



THE CORPORATION OF THE MUNICIPALITY OF HURON EAST

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**NOTICE OF PUBLIC HEARING**

PURSUANT TO SECTION 45 OF *THE PLANNING ACT*, R.S.O. 1990

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MINOR VARIANCE APPLICATION FILE# MV06-2021

LOCATION: 57 George Street East  
Seaford Ward, Plan 393, Lot 117, Municipality of Huron East

OWNER/ APPLICANT: Tripod Properties Inc.

ROLL NUMBER: 4040 390 015 00200

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**TAKE NOTICE** that the Municipality of Huron East Committee of Adjustment will hold a public meeting on: **Tuesday, September 21st, 2021 at 7:00 p.m. in the Huron East Council Chambers at 72 Main Street South in Seaford,** 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 August 27, 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 Residential Medium Density (R2) on Key Map 68 of the Huron East Zoning By-law, and designated Residential in the Huron East Official Plan.

The purpose of this application is to seek an increase above the permitted maximum of 40% lot coverage for a semi-detached structure in the R2 Zone. The applicants propose to remove the existing single detached dwelling on the subject lands and construct a single storey semi-detached dwelling. The construction of a single-storey semi-detached dwelling requires a greater percentage of ground floor building coverage for the proposed floorplans, therefore seeking an increase above the permitted maximum lot coverage. This application is seeking relief to exceed the maximum lot coverage by 7%.

**PROPOSED MINOR VARIANCE:**

One minor variance is being requested for this development:

- Relief for 7% from the maximum lot coverage for a semi-detached structure, as the new semi-detached structure is proposed at a lot coverage of 47%

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.

**EXISTING ZONING BY-LAW PROVISIONS:**

The provisions in the Huron East Zoning By-law for Section 19.5 permit a maximum lot coverage for a semi-detached dwelling to be 40% in a Residential Zone. The applicant proposes to construct a semi-detached dwelling with a lot coverage of 47% on the subject lands.

**PUBLIC HEARING** – you are entitled to attend this 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 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 (OLT) hearing in the event the decision on this application is appealed.

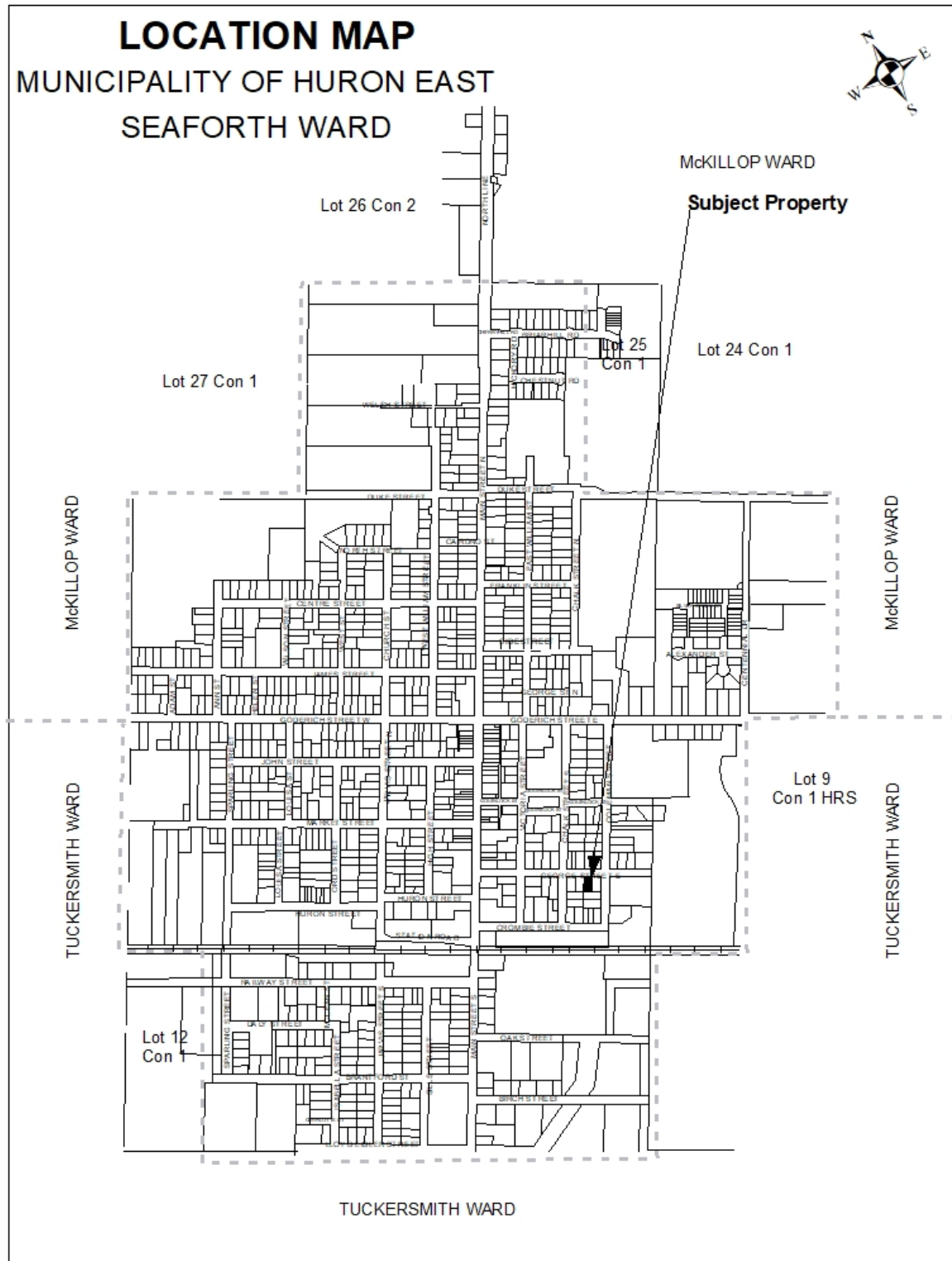
**ADDITIONAL INFORMATION** relating to the proposed minor variance is available for inspection on the municipal website at [www.huroneast.com](http://www.huroneast.com).

