

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

**Roll No. 4040 420 011 02504
& 4040 420 011 02505**

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 1st, 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.

ADDITIONAL INFORMATION relating to the proposed zoning by-law amendment 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) Written comments submitted prior to June 30th 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 15th day of June 2021.

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 two properties of Plan 207, Lots 149 to 152, & 161 to 164, and Plan 207, Lots 205 to 208 & 214 to 217, Grey Ward, Municipality of Huron East. The By-law proposes to amend the zoning on the rear 2.7 acres of each property from AG1 (General Agriculture) to R1 (Residential Low Density) and R1-40 (Residential Low Density- Special Zone). The remainder of the property will maintain its current R1 Zone.

The subject lands require a zone change to permit residential development and uses on the entirety of the subject lands and the Special R1-40 Zone to permit an interior side yard setback, rather than exterior side yard setback, from the adjacent Frederick Street road allowance. The subject property was also subject to an Official Plan Amendment to correct a mapping error and designate the entire property as Urban in the settlement area of Cranbrook. Each subject property is 4 acres (1.6 hectares) in area.

The properties front onto Kent Line in Cranbrook.

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

**Roll No. 4040 420 011 02504
& 4040 420 011 02505**

BEING a by-law to amend the zoning on Plan 207, Lots 149 to 152, & 161 to 164, and Plan 207, Lots 205 to 208 & 214 to 217, Grey Ward, Municipality of Huron East (Kent 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 Plan 207, Lots 149 to 152, & 161 to 164, and Plan 207, Lots 205 to 208 & 214 to 217, Grey Ward, Municipality of Huron East and is comprised of the attached Schedules.
2. By-law 52-2006 is hereby amended by changing from AG1 (General Agriculture) to R1 (Residential Low Density) and R1-40 (Residential Low Density Special Zone), the zone symbols on the lands designated 'R1' and 'R1-40' on the attached Schedule.
3. Section 18.10 Special Zones is hereby amended by the addition of the following:

18.10 R1-40

For the lands zoned R1-40, the west lot line abutting the Frederick Street road allowance is recognized as an interior side lot line and the applicable interior side yard setbacks apply. All other provisions of By-law 52-2006 shall continue to apply.

