

**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, April 4th 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 March 10, 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 14th day of March, 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. Z04-2023) affects the lands legally known as Concession 11, Part Lot 25, Grey Ward, Municipality of Huron East and municipally addressed as 84483 McNaught Line.

The purpose of the application is to permit overnight accommodation accessory to an existing event venue (13 bedrooms). The overnight accommodation will be located within an existing building which was formerly used as an office. The mapping of the existing zones (AG3-2 and AG1-44) will be amended to include the accommodation in the AG1-44 zone. The AG3-2 zone boundary is shifted to the west to encompass the existing warehouse building and yard.

**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 11, Part Lot 25, Grey 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 11, Part Lot 25, Grey 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 AG1-44 (General Agriculture – Special Zone) to AG3-2 (Agriculture Commercial Industrial – Special Zone) and AG3-2 (Agriculture Commercial Industrial – Special Zone) to AG1-44 (General Agriculture – Special Zone).
3. Section 4.11 Special Zones is hereby amended by the addition of bolded text to the AG1-44 zone provisions as follows:

AG1-44

In the area zoned AG1-44, an on-farm diversified use is permitted in accordance with a registered site plan agreement. The on-farm diversified use (assembly hall **and accessory accommodation**) and its associated site functions (parking, septic system, patio area, pavilion and garden) are permitted to occupy ~~1.8%~~ **2.0%** of the land area ~~and building is permitted a maximum gross floor area of 535 square metres.~~ **The lands subject to the On-Farm Diversified Use**, maximum occupancy, number of commercial functions and permitted hours of operation shall be addressed in a Site Plan Agreement. Notwithstanding any other provision of the By-law, Minimum Distance Separation Formula does not apply to the on-farm diversified use within the AG1-44 zone. In the area zoned AG1-44, a second detached residence is permitted accessory to agriculture. All other provisions of the By-law shall apply.

4. All other provisions of By-law 52-2006 shall continue to apply.
5. This by-law affects Zone Map 44 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:

This proposed Zoning By-law Amendment (File No. Z04-2023) affects the lands legally known as Concession 11, Part Lot 25, Grey Ward, Municipality of Huron East and municipally addressed as 84483 McNaught Line.

