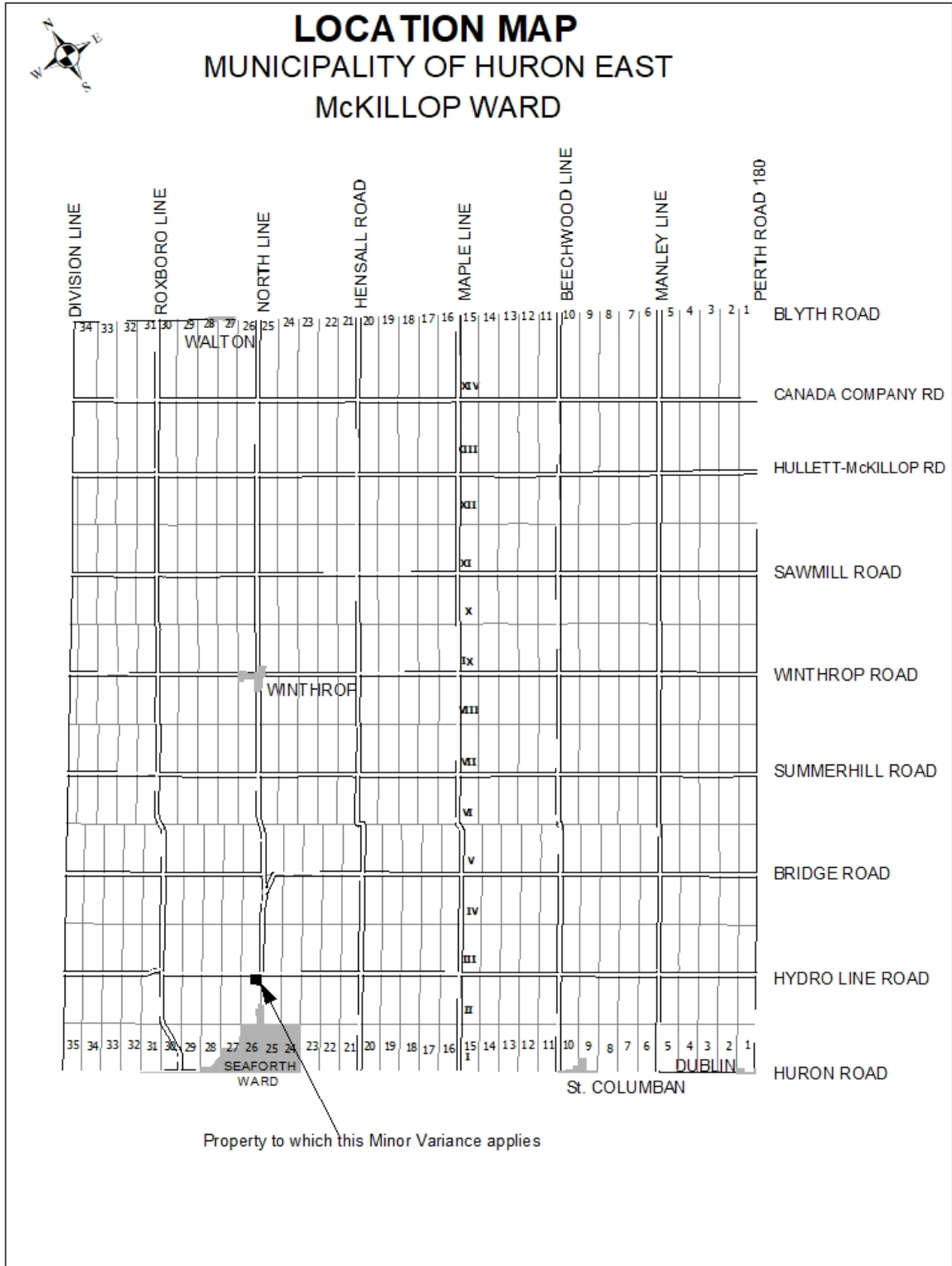
Revised and dated at the Municipality of Huron East this 8th day of July 2021.