4. This by-law affects Zone Map 10A 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

Bradley McRoberts, CAO/Clerk

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

**Roll No. 4040 420 011 02504
& 4040 420 011 02505**

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

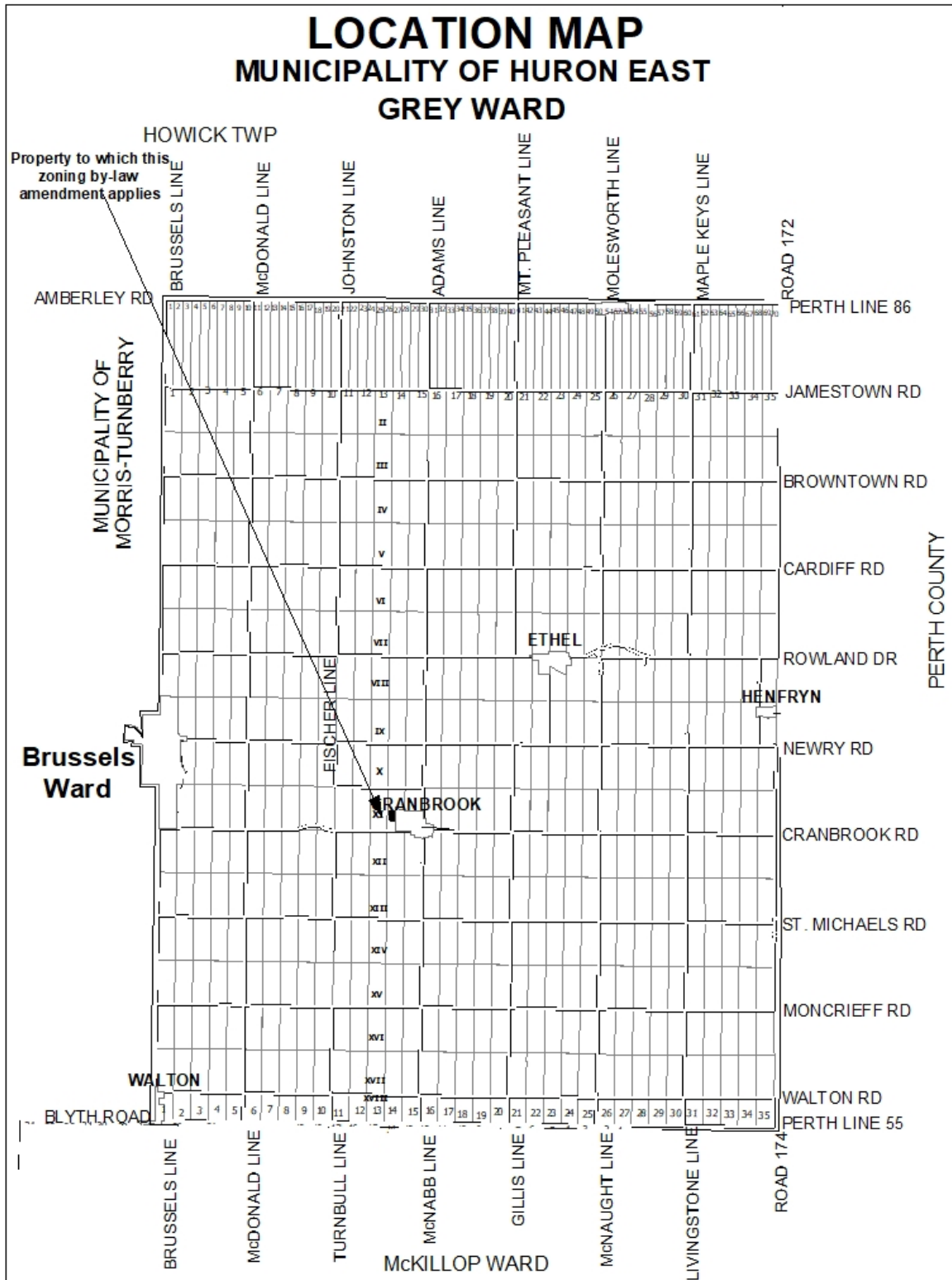
1. This proposed Zoning By-law Amendment affects the two properties of Plan 207, Lots 149 to 152, & 161 to 164, and Plan 207, Lots 205 to 208 & 214 to 217, Grey Ward, Municipality of Huron East. The By-law proposes to amend the zoning on the rear 2.7 acres of each property from AG1 (General Agriculture) to R1 (Residential Low Density) and R1-40 (Residential Low Density- Special Zone). The remainder of the property will maintain its current R1 Zone.

The subject lands require a zone change to permit residential development and uses on the entirety of the subject lands and the Special R1-40 Zone to permit an interior side yard setback, rather than exterior side yard setback, from the adjacent Frederick Street road allowance. The subject property was also subject to an Official Plan Amendment to correct a mapping error and designate the entire property as Urban in the settlement area of Cranbrook. Each subject property is 4 acres (1.6 hectares) in area.