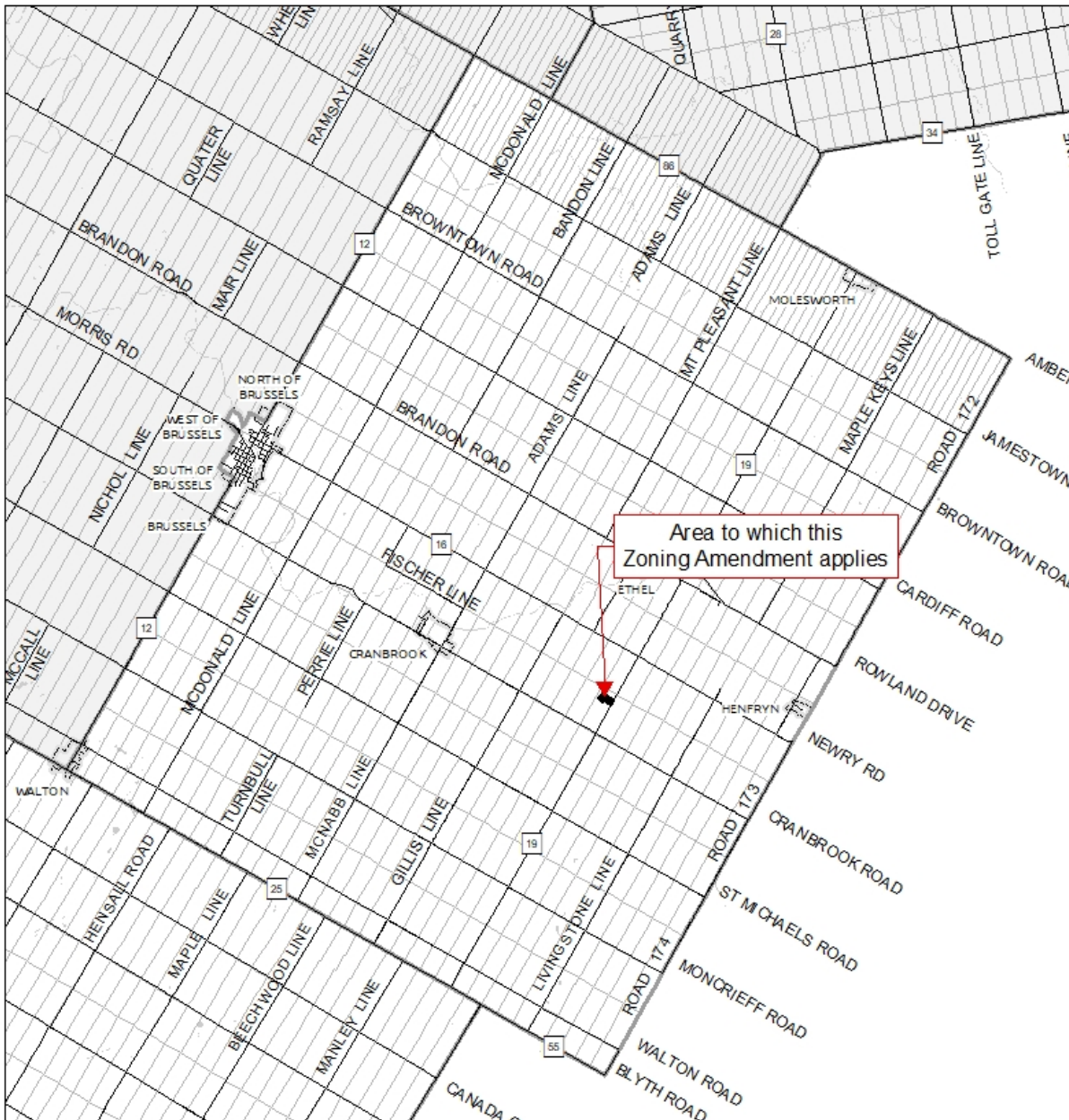
The purpose of the application is to permit overnight accommodation accessory to an existing event venue. The overnight accommodation will be located within an existing building which was formerly used as an office. The mapping of the existing zones (AG3-2 and AG1-44) will be amended to include the accommodation in the AG1-44 zone. The AG3-2 zone boundary is shifted to the west to encompass the existing warehouse building and yard.

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

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.

