



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# MV06-2020

LOCATION: 61 Louisa Street,
Plan 394, Lot 53, Seaforth Ward, Municipality of Huron East

OWNERS: Tripod Properties Inc.

ROLL NUMBER: 4040 390 022 00897 0000

TAKE NOTICE that the Municipality of Huron East Committee of Adjustment will hold an **electronic public meeting** on: Tuesday, December 15, 2020 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 November 24, 2020.

PURPOSE AND EFFECT:

The subject property is zoned Residential Medium Density (R2) on Key Map 64 of the Huron East Zoning By-law.

The purpose of this application is to permit a reduced lot frontage for one of the units of the existing semi-detached dwelling on the subject property.

PROPOSED MINOR VARIANCE:

The minor variance requested for this development is:

- To permit a reduced minimum lot frontage of 9.9 metres for one unit (Part 2) of the semi-detached dwelling on the subject property.

EXISTING ZONING BY-LAW PROVISIONS:

Section 19.5 of the Huron East Zoning By-law states that all semi-detached dwellings must comply with a minimum interior lot frontage of 10 metres.

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 strongly encouraged to send their 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 at cgarrick@huroneast.com (519-527-1710 ext. 31).

If mailing comments, please address to:

PO Box 610, Seaforth, Ontario N0K 1W0, Attention: Cathy Garrick

For those persons who wish to participate orally at the meeting, there is an option to join the hearing electronically or by teleconference. For instructions on how to participate electronically, contact Cathy Garrick, Huron East Building Department, cgarrick@huroneast.com (519-527-1710 ext. 31)

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, may be viewed by the 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.

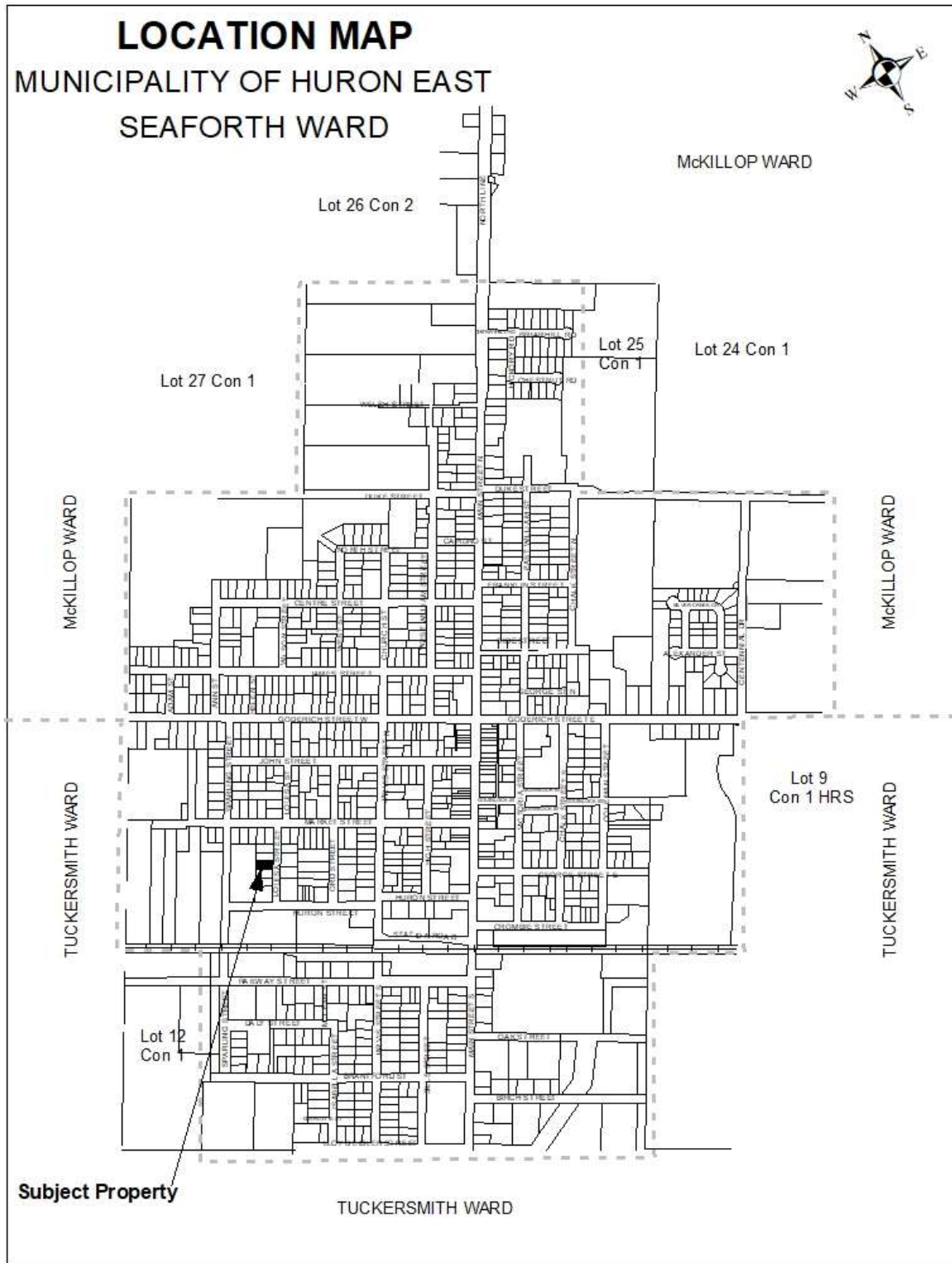
NOTICE OF DECISION – If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal hearing in the event the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

