

**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, December 6th, 2022 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 November 1st, 2022.

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 Planner Jenn Burns 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 15th day of November 2022.

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 lands that were subject to Huron County Consent applications C82-2020, C13-2022 & C14-2022 in the Municipality of Huron East. The lands are legally described as Concession 1, PT Lots 4 & 5 and Concession 2, S PT Lot 5, McKillop Ward (44424 Line 34). Please see Figure 1 and Figure 2 attached for the location of the subject property and site-specific requests, as described below:

C82-2020: Approved January 2021 to permit a Lot Addition from 44424 Line 34 to Part Lot 5, Concession 1, McKillop Ward. Condition #3 requires that a rezoning or Minor Variance should be obtained to address any compliance matters to the Huron East Zoning By-law. The requirement is a result of one existing driveway on the Retained Lot being deficient in the required side yard setback.

C13-2022: Approved on March 15, 2022 to permit a lot addition from 44424 Line 34 to Part of Lot 4, Concession 1, McKillop Ward. Condition #6 and #7 require that a rezoning application be approved to recognize the existing reduced front yard setback to Manley Line.

C14-2022: Approved on March 15, 2022 to permit a lot addition from Part of Lot 4, Concession 1, McKillop Ward to 44424 Line 34.

In this regard, the Zoning By-law Amendment Application is requesting the following:

1. That the reconfigured Parcel A (Part 1 and 2) shall continue to be zoned "AG1-6" with the following amendments to the site-specific provisions:

- That the permitted reduction in the exterior side yard setback of 30 metres be deleted;
- That a new provision be added, requiring a minimum front yard setback for an existing livestock facility to Manley Line of 20 metres, whereas the Zoning By-law requires a minimum of 60 metres.

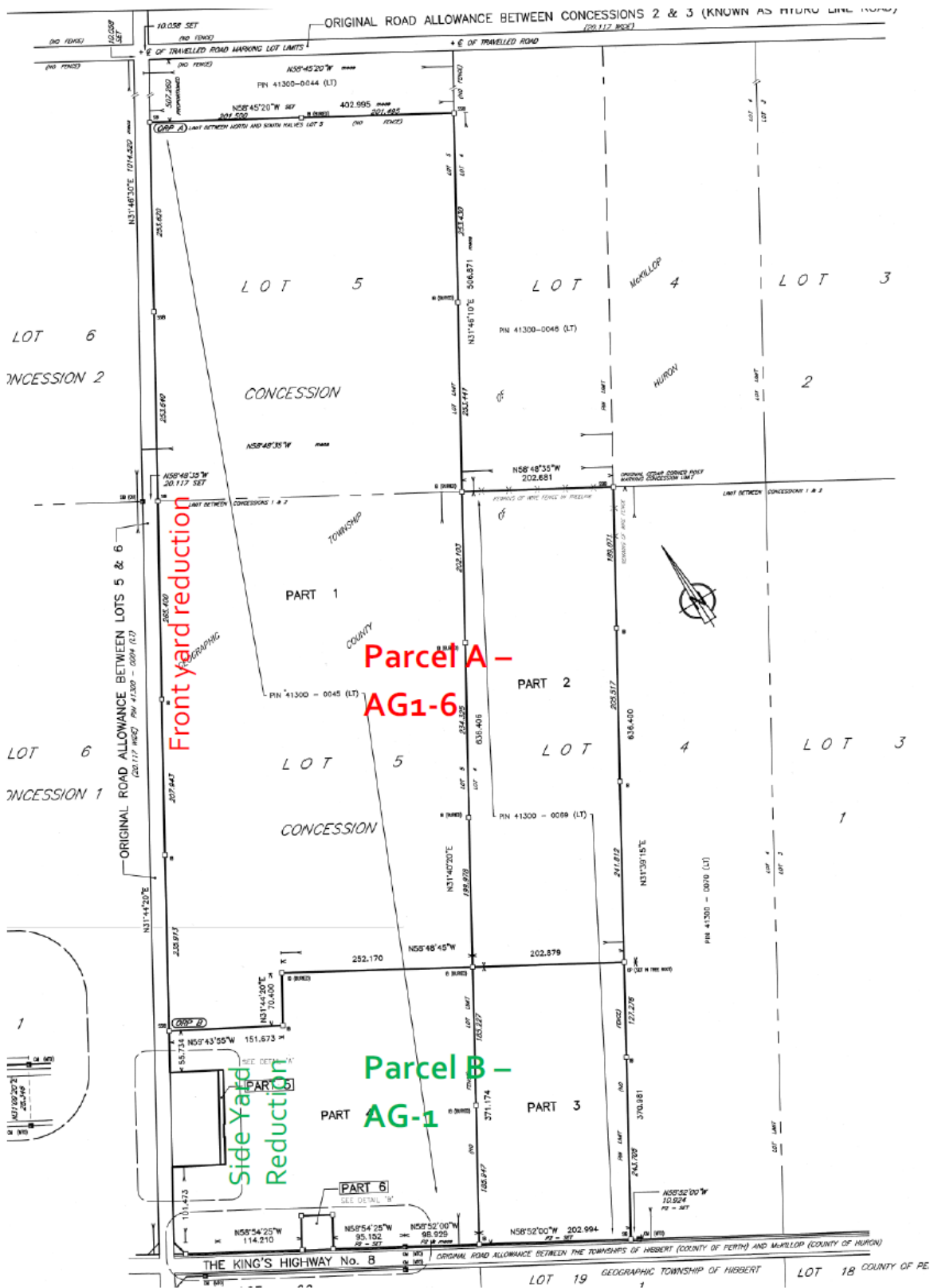
2. That the reconfigured Parcel B (Part 3 and 4) be rezoned from "AG1-6" to "AG1-48" with a site-specific provision that the minimum side yard setback to an existing accessory structure of 1.0 metre, whereas the Zoning By-law requires a minimum of 7.5 metres.

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

Figure 1: Location of the subject property



Figure 2: Site Sketch showing the Reconfigured Lots & Proposed Rezoning



SCHEDULE 1
CORPORATION OF THE
MUNICIPALITY OF HURON EAST
BY-LAW -2022

BEING a by-law to amend the zoning on the lands legally known as Concession 1, Part Lots 4 & 5 and Concession 2, S PT Lot 5, McKillop 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 1, Part Lots 4 & 5, Concession 2, S Part Lot 5, McKillop 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 a portion of the lands shown on the attached Schedule A from AG1-6 (General Agriculture - Special Provisions) to AG1-48 (General Agriculture - Special Provisions).
3. Section 4.11 Special Zones is hereby amended by the deletion of the following sentence within the AG1-6 zone provisions:

The minimum exterior side yard shall be 30 metres.

4. Section 4.11 Special Zones is hereby amended by the addition of the following:

AG1-6

Notwithstanding the provisions to the contrary, the minimum front yard setback from the existing livestock facility to Manley Line be 20 metres.

AG1-48

Notwithstanding the provisions to the contrary, the minimum side yard setback to the existing accessory structure be 1.0 metre.

5. This by-law affects Zone Map 36 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 , 2022.
READ A SECOND TIME ON THE DAY OF , 2022.
READ A THIRD TIME AND PASSED THIS DAY OF , 2022.

Bernie MacLellan, Mayor

Jessica Rudy, Clerk

SCHEDULE 2
CORPORATION OF THE
MUNICIPALITY OF HURON EAST
BY-LAW -2022

By-law - 2022 has the following purpose and effect:

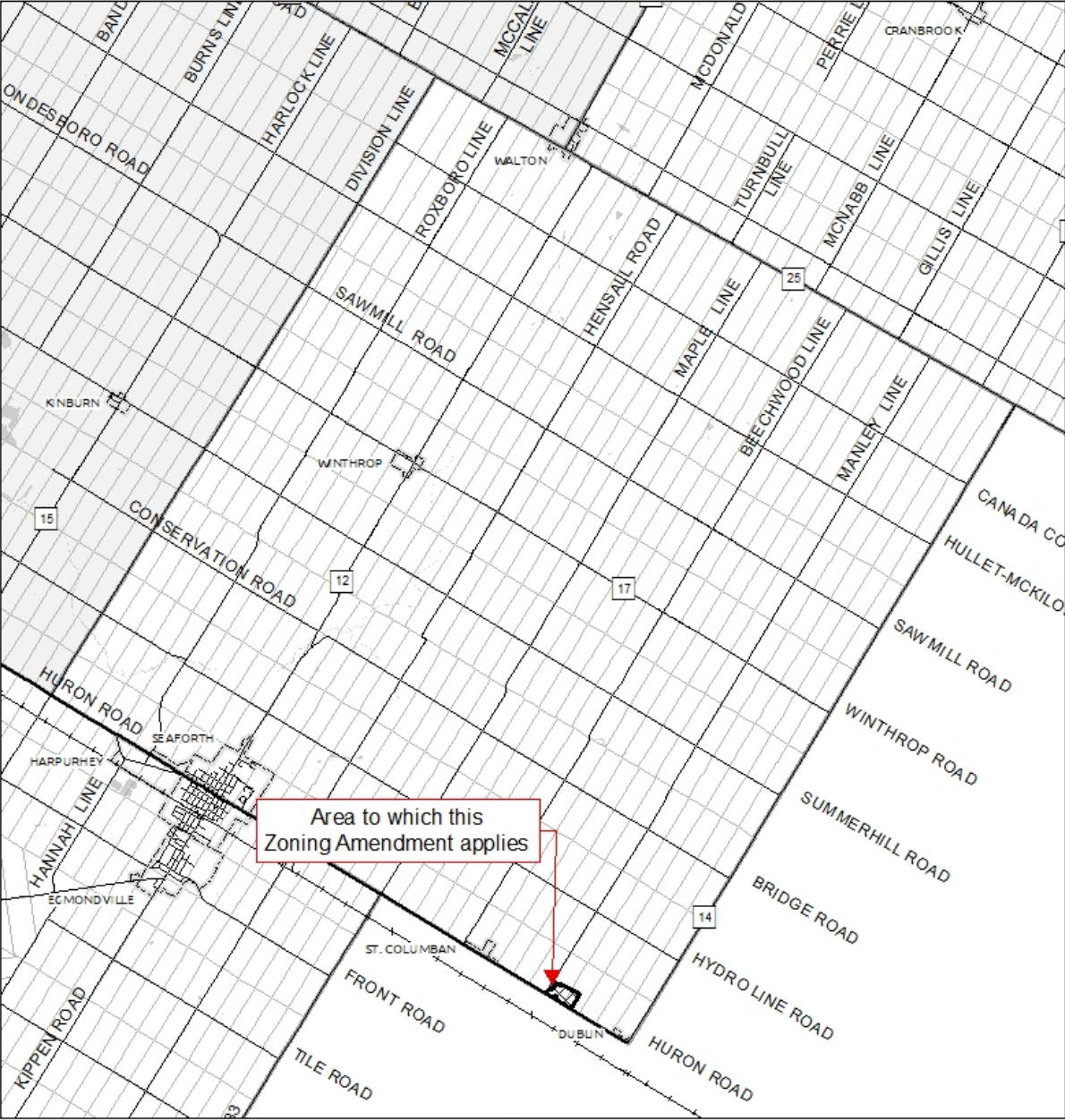
1. This proposed Zoning By-law Amendment affects the lands legally known as Concession 1, Part Lots 4 & 5 & Concession 2, S PT Lot 5, McKillop Ward, Municipality of Huron East. This application proposes to amend the zoning on the property from AG1-6 (General Agriculture - Special Provisions) to AG1-48 (General Agriculture - Special Provisions) to recognize the side yard reduction of the reconfigured southernmost parcel; and amends the text of the AG1-6 (General Agriculture - Special Provisions) zone provisions to recognize the reduced front yard of the reconfigured northernmost parcel. The AG1-48 special provision will permit a minimum side yard setback of 1 metre to an existing accessory structure. This application is a condition of Consent Applications C82-2020 approved by the Director of Planning in January 2021 and C13-2022 approved by the Director of Planning in March 2022.

The subject property is 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 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
McKillop Ward



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Last Modified 11/15/2022



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