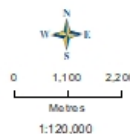
SCHEDULE A
CORPORATION OF THE MUNICIPALITY OF HURON EAST
BY-LAW - 2023

Municipality of Huron East
Location Map
Grey Ward



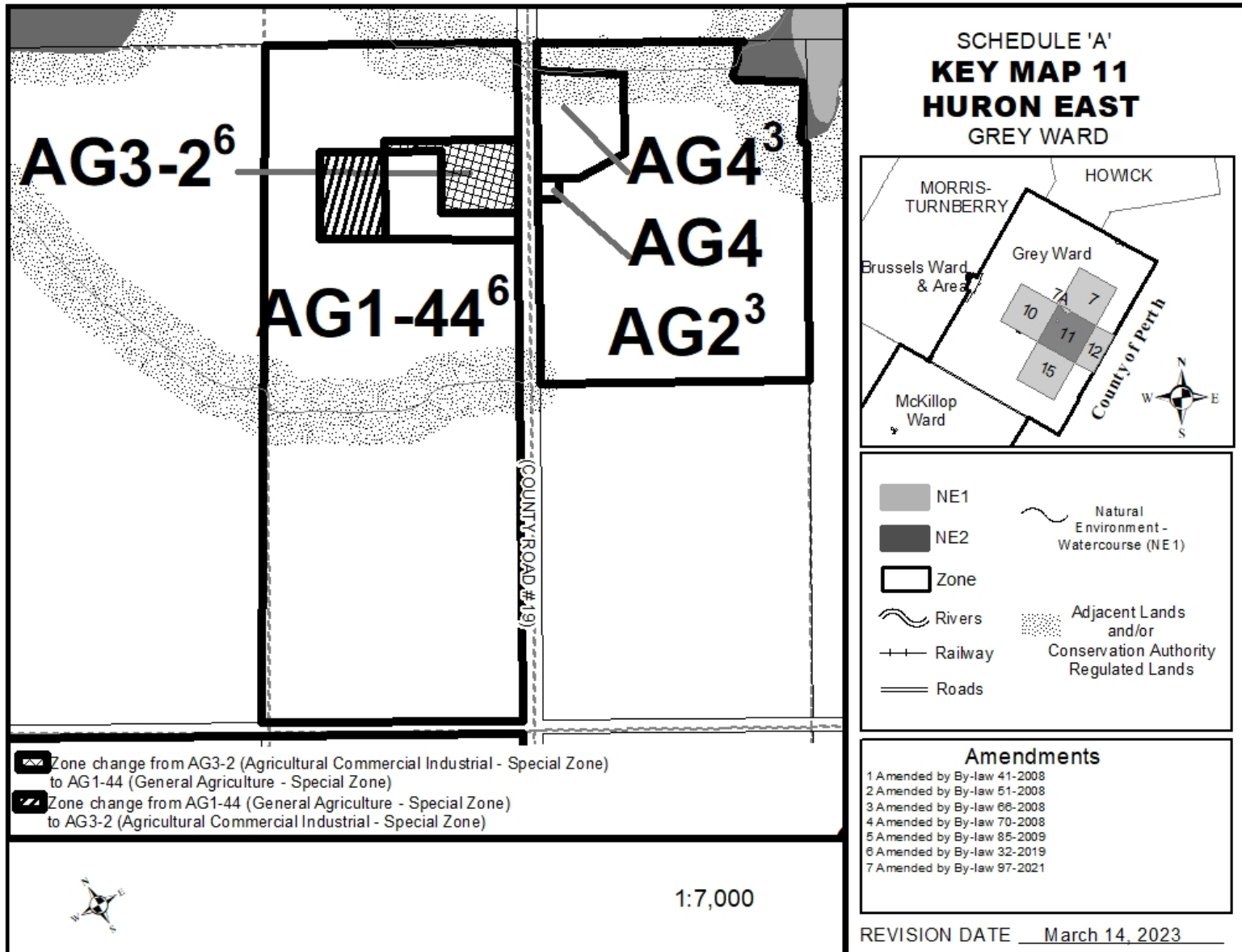
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Last Modified 3/10/2023