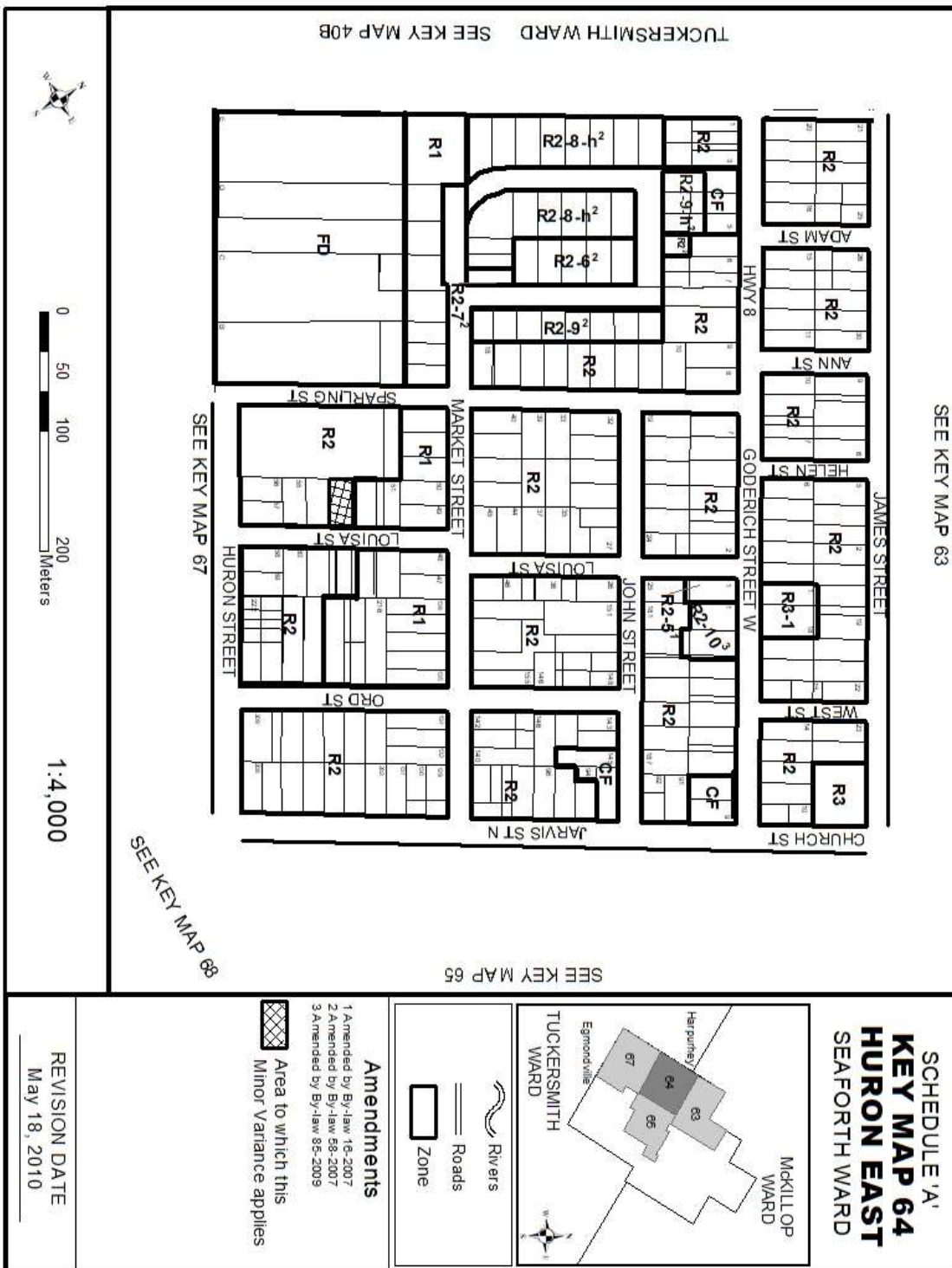
ADDITIONAL INFORMATION relating to the proposed minor variance is available for inspection on the municipal website at www.huroneast.com or at the Clerk's office from 8:30am to 4:30pm Monday to Friday.

