

**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 4<sup>th</sup> 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 12, 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](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 14<sup>th</sup> day of March, 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 (File No. Z06-2023) affects the lands legally known as Concession 2 Huron Road Survey, Part Lots 8- 10, Tuckersmith Ward, Municipality of Huron East).

The purpose of the application is to apply a holding zone to address noise concerns between the proposed residential development and neighbouring industry. A holding zone currently applies to the subject lands for the purposes of servicing and addressing the former Seaforth landfill (which is located on the abutting property).

**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 2 Huron Road Survey, Part Lots 8 - 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 the lands legally known as Concession 2 Huron Road Survey, Part Lots 8-10, Tuckersmith Ward, Municipality of Huron East and is comprised of the attached Schedules.
2. Section 18.10 Special Zones is hereby amended by the addition to the R1-20-h zone provisions of the following:

The owner, in coordination with Durisol Ltd., shall obtain a Noise Impact Study prepared by a qualified acoustical engineer which:

- assesses the noise impacts of the existing manufacturing operations on the Durisol lands at 40, 58, 60 and 63 Birch Street (the "Noise Impacts"), on the future residential development to be constructed on the subject lands; and,
- recommends any required noise mitigation measures to address noise impacts on the future residential development to be constructed on the subject lands, as a result of the existing manufacturing operations located at 40, 58, 60 and 63 Birch Street.

That the Noise Mitigation Measures recommended by that Noise Impact Study be installed and a certificate of a qualified acoustical engineer certifying the installation complete, in accordance with the recommendations specified in the required Noise Impact Study, be provided to the Municipality prior to the removal of the Holding Provision.

3. All other provisions of By-law 52-2006 shall continue to apply.
4. This by-law affects Zone Map 42A 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	, 2023.
READ A SECOND TIME ON THE	DAY OF	, 2023.
READ A THIRD TIME AND PASSED THIS	DAY OF	, 2023.

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Bernie MacLellan, Mayor

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Jessica Rudy, Clerk

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

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

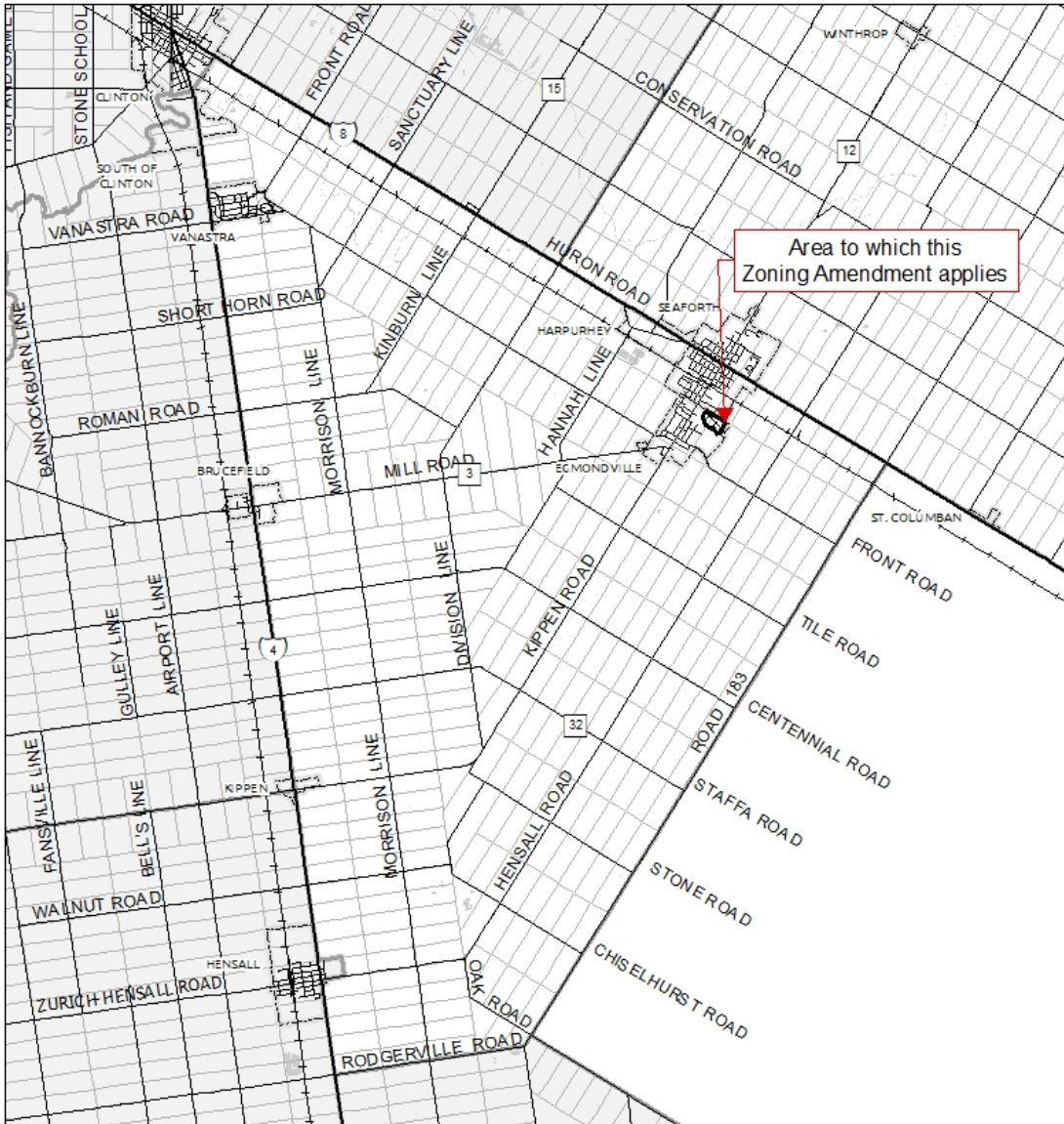
This proposed Zoning By-law Amendment (File No. Z06-2023) affects the lands legally known as Concession 2 Huron Road Survey, Part Lots 8-10, Tuckersmith Ward, Municipality of Huron East. The purpose of the application is to apply a holding zone to address noise concerns between the proposed residential development and neighbouring industry. A holding zone currently applies to the subject lands for the purposes of servicing and addressing the former Seaforth landfill (which is located on the abutting property).


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

Tuckersmith Ward



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

