

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

Roll No. 4040 160 031 22400

TAKE NOTICE that Council of the Municipality of Huron East will hold an **electronic public meeting** on **Tuesday, March 16th, 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 February 17th, 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 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, Huron East Building, at cgarrick@huroneast.com (519-527-1710 x 31). Written comments submitted prior to March 11th will be included with the materials that Council receives in consideration of the application.

If mailing comments, please address to: 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 x 31)

ADDITIONAL INFORMATION relating to the proposed zoning by-law amendment is available for inspection on the municipal website at www.huroneast.com .

Revised and dated at the Municipality of Huron East this 18th day of February 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)

Purpose and Effect:

This proposed Zoning By-law Amendment affects Plan 133, Lot 10, Tuckersmith Ward, Municipality of Huron East. The By-law proposes to change the zoning to 'Industrial - Special Zone' (IND-10) from 'Industrial' (IND).

The subject lands require a zone change to permit a proposed rental storage facility on the subject property. The subject property is surrounded on three sides by municipal roads, which each require a 10 metre front yard or exterior side yard setback and restricts the buildable area of the subject property. The rental storage building is proposed to be constructed at a 0 metre setback from the exterior lot lines of the property on the east (4th Street) and west (3rd Street) sides along the existing fence line. The subject property is 3884 square metres (0.96 acre) in area and contains an existing industrial use building. The subject property is designated Commercial/Industrial in the Huron East Official Plan.

The property is located at 10 7th Avenue, Vanastra.

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

Roll No. 4040 160 031 22400

BEING a by-law to amend the zoning on Plan 133, Lot 10, Tuckersmith Ward, Municipality of Huron East.

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 133, Lot 10, Tuckersmith Ward, Municipality of Huron East and is comprised of the attached Schedules.
2. By-law 52-2006 is hereby amended by changing from IND (Industrial) to IND-10 (Industrial Special Zone), the zone symbol on the lands designated 'IND-10' on the attached Schedule.
3. Section 32.5 IND Special Zones is hereby amended by the addition of the following:

IND-10

Notwithstanding the provisions of Section 32.3 (Zone Provisions) to the contrary, on the lands zoned IND-10, the buildings are deemed to comply with the exterior side yard setbacks.

4. This by-law affects Zone Map 38 of By-law 52-2006, attached as Schedule A.
5. All other provisions of By-law 52-2006 shall apply.
6. 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

Brad Knight, CAO/Clerk

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

Roll No. 4040 160 031 22400

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

1. This proposed Zoning By-law Amendment affects Plan 133, Lot 10, Tuckersmith Ward, Municipality of Huron East. The By-law proposes to change the zoning to 'Industrial - Special Zone' (IND-10) from 'Industrial' (IND).

