

**ELECTRONIC PUBLIC MEETING  
CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT  
AFFECTING THE MUNICIPALITY OF HURON EAST**

**Roll No. 4040 160 001 09000**

**TAKE NOTICE** that Council of the Municipality of Huron East will hold an **electronic** public meeting on **Tuesday, July 6th, 2021 at 7:00 p.m.** to consider a proposed Zoning By-law Amendment under Section 34 of the Planning Act, RSO 1990, as amended. The amendment affects the Municipality of Huron East Zoning By-law.

**BE ADVISED** that the Corporation of the Municipality of Huron East considered this application to be complete on June 10th, 2021.

If you are an owner of any land containing seven or more residential units you are requested to post this notice in a location that is visible to all of the residents.

**ANY PERSON** may attend the public meeting via telecommunications and/or make written or verbal representation.

**IF** a person or public body does not make oral submissions at the electronic public meeting or make written submissions to the Municipality of Huron East before the by-law is passed, the person or public body is not entitled to appeal the decision of the Municipality of Huron East to the Local Planning Appeal Tribunal.

**IF** a person or public body does not make an oral submission at the electronic public meeting or make written submissions to the Municipality of Huron East before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body.

**IF** you wish to be notified of the decision of the Municipality of Huron East on the proposed zoning by-law amendment, you must make a written request to the Municipality of Huron East, 72 Main Street South, Seaforth, Ontario N0K 1W0.

**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](mailto:lsimpson@huroncounty.ca) (1-888-524-8394 ext. 3291) Written comments submitted prior to June 30<sup>th</sup> 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

**ADDITIONAL INFORMATION** relating to the proposed zoning by-law amendment is available for inspection on the municipal website at [www.huroneast.com](http://www.huroneast.com).

**Revised and dated at the Municipality of Huron East this 15th day of June 2021.**

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Brad Knight, CAO/Clerk, Municipality of Huron East  
72 Main Street S, P.O Box 610, Seaforth ON N0K 1W0  
Phone: 519-527-0160 1-888-868-7513 (toll free) Fax: 519-527-2561

**Purpose and Effect:**

This proposed Zoning By-law Amendment affects the property of Con 1, Huron Road Survey, South Part Lot 31 and South Part Lot 32, Tuckersmith Ward, Municipality of Huron East. The By-law proposes to amend the zoning on the southern portion of the property from NE1 and NE2 (Natural Environment Full Protection and Natural Environment Limited Protection) to AG1 (General Agriculture) to accurately reflect the agricultural use of this area. It also proposes to amend a portion from NE2 (Natural Environment Limited Protection) and AG1 to AG1-47 (General Agriculture- Special Zone). The remainder of the property will maintain its current AG1 Zone.

The subject lands require a zone change to AG1-47 on a portion of the farm to permit two proposed cabins to accommodate seasonal farm workers for the existing agricultural and winery operations. The owners are also proposing to utilize the detached accessory dwelling units for seasonal agritourism accommodation when not being used for farm workers. The subject property is designated Agriculture and Natural Environment and is 92 acres (37 hectares) in area. The area subject to amendment to AG1-47 is approximately 2250 square metres and is located at the rear of the vineyard area, adjacent to the existing NE bush and treed area.

The subject property is located at 78925 Sanctuary Line.

**SCHEDULE 1  
CORPORATION OF THE  
MUNICIPALITY OF HURON EAST  
BY-LAW -2021**

**Roll No. 4040 160 001 09000**

BEING a by-law to amend the zoning on Con 1, HRS, South Part Lot 31 and South Part Lot 32, Tuckersmith Ward, Municipality of Huron East (78925 Sanctuary Line).

WHEREAS the Council of the Corporation of the Municipality of Huron East considers it advisable to amend Zoning By-law 52-2006 of the Municipality of Huron East.

NOW, THEREFORE, the Council of the Corporation of the Municipality of Huron East ENACTS as follows:

1. This by-law shall apply to Con 1, HRS, South Part Lot 31 and South Part Lot 32, Tuckersmith Ward, Municipality of Huron East and is comprised of the attached Schedules.
2. By-law 52-2006 is hereby amended by changing from NE1 (Natural Environment Full Protection) and NE2 (Natural Environment Limited Protection) to AG1 (General Agriculture) and AG1-47 (General Agriculture Special Zone), the zone symbols on the lands designated 'AG1' and 'AG1-47' on the attached Schedule.
3. Section 4.11 Special Zones is hereby amended by the addition of the following:

**4.11 AG1-47**

For the lands zoned AG1-47, two detached accessory dwelling units are permitted to house seasonal agricultural farm workers and for agritourism accommodation in conjunction with the existing agritourism winery and agricultural operation. All other provisions of By-law 52-2006 shall continue to apply.

4. This by-law affects Zone Map 37 of By-law 52-2006, attached as Schedule A.
5. This by-law shall come into force upon final passing, pursuant to Section 34(21) of the Planning Act, RSO 1990, as amended.

READ A FIRST TIME ON THE	DAY OF	, 2021.
READ A SECOND TIME ON THE	DAY OF	, 2021.
READ A THIRD TIME AND PASSED THIS	DAY OF	, 2021.

\_\_\_\_\_  
Bernie MacLellan, Mayor

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Brad McRoberts, CAO/Clerk

**SCHEDULE 2  
CORPORATION OF THE  
MUNICIPALITY OF HURON EAST  
BY-LAW -2021**

**Roll No. 4040 160 001 09000**

By-law - 2021 has the following purpose and effect:

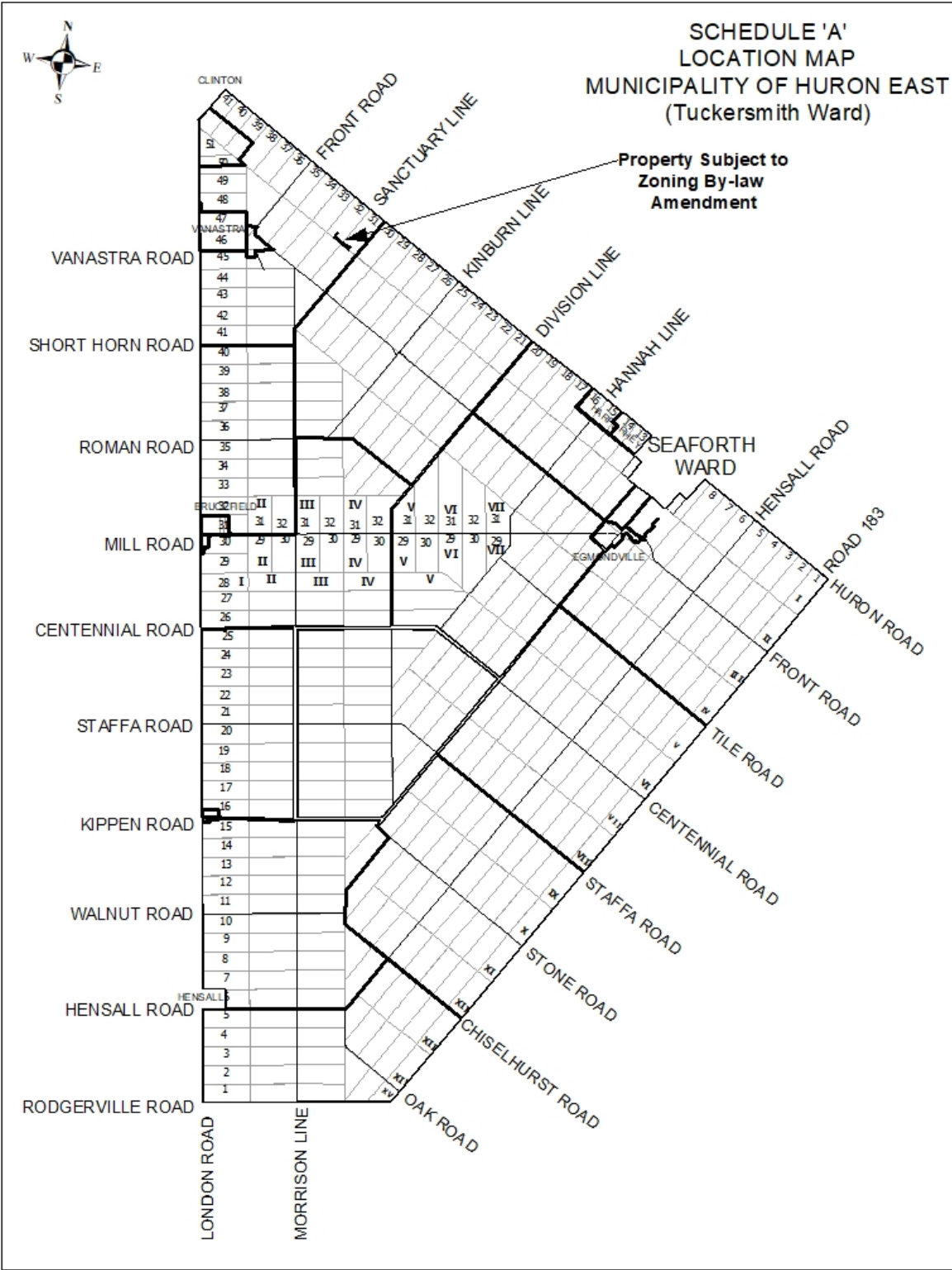
1. This proposed Zoning By-law Amendment affects the property of Con 1, Huron Road Survey, South Part Lot 31 and South Part Lot 32, Tuckersmith Ward, Municipality of Huron East. The By-law proposes to amend the zoning on the southern portion of the property from NE1 and NE2 (Natural Environment Full Protection and Natural Environment Limited Protection) to AG1 (General Agriculture) to accurately reflect the agricultural use of this area. It also proposes to amend a portion from NE2 (Natural Environment Limited Protection) and AG1 to AG1-47 (General Agriculture- Special Zone). The remainder of the property will maintain its current AG1 Zone.

The subject lands require a zone change to AG1-47 on a portion of the farm to permit two proposed cabins to accommodate seasonal farm workers for the existing agricultural and winery operations. The owners are also proposing to utilize the detached accessory dwelling units for seasonal agritourism accommodation when not being used for farm workers. The subject property is designated Agriculture and Natural Environment and is 92 acres (37 hectares) in area. The area subject to amendment to AG1-47 is approximately 2250 square metres and is located at the rear of the vineyard area, adjacent to the existing NE bush and treed area.

The subject property is located at 78925 Sanctuary Line.

