

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

**TAKE NOTICE** that Council of the Municipality of Huron East will hold a public meeting on **Tuesday, March 7th at 7:00 pm** in the Huron East Council Chambers, 72 Main Street, Seaforth, 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 13, 2023.

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 and/or make written or verbal representation.

**IF** a person or public body does not make oral submissions at the 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 Ontario Land Tribunal.

**IF** a person or public body does not make an oral submission at the 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 Ontario Land 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.

Persons wishing to participate in the planning process are strongly encouraged to send their comments, questions or concerns via email or telephone to the Huron County Planning & Development Department at [planning@huroncounty.ca](mailto:planning@huroncounty.ca) or 1-888-524-8394 ext. 3.

If mailing comments, please address to: Box 610, Seaforth, Ontario N0K 1W0, Attention to Jessica Rudy.

**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).

**Dated at the Municipality of Huron East this 14th day of February 2023.**

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Jessica Rudy, 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 lands legally known as Part of Lot 24, Concession 1 (being Part 1, Plan 22R-4906), Geographic Township of McKillop, Municipality of Huron East and municipally known as 32 Centennial Drive, Seaforth. The subject lands are to be severed to create a new lot.

The zoning on the portion of the property to be severed is proposed to change from CF (Community Facility) to CF-8 (Community Facility – Special Provisions). The purpose of the CF-8 zone is to recognize a reduced rear yard setback, to permit a business or professional office use, to permit parking for permitted use to be located off-site, and to include a provision that only a single unit or use is permitted within the parcel.

The zoning on the portion of the property to be retained is proposed to change from CF (Community Facility) to CF-9 (Community Facility – Special Provisions). The purpose of the CF-9 zone is to permit off-site parking for the CF-8 use.

The subject property is designated Community Facility on Schedule B of the Huron East Official Plan.

**SCHEDULE 1  
CORPORATION OF THE  
MUNICIPALITY OF HURON EAST  
BY-LAW -2023**

BEING a by-law to amend the zoning on the lands legally known as Part of Lot 24, Concession 1 (being Part 1, Plan 22R-4906), Geographic Township of McKillop, 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 the lands legally known as Part of Lot 24, Concession 1 (being Part 1, Plan 22R-4906), Geographic Township of McKillop, Municipality of Huron East, and is comprised of the attached Schedules.
2. By-law 52-2006 is hereby amended by changing the zone symbol on the attached Schedule A from CF (Community Facility Zone) to CF-8 (Community Facility - Special Provisions) and CF-9 (Community Facility - Special Provisions).
3. Section 34.5 Special Zones is hereby amended by addition of the CF-8 and CF-9 zone provisions with the following:

**CF-8**

Notwithstanding provisions to the contrary, on the lands zoned CF-8 the minimum rear yard setback shall be 1.3 metres, in addition to the permitted uses in the CF zone, a *Business or Professional Office* is a permitted use, and off-site parking may be provided for the permitted uses and shall be located on CF-9 zoned lands on the neighbouring parcel.

The lands zoned CF-8 shall only contain a single unit or use per parcel of land or building. Within the CF-8 zone, a unit or use is defined as a separate tenant or business which is operated independently from another tenant or business on the same parcel; a unit or use may contain one or more "permitted uses" provided such grouping of uses is operated together as a single business or tenant; a parcel of land is defined as a lot which is intended to be used as a single development.

**CF-9**

Notwithstanding provisions to the contrary, on the lands zoned CF-9 parking shall be provided for uses permitted in the CF-8 zoned lands on the neighbouring parcel.

4. All other provisions of By-law 52-2006 shall continue to apply.
5. This by-law affects Zone Map 66 of By-law 52-2006, attached as Schedule A.
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                      , 2023.  
READ A SECOND TIME ON THE                      DAY OF                      , 2023.  
READ A THIRD TIME AND PASSED THIS                      DAY OF                      , 2023.

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

\_\_\_\_\_  
Jessica Rudy, Clerk

**SCHEDULE 2  
CORPORATION OF THE  
MUNICIPALITY OF HURON EAST  
BY-LAW -2023**

By-law - 2023 has the following purpose and effect:

1. This proposed Zoning By-law Amendment affects the lands legally known as Part of Lot 24, Concession 1 (being Part 1, Plan 22R-4906), Geographic Township of McKillop, Municipality of Huron East and municipally known as 32 Centennial Drive, Seaforth. The subject lands are to be severed to create a new lot.

The zoning on the portion of the property to be severed is proposed to change from CF (Community Facility) to CF-8 (Community Facility – Special Provisions). The purpose of the CF-8 zone is to recognize a reduced rear yard setback, to permit a business or professional office use, to permit parking for permitted use to be located off-site, and to include a provision that only a single unit or use is permitted within the parcel.

The zoning on the portion of the property to be retained is proposed to change from CF (Community Facility) to CF-9 (Community Facility – Special Provisions). The purpose of the CF-9 zone is to permit off-site parking for the CF-8 use.

