



THE CORPORATION OF THE MUNICIPALITY OF HURON EAST

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**NOTICE OF PUBLIC HEARING**

PURSUANT TO SECTION 45 OF *THE PLANNING ACT*, R.S.O. 1990

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MINOR VARIANCE APPLICATION FILE# MV03-2023

LOCATION: 11 Welsh Street  
Plan 398, Lot 2, Seaforth Municipality of Huron East

OWNER/ APPLICANT: Brandon McKay

ROLL NUMBER: **4040 390 008 01400**

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**TAKE NOTICE** that the Municipality of Huron East Committee of Adjustment will hold a public hearing on: Tuesday, May 2<sup>nd</sup> at 6:00 p.m. to consider a proposed minor variance under Section 45 of the Planning Act (RSO 1990), as described below and shown on the attached map.

**BE ADVISED** the Municipality of Huron East considered this application complete on April 4, 2023.

**PURPOSE AND EFFECT:**

The purpose of this application is to seek relief from Zoning By-law 52-2006 for the Municipality of Huron East to permit an enlarged accessory building which will exceed the current maximum lot coverage. An existing accessory building is proposed to be expanded to contain an Additional Residential Unit. The property subject to this variance is zoned Residential Low Density (R1) on Key Map 60 of the Huron East Zoning By-law and designated Residential in the Huron East Official Plan.

**PROPOSED MINOR VARIANCE:**

One minor variance is being requested for this development:

- To increase the lot coverage maximum for an accessory building from ten percent (10%) to twenty (20%).

Maps showing the location of the lands to which this proposed minor variance applies are attached.

**EXISTING ZONING BY-LAW PROVISIONS:**

Section 3.2.4 of the Huron East Zoning By-law limits the maximum lot coverage of an accessory building in an urban area to ten percent (10%) of the overall lot area.

**PUBLIC HEARING** – you are entitled to attend this public hearing to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice, you are requested to inform that person of this hearing. If you wish to make written comments on this application, they may be forwarded to the secretary-treasurer of the committee at the address shown below.

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Please note that comments and opinions submitted on these matters, including the originator's name and address, become part of the public record and may be viewed by the general public and may be published in a Planning Report, Council Agenda or Council Minutes.

**FAILURE TO ATTEND** – If you do not participate in the hearing, it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

**NOTICE OF DECISION** – If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to Jessica Rudy at the address listed below.

**ADDITIONAL INFORMATION** relating to the proposed minor variance is available for inspection on the municipal website at [www.huroneast.com](http://www.huroneast.com) .

**Participation Information**

Persons wishing to participate in the planning process are encouraged to send comments, questions or concerns via email, or telephone to Denise Van Amersfoort, Manager of Planning at [planning@huroncounty.ca](mailto:planning@huroncounty.ca) (1-888-524-8394 ext. 3). Written comments submitted prior to April 27<sup>th</sup> will be included with the materials Council receives in consideration of the application.

Mail comments to: Huron East, PO Box 610, Seaforth, ON N0K 1W0, Attention Jessica Rudy.

To register for the meeting, please contact Clerk Jessica Rudy at [clerk@huroneast.com](mailto:clerk@huroneast.com) or by calling 519-527-0160 ext. 37 by noon the day of the meeting.

**Dated at the Municipality of Huron East this 17th day of April, 2023**

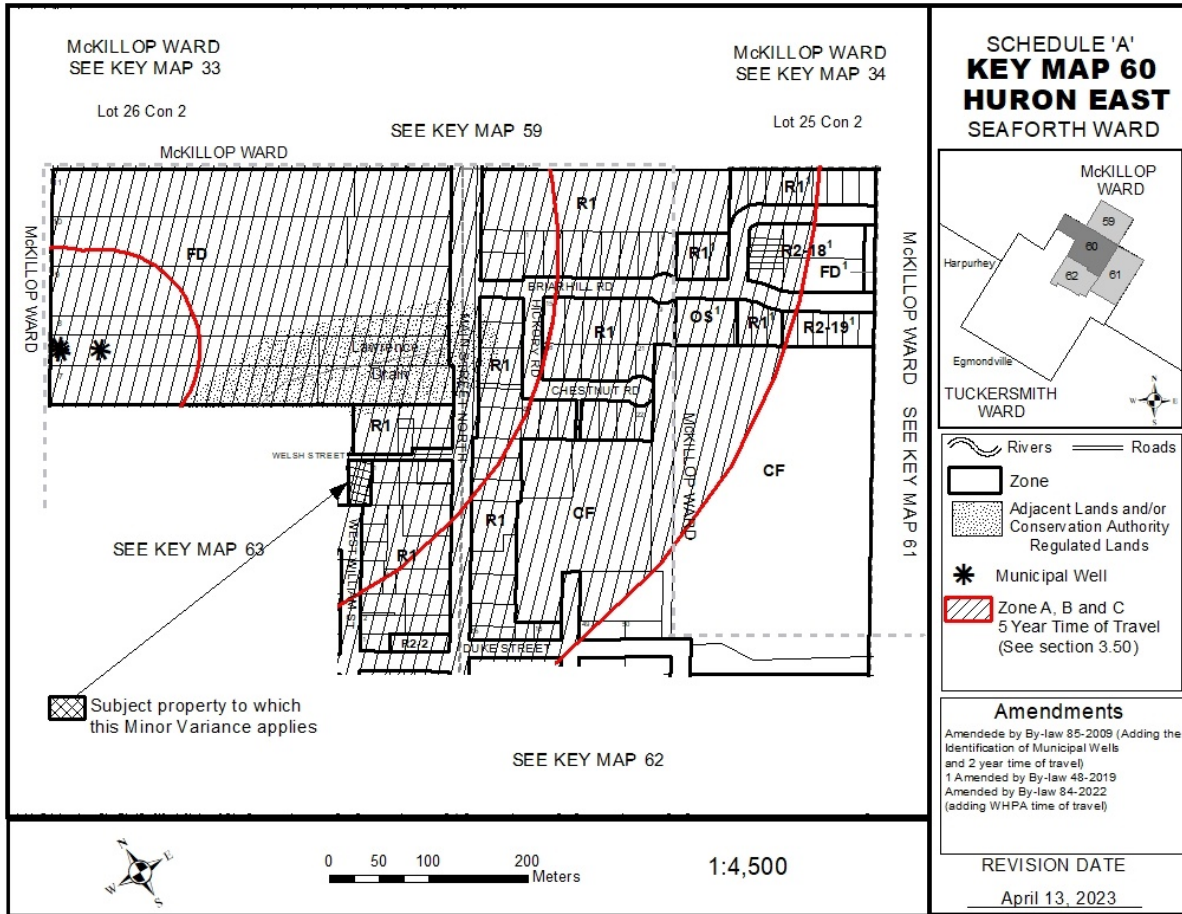
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Jessica Rudy, Clerk, Municipality of Huron East  
72 Main Street South, PO Box 610, Seaforth, Ontario N0K 1W0  
Phone: 519-527-0160 or Toll Free 1-888-868-7513

Location of the Minor Variance Application



Detailed location map of the subject property



Appendix  
Sketch Submitted by Applicant

Location of Proposed Accessory Building Expansion