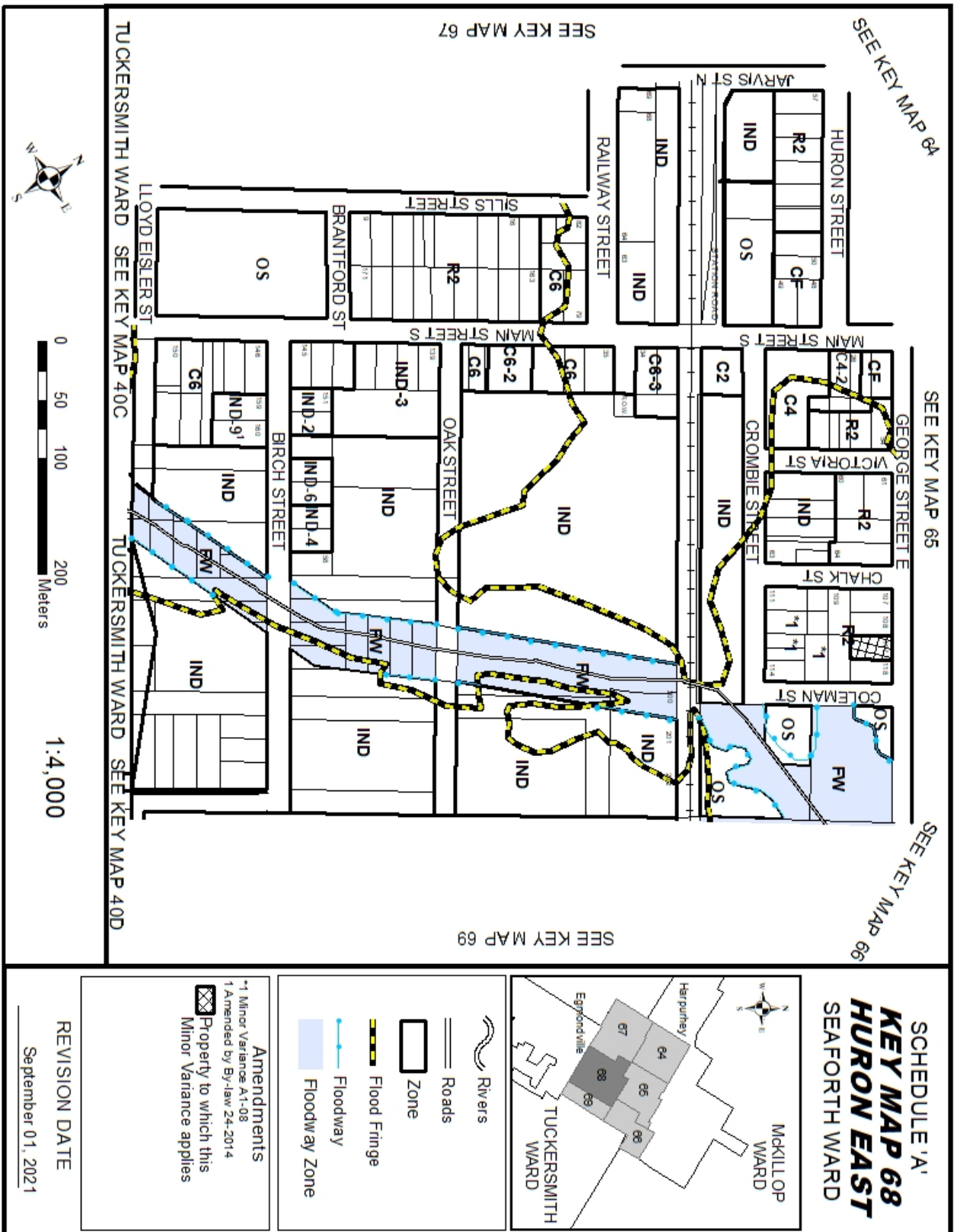
**Dated at the Municipality of Huron East this 8th day of September 2021.**

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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





# GEORGE STREET (REGISTERED PLAN No. 393 - 18.306 WIDE)

