

**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 21st 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 8th, 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 Denise Van Amersfoort at 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 .

Dated at the Municipality of Huron East this 27th day of February 2023.

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 (File No. Z02-2023) affects the lands legally known as Concession 3, Part Lot 1, Tuckersmith Ward, Municipality of Huron East and municipally addressed as 72418 Morrison Line and 40462 Rodgerville Rd. The subject lands were previously subject to a provisionally approved Consent Application (File No. C025-2021), in which a portion of lands at 72418 Morrison Line were severed and merged with the abutting lands at 40462 Rodgerville Road. The consent application was provisionally approved by Huron County on April 22, 2021.

The zoning on the lands identified as the retained lands in the consent application at 72418 Morrison Line is proposed to change from AG1 to AG1-49. The AG1-49 zone is proposed to recognize the reduced lot size, as a result of the severance, and that a residence not accessory to agriculture is permitted

The zoning on the lands identified as the severed and enlarged lands in the consent application at 40462 Rodgerville Road is proposed to change from AG1 to AG1-5. The AG1-5 zone states that a residence not accessory to agriculture is permitted.

The subject lands are designated Agriculture 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 Concession 3, Part Lot 1, 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 the lands legally known as Concession 3, Part Lot 1, Tuckersmith Ward, 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 AG1 (General Agriculture) to AG1-5 (General Agriculture – Special Provisions) or AG1-49 (General Agriculture- Special Provisions).
3. Section 4.11 Special Zones is hereby amended by the addition of the AG1-49 zone provisions with the following:

AG1-49

Notwithstanding the provisions to the contrary, on the lands zoned AG1-49, the lot area resulting from Consent File C25-2021 shall be deemed to comply with the lot area provisions of the AG1 zone and a residence not accessory to agriculture is permitted. All other applicable provisions shall apply.

4. All other provisions of By-law 52-2006 shall continue to apply.
5. This by-law affects Zone Map 50 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 (File No. Z02-2023) affects the lands legally known as Concession 3, Part Lot 1, Tuckersmith Ward, Municipality of Huron East and municipally addressed as 72418 Morrison Line and 40462 Rodgerville Rd. The subject lands were previously subject to a provisionally approved Consent Application (File No. C025-2021), in which a portion of lands at 72418 Morrison Line were severed and merged with the abutting lands at 40462 Rodgerville Road. The consent application was provisionally approved by Huron County on April 22, 2021.

The zoning on the lands identified as the retained lands in the consent application at 72418 Morrison Line is proposed to change from AG1 to AG1-49. The AG1-49 zone is proposed to recognize the reduced lot size, as a result of the severance, and that a residence not accessory to agriculture is permitted

The zoning on the lands identified as the severed and enlarged lands in the consent application at 40462 Rodgerville Road is proposed to change from AG1 to AG1-5. The AG1-5 zone states that a residence not accessory to agriculture is permitted.

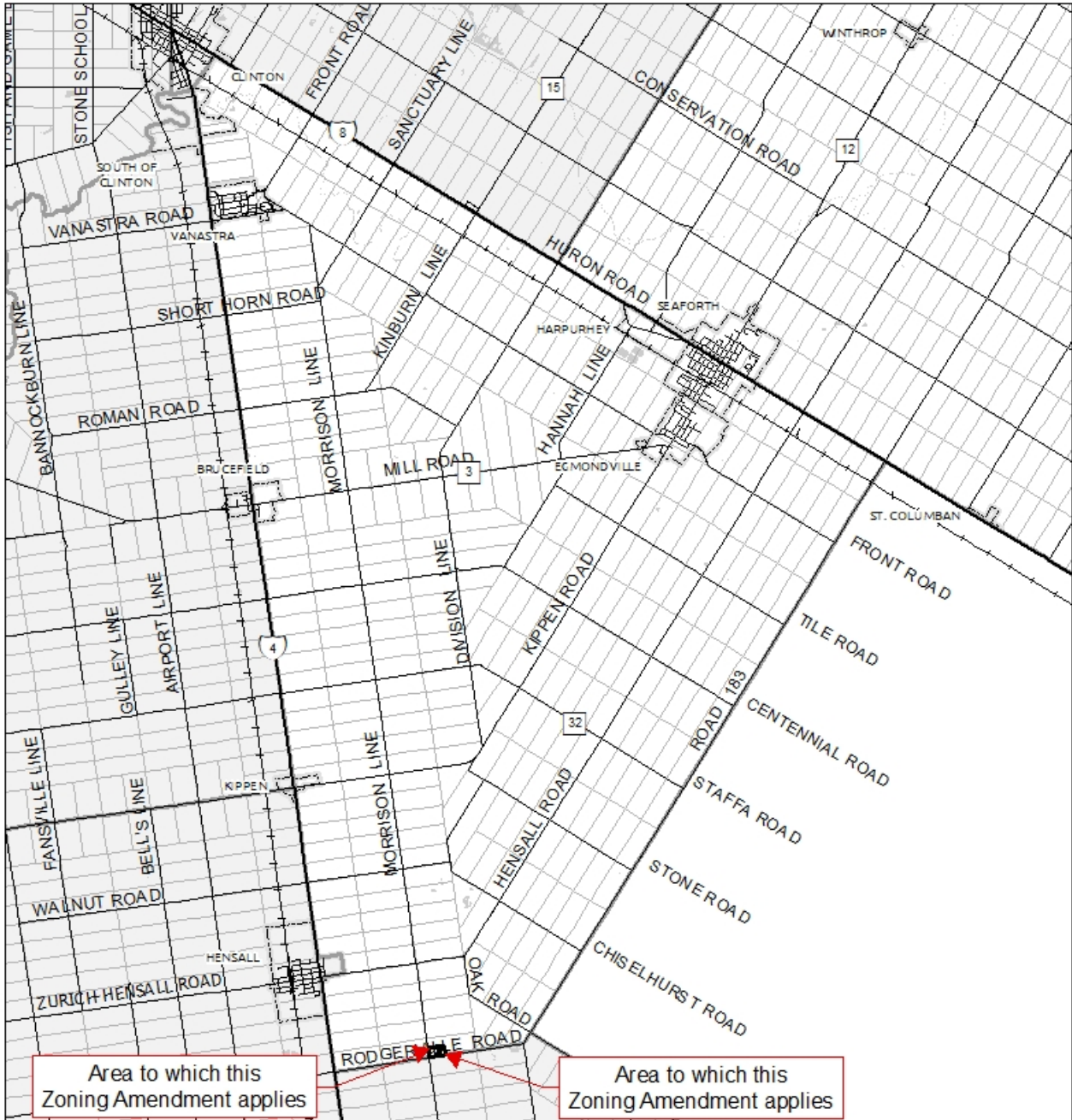
The subject lands are designated Agriculture on Schedule B of the Huron East Official Plan.

