



THE CORPORATION OF THE MUNICIPALITY OF HURON EAST

NOTICE OF PUBLIC HEARING

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

MINOR VARIANCE APPLICATION FILE# MV04-2022

LOCATION: 32 Centennial Drive, Seaforth
Concession 1, PT Lot 24, McKillop Ward Municipality of Huron East

OWNER/ APPLICANT: Brad McRoberts, CAO for The Municipality of Huron East

ROLL NUMBER: **4040 390 012 02910**

TAKE NOTICE that the Municipality of Huron East Committee of Adjustment will hold a public hearing on: Tuesday December 6th at 7:00 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 November 24th, 2022.

PURPOSE AND EFFECT:

The purpose of this application is to seek relief from Zoning By-law 52-2006 for the Municipality of Huron East. The property subject to this variance is zoned Community Facility on Key Map 66 of the Huron East Zoning By-law, and designated Community Facility in the Huron East Official Plan.

The purpose of the Minor Variance is to request relief from the Huron East Zoning By-law to recognize a reduced rear yard setback from the required 10m to 2m. The Municipality is proposing to sever the existing property into two separately conveyable parcels, both to be continued to be used for a Community Facility use. At the time of submitting this application, there are no development plans for this property and no further relief from the by-law is being requested.

PROPOSED MINOR VARIANCE:

One minor variance is being requested for this development:

- To recognize a reduced rear