



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# MV08-2021

LOCATION: 156 Sills Street
Seaforth Ward, Plan 396, Lot 11 in Block J, Municipality of Huron East

OWNER/ APPLICANT: Stonecraft Custom Homes

ROLL NUMBER: 4040 390 019 02110

TAKE NOTICE that the Municipality of Huron East Committee of Adjustment will hold an **electronic** public meeting on: **Tuesday, October 5th, 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 September 21, 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 permit a reduced lot frontage for the units of the existing semi-detached dwelling on the subject property. The subject property has a non-complying frontage and the applicant is proposing to divide the semi-detached structure into two parcels, and requires a minor variance to recognize the deficient lot frontage of 9 metres per unit.

PROPOSED MINOR VARIANCE:

One minor variance is being requested for this development:

- Reduce the minimum lot frontage for a semi-detached dwelling from 10 metres per unit to 9 metres per unit

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:

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. Section 3.24 of the Zoning By-law recognizes existing non-complying lots unless subject to a consent under Section 50 of the Planning Act and being further made non-compliant with the zoning provisions.

APPLICANT: Stonecraft Custom Homes Ltd.

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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 Laura Simpson, Planner at lsimpson@huroneast.com (1-888-524-8394 ext. 3291). Written comments submitted prior to September 29th will be included with the materials Council receives in consideration of the application.

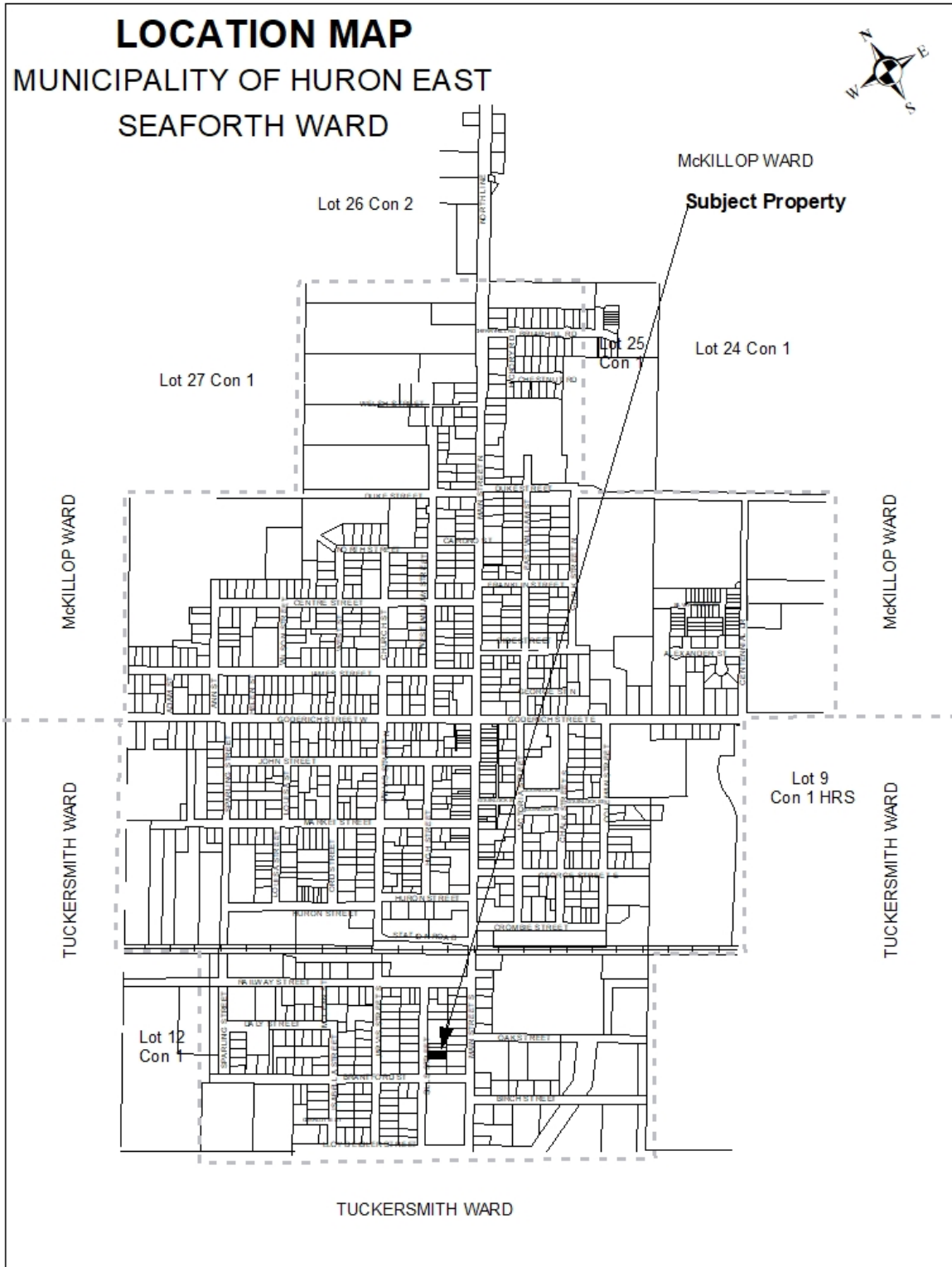
Mail comments to: Huron East, PO Box 610, Seaforth, ON N0K 1W0, Attention Cathy Garrick.

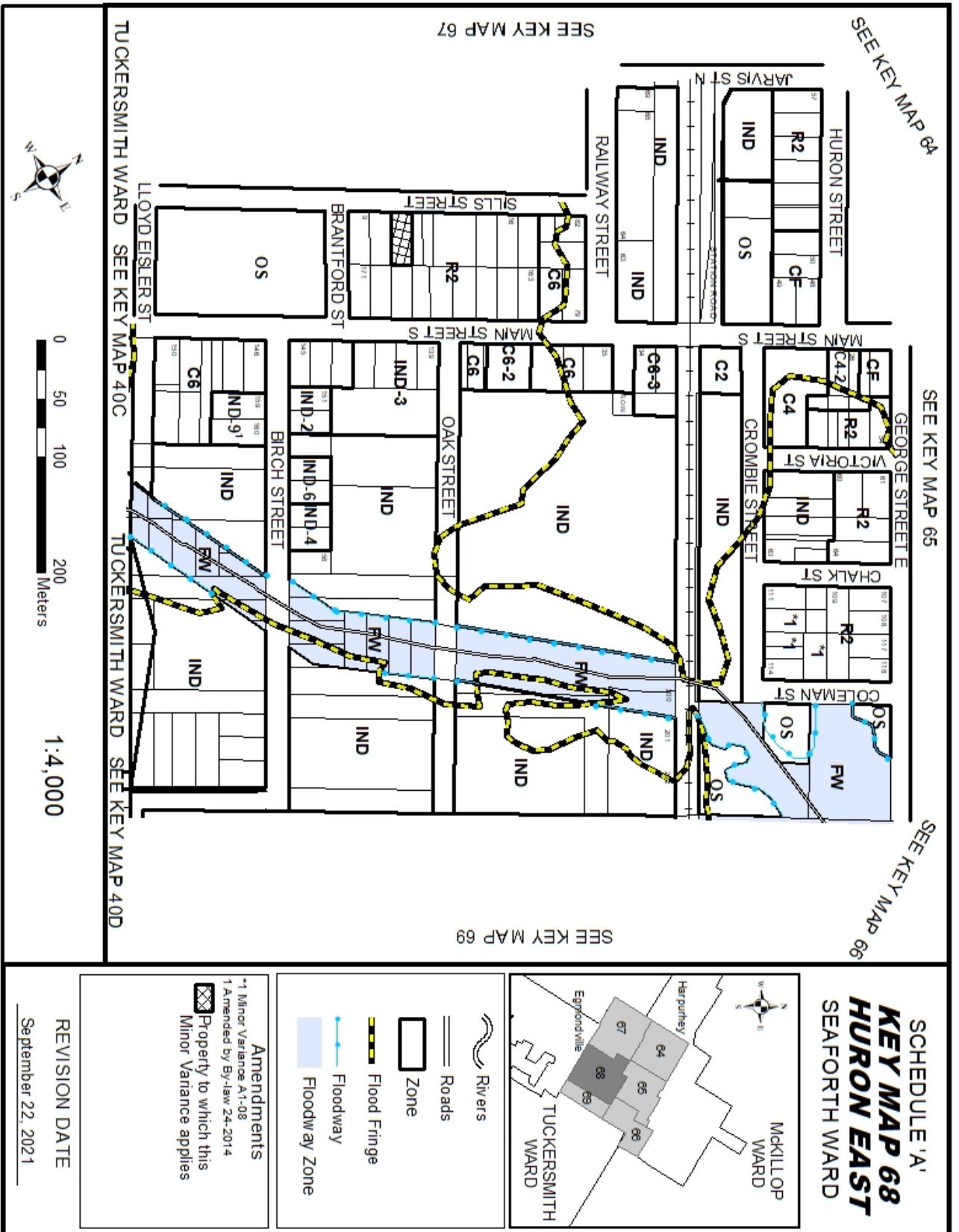
Persons wishing to participate orally at the meeting, may join the hearing electronically or by teleconference. For instructions on how to participate electronically, contact Cathy Garrick, cgarrick@huroneast.com (519-527-1710 ext. 31). The Council Agenda and Zoom link to join the Public Meeting will be available on the website at www.huroneast.com

Revised and dated at the Municipality of Huron East this 24th day of September 2021.

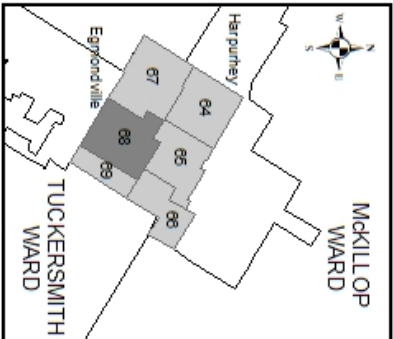
Brad McRoberts, CAO/Clerk, Municipality of Huron East
72 Main Street South, PO Box 610, Seaforth, Ontario N0K 1W0
Phone: 519-527-0160 or Toll Free 1-888-868-7513

Location of the Minor Variance Application





SCHEDULE 'A'
KEY MAP 68
HURON EAST
 SEAFOORTH WARD



- Rivers
- Roads
- Zone
- Flood Fringe
- Floodway
- Floodway Zone

Amendments
 *1 Minor Variance A1-08
 1 Amended by By-law 24-2014
 Property to which this
 Minor Variance applies

REVISION DATE
 September 22, 2021

(20.117 WIDE BY REG'D PLAN No. 387)
P.L.N. 41288 - 0090 (LT)