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 sketch prepared by the Applicant is also attached to this notice.

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

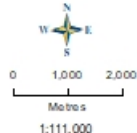
Municipality of Huron East
Location Map

Tuckersmith Ward

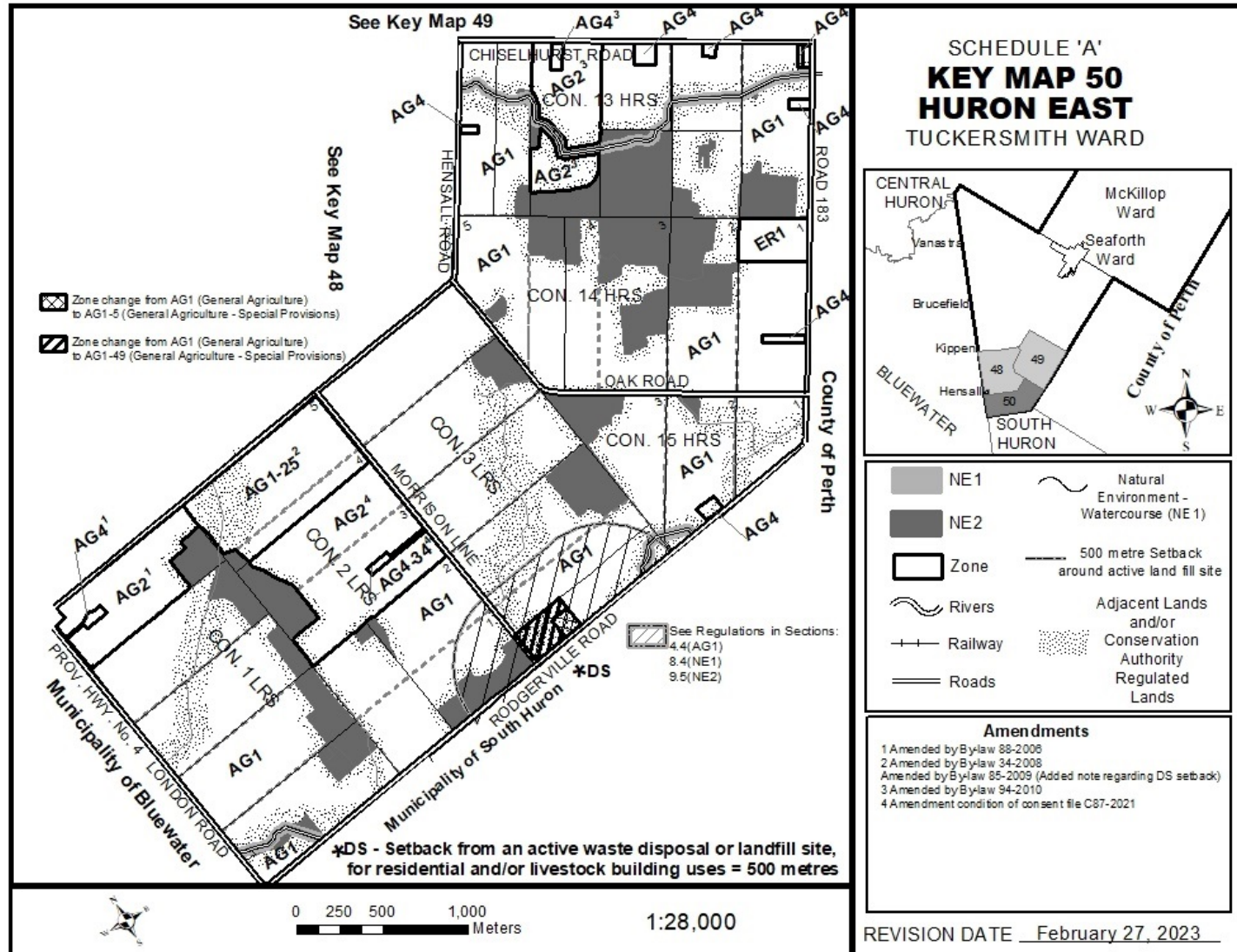


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Last Modified 2/7/2023



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



APPENDIX: Severance sketch for Consent Application C25-2021

(Red= severed to merge with lands to the south and proposed to be rezoned to AG1-5 to permit a residence not accessory to agriculture; green retained lands to be zoned to AG1-49 to recognize the deficient agricultural lot size and to permit a residence not accessory to agriculture)