The subject property is designated Community Facility on Schedule B of the Huron East Official Plan.

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.
3. A conceptual draft plan prepared by the Applicant is also attached to this notice.

SCHEDULE A  
CORPORATION OF THE MUNICIPALITY OF HURON EAST  
BY-LAW - 2022

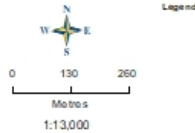
Municipality of Huron East  
Location Map

Town of Seaforth

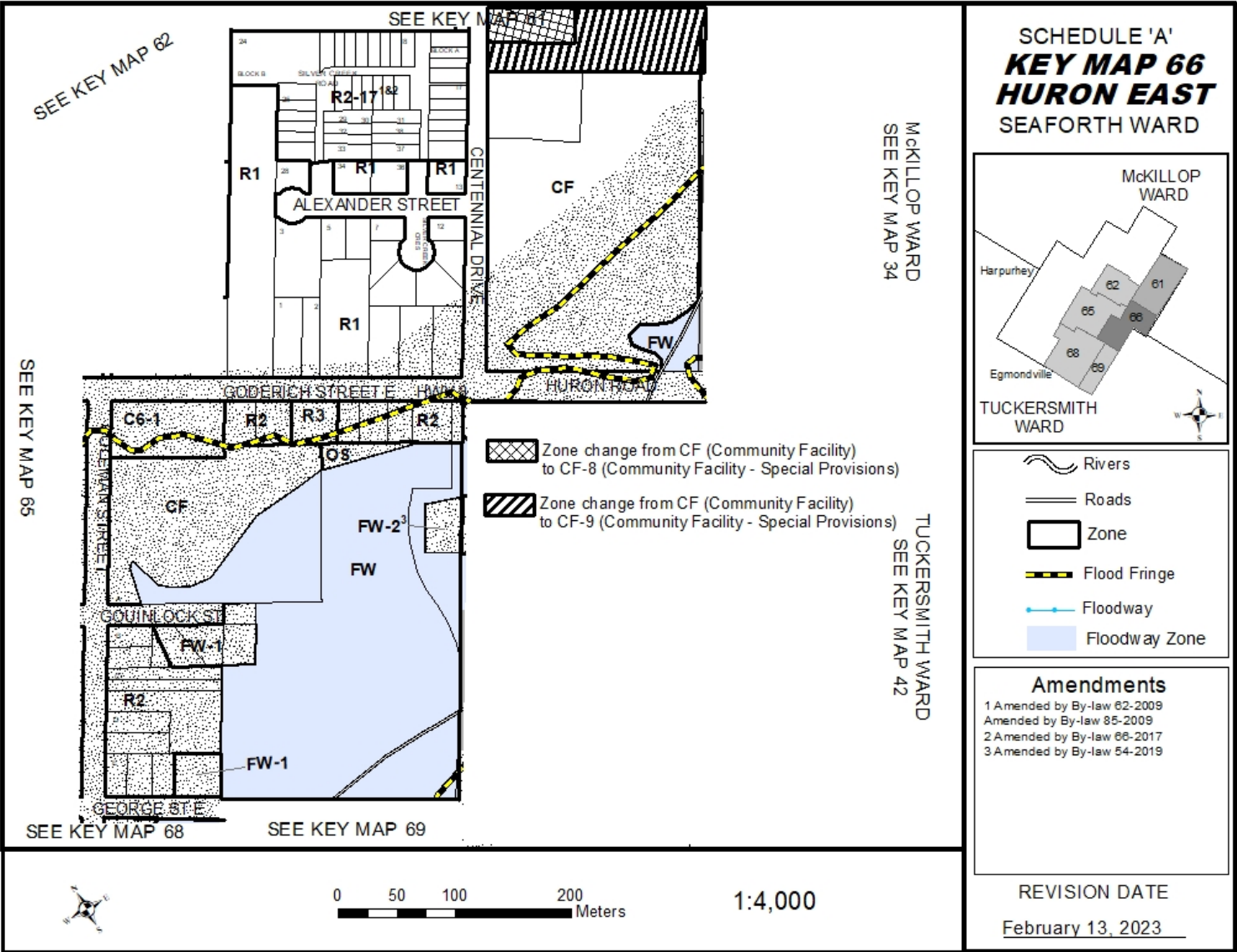


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Last Modified 2/13/2023

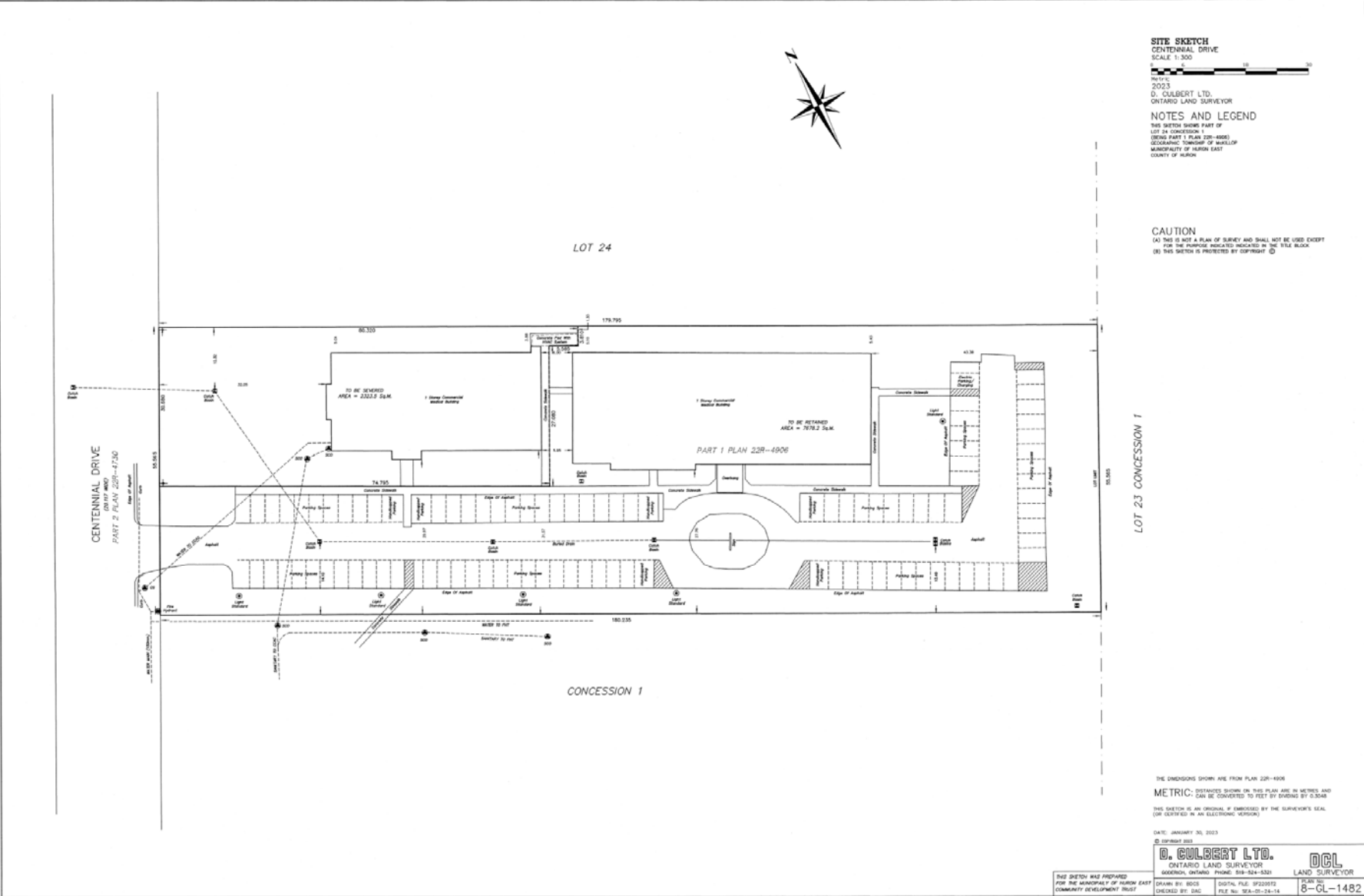


SCHEDULE A  
 CORPORATION OF THE MUNICIPALITY OF HURON EAST  
 BY-LAW - 2022



APPENDIX

Sketch of subject lands (as provided by applicant) showing existing buildings and lands to be severed.



**SITE SKETCH**  
 CENTENNIAL DRIVE  
 SCALE 1:300

DATE: 2023  
 D. CULBERT LTD.  
 ONTARIO LAND SURVEYOR

**NOTES AND LEGEND**

THIS SKETCH SHOWS PART OF LOT 24 CONCESSION 1 (BEING PART 1 PLAN 22R-4906) LOCATING TOWNSHIP OF HANLON, MUNICIPALITY OF HERRON EAST, COUNTY OF HURON.

**CAUTION**

(A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK  
 (B) THIS SKETCH IS PROTECTED BY COPYRIGHT ©

THE DIMENSIONS SHOWN ARE FROM PLAN 22R-4906  
 METRIC - DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048  
 THIS SKETCH IS AN ORIGINAL IF ENDORSED BY THE SURVEYOR'S SEAL (OR CERTIFIED IN AN ELECTRONIC VERSION)

DATE: JANUARY 30, 2023  
 © COPYRIGHT 2023

**D. CULBERT LTD.**  
 ONTARIO LAND SURVEYOR  
 BRANTFORD, ONTARIO PHONE: 519-524-5301

**DCL**  
 LAND SURVEYOR

THIS SKETCH WAS PREPARED FOR THE MUNICIPALITY OF HURON EAST COMMUNITY DEVELOPMENT TRUST  
 DRAWN BY: BICE DIGITAL FILE: 1920203 CHECKED BY: DAC FILE NO.: 24-02-24-14 YEAR: 2023  
 8-GL-1482