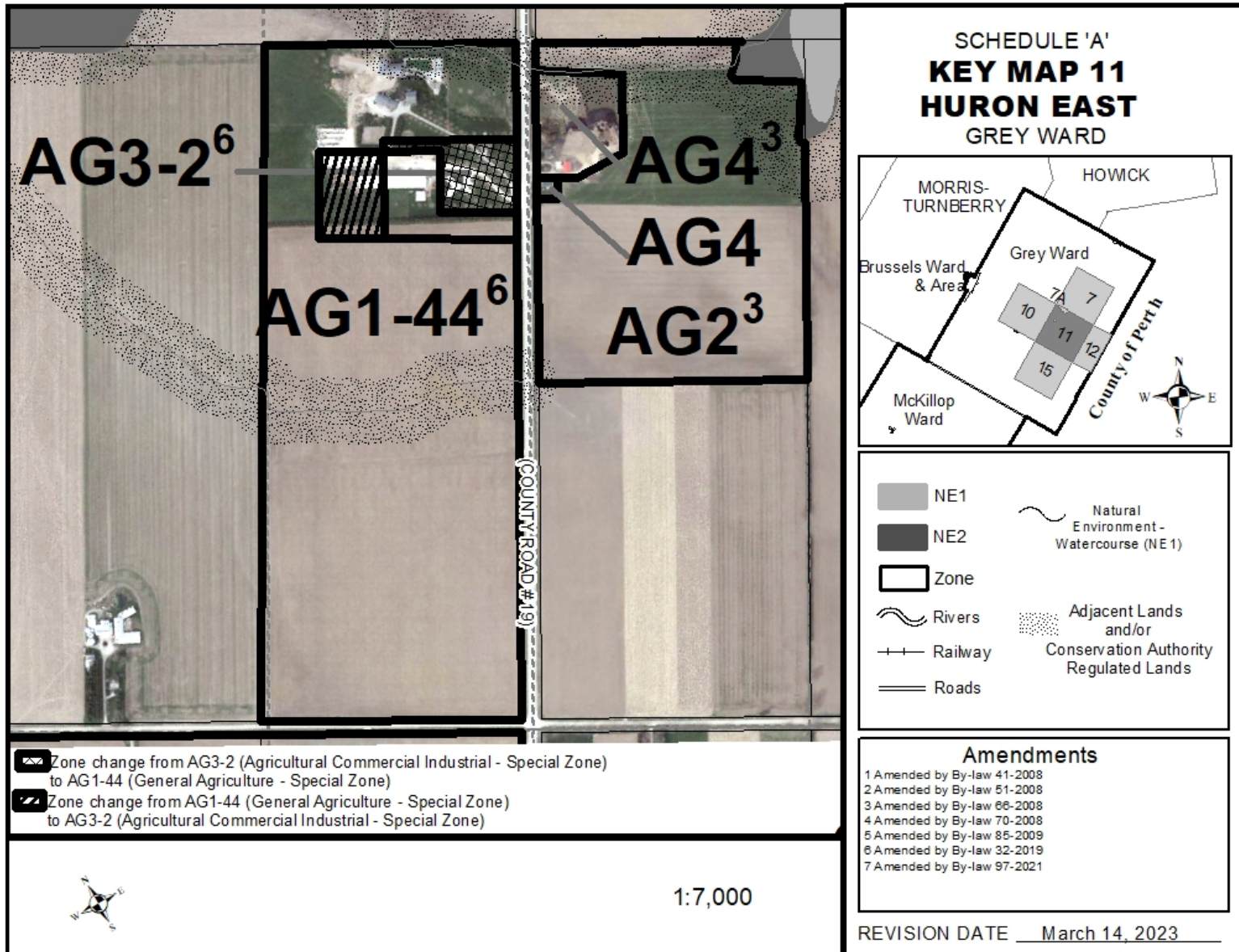
Legend



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



-  Zone change from AG3-2 (Agricultural Commercial Industrial - Special Zone) to AG1-44 (General Agriculture - Special Zone)
-  Zone change from AG1-44 (General Agriculture - Special Zone) to AG3-2 (Agricultural Commercial Industrial - Special Zone)

APPENDIX: Zone Change with 2020 Aerial

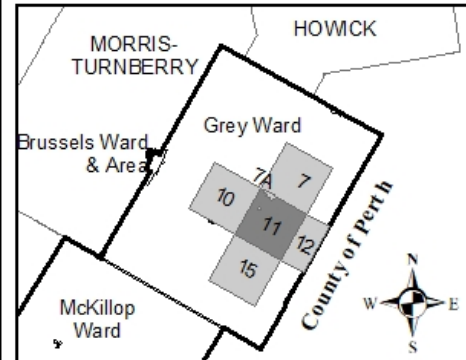





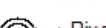



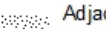
-  Zone change from AG3-2 (Agricultural Commercial Industrial - Special Zone) to AG1-44 (General Agriculture - Special Zone)
-  Zone change from AG1-44 (General Agriculture - Special Zone) to AG3-2 (Agricultural Commercial Industrial - Special Zone)



1:7,000

SCHEDULE 'A'
KEY MAP 11
HURON EAST
GREY WARD



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

Amendments

- 1 Amended by By-law 41-2008
- 2 Amended by By-law 51-2008
- 3 Amended by By-law 66-2008
- 4 Amended by By-law 70-2008
- 5 Amended by By-law 85-2009
- 6 Amended by By-law 32-2019
- 7 Amended by By-law 97-2021

REVISION DATE March 14, 2023