DATED AT THE MUNICIPALITY OF HURON EAST THIS 2nd DAY OF DECEMBER 2020.

Brad Knight, 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

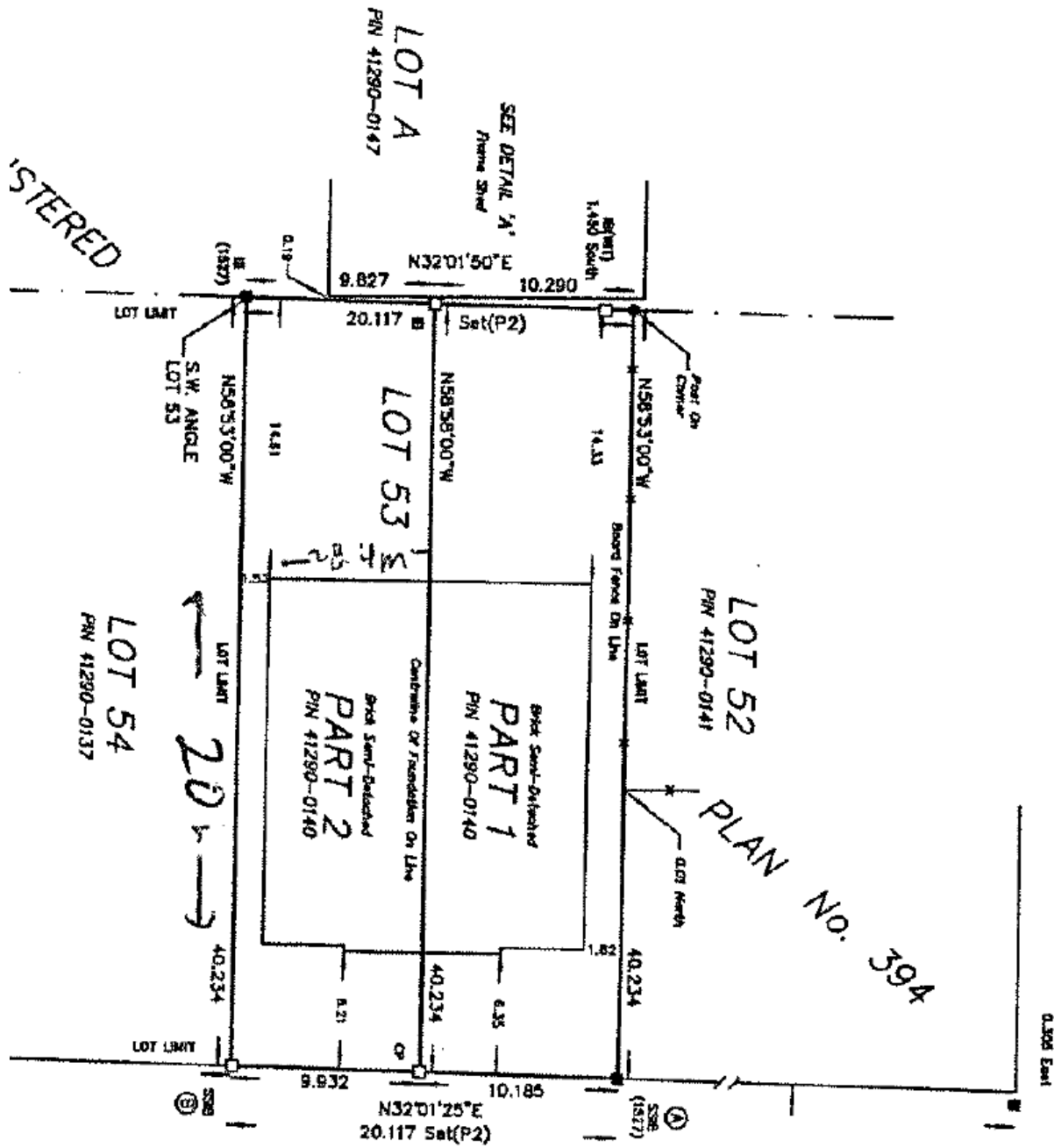
Location of the Minor Variance Application





OWNER: Tripod Properties Inc.

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LOUISA STREET
REGISTERED PLAN No. 394 - 17.703 WIDE)
PIN 41290-0090