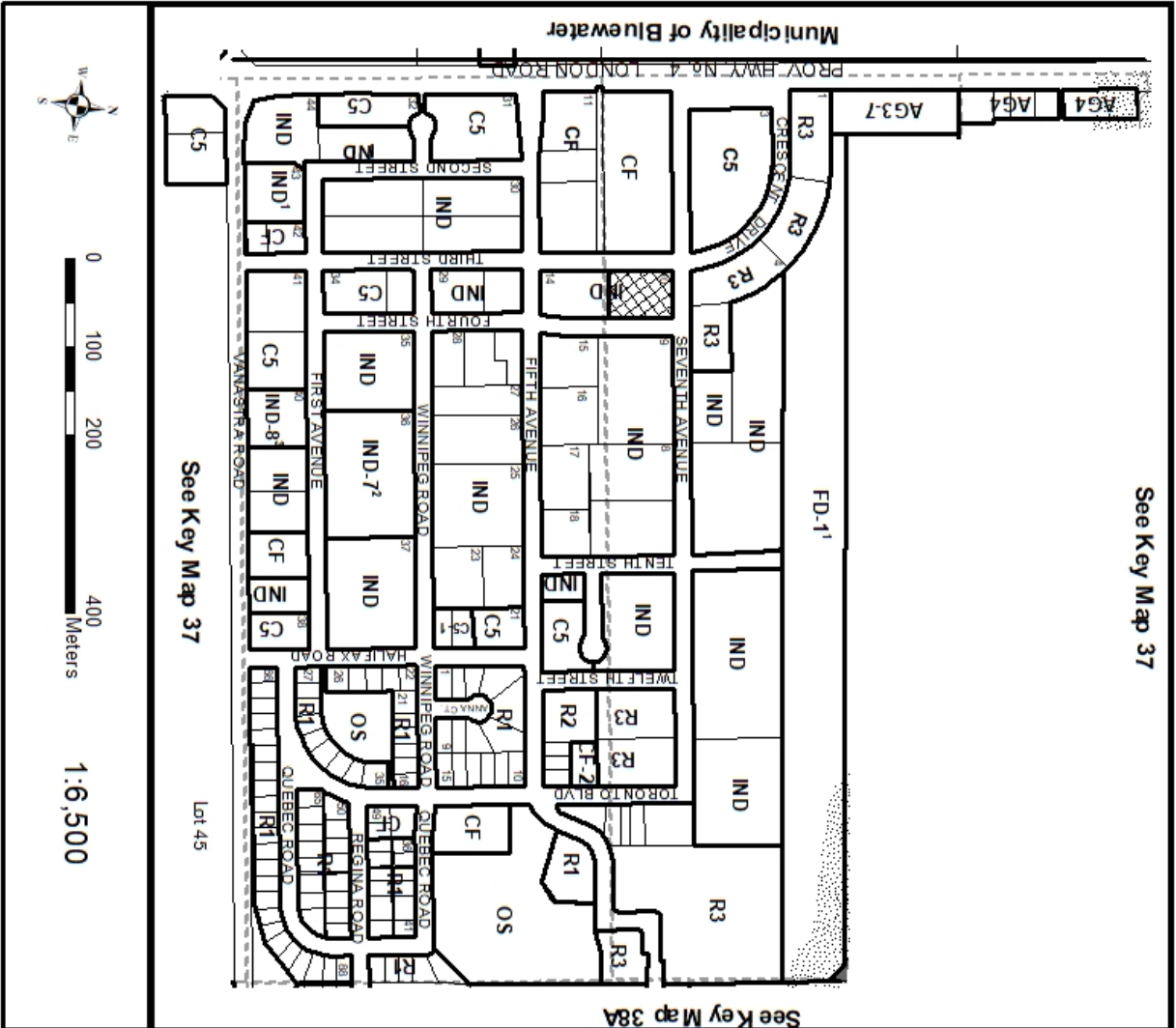
The subject lands require a zone change to permit a proposed rental storage facility on the subject property. The subject property is surrounded on three sides by municipal roads, which each require a 10 metre front yard or exterior side yard setback and restricts the buildable area of the subject property. The rental storage building is proposed to be constructed at a 0 metre setback from the exterior lot lines of the property on the east (4th Street) and west (3rd Street) sides along the existing fence line. The subject property is 3884 square metres (0.96 acre) in area and contains an existing industrial use building. The subject property is designated Commercial/Industrial in the Huron East Official Plan.

The property is located at 10 7th Avenue, Vanastra.

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

Roll No. 4040 160 031 22400



SCHEDULE 'A'
KEY MAP 38
HURON EAST
TUCKERSMITH WARD
VANASTRA

Amendments

1. Amended by By-law 85-2009
 2. Amended by By-law 11-2010
 3. Amended by By-law 28-2013

Zone change from IND (Industrial) to IND-10 (Industrial-Special Zone)

Legend

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

County of Perth

REVISION DATE February 16, 2021

Sketch submitted by the applicant
Proposed storage building outlined in orange. Property lines outlined in yellow.