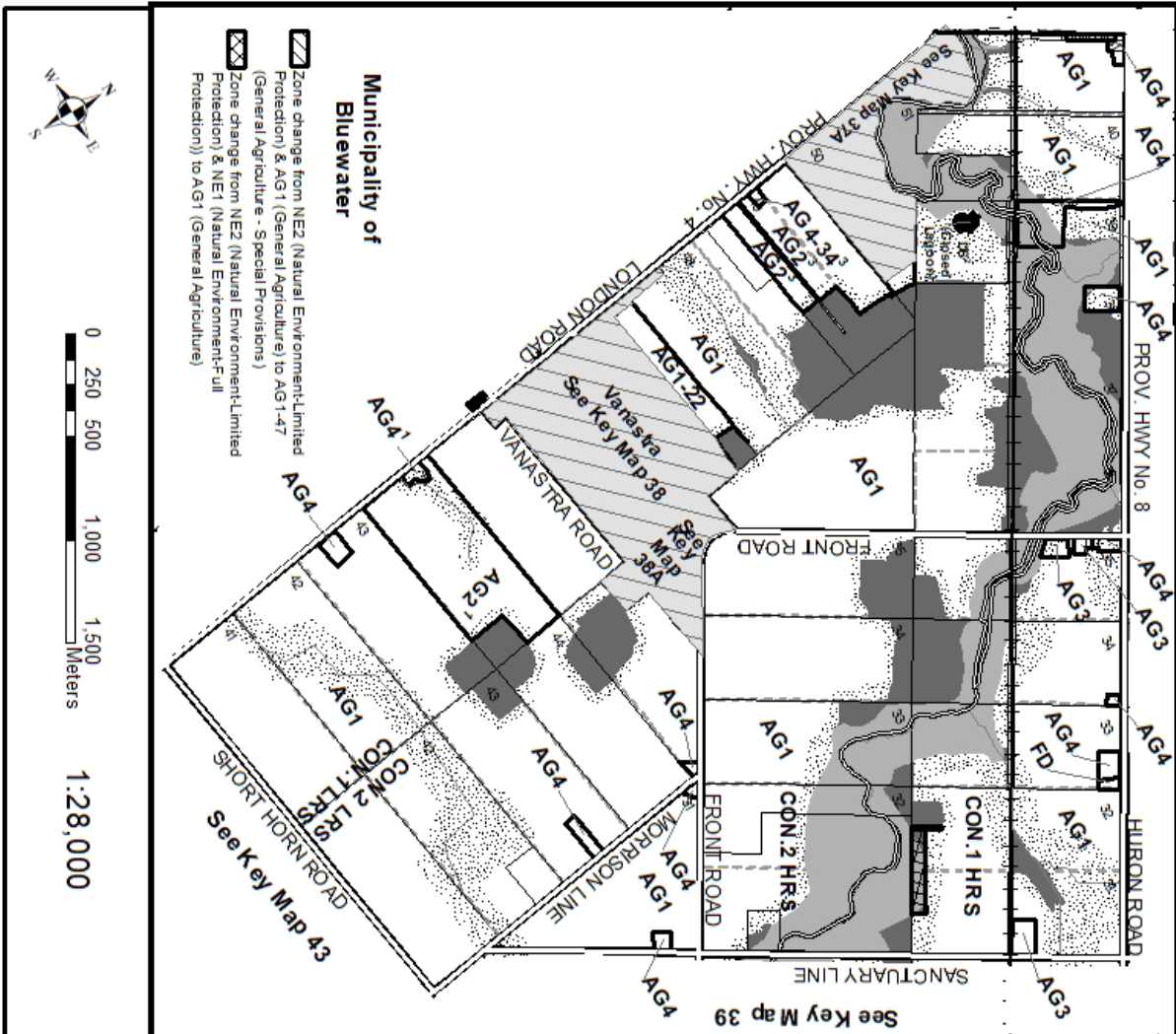
2. The map showing the location of the lands to which this by-law applies is shown on the following page and is entitled Location Map, Schedule A.

**SCHEDULE A  
CORPORATION OF THE MUNICIPALITY OF HURON EAST  
BY-LAW - 2021**



**Schedule A**  
**CORPORATION OF THE MUNICIPALITY OF HURON EAST**  
**BY-LAW - 2021**

**Roll No. 4040 160 001 09000**



**SCHEDULE 'A'**  
**KEY MAP 37**  
**HURON EAST**  
**TUCKERSMITH WARD**

	NE1		Natural Environment - Watercourse (NE1)
	NE2		Adjacent Lands and/or Conservation Authority Regulated Lands
	Zone		Rivers
	Roads		Railway

**Amendments**

- 1 Amended by By-law 33-2009
- 2 Amended by By-law 85-2009
- 3 Amendment condition of consent the B98-2017

REVISION DATE June 15, 2021