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

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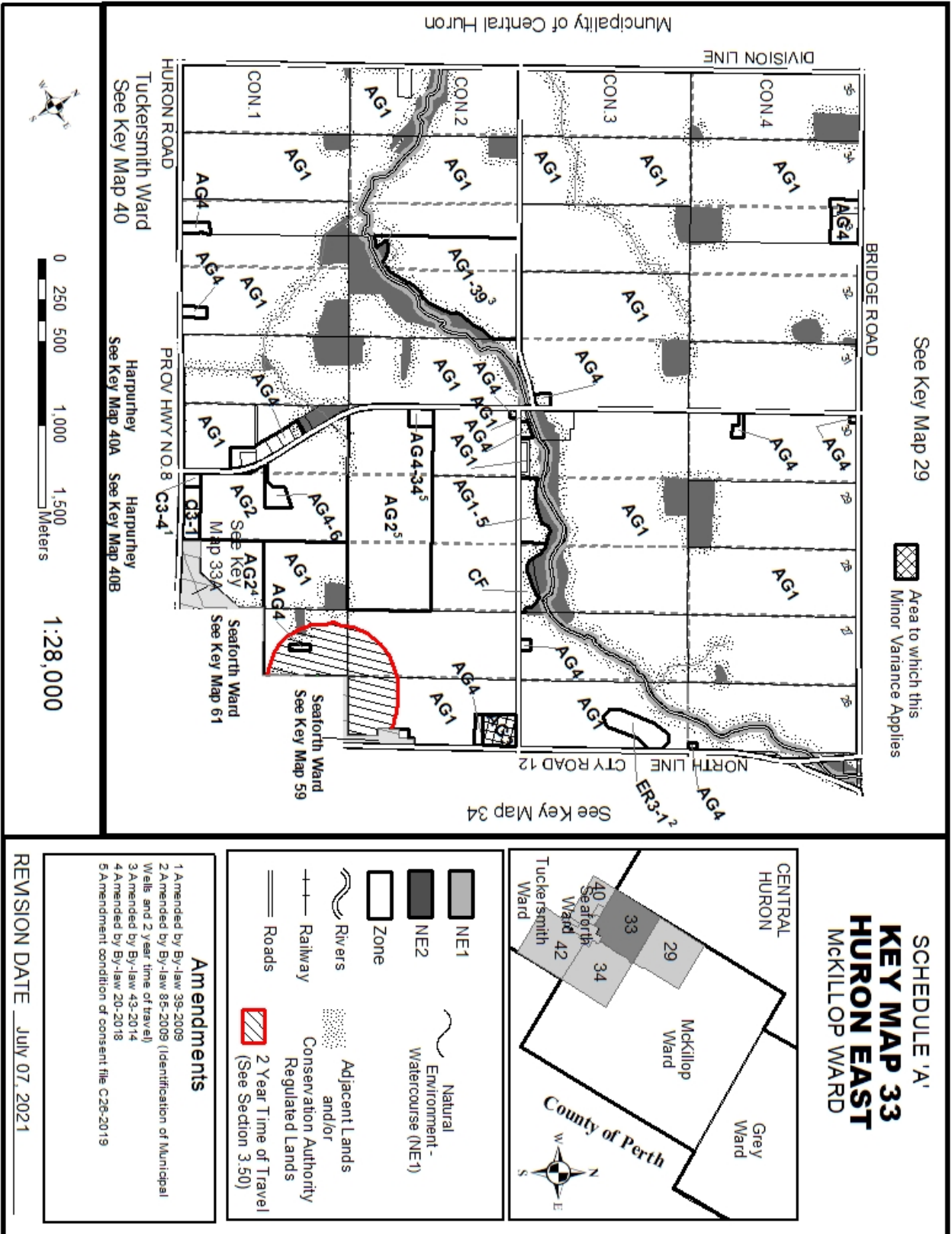
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Location of the Minor Variance Application



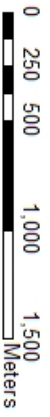
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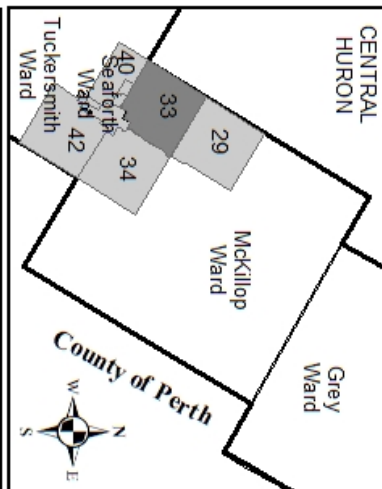
See Key Map 29

Area to which this
 Minor Variance Applies



1:28,000

SCHEDULE 'A'
KEY MAP 33
HURON EAST
 MCKILLOP WARD



Amendments

- 1 Amended by By-law 39-2009
- 2 Amended by By-law 85-2009 (Identification of Municipal Wells and 2 year time of travel)
- 3 Amended by By-law 43-2014
- 4 Amended by By-law 20-2018
- 5 Amendment condition of consent file C28-2019

Legend:

- NE1
- NE2
- Zone
- Rivers
- Railway
- Roads
- Natural Environment - Watercourse (NE1)
- Adjacent Lands and/or Conservation Authority Regulated Lands
- 2 Year Time of Travel (See Section 3.50)

REVISION DATE July 07, 2021