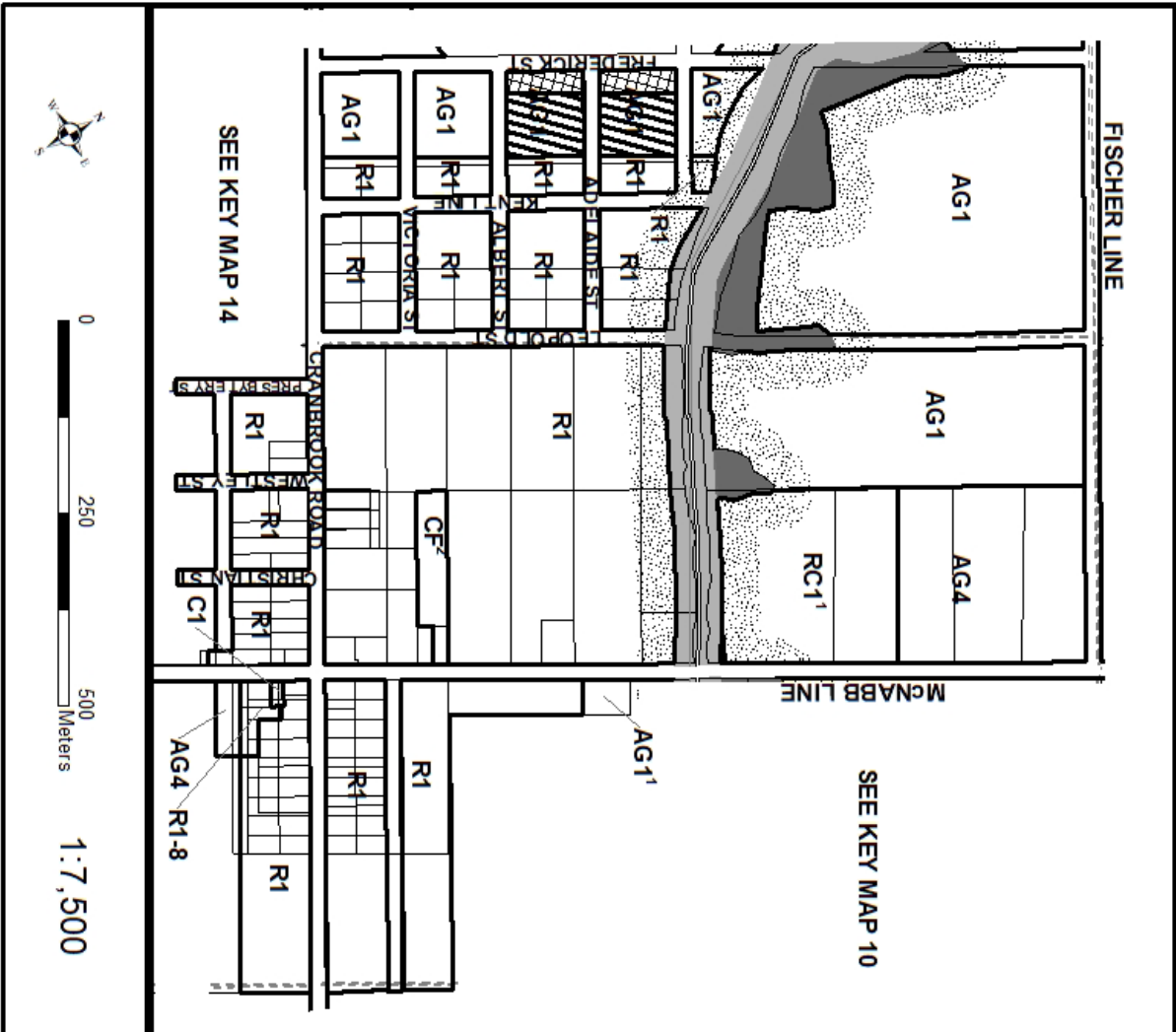
The properties front onto Kent Line in Cranbrook.

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



SCHEDULE 'A'
KEY MAP 10A
HURON EAST
 GREY WARD
 CRANBROOK

Amendments

1 Amended by By-law 85-2009
 2 Amended by By-law 25-2014

Zone change from AG1 (General Agriculture) to R1 (Residential Low Density)

Zone change from AG1 (General Agriculture) to R1-40 (Residential Low Density- Special Provisions)

County of Perth

<ul style="list-style-type: none"> NE1 NE2 Zone Rivers Railway Roads 	<ul style="list-style-type: none"> Natural Environment - Watercourse (NE1) Adjacent Lands and/or Conservation Authority Regulated Lands
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REVISION DATE June 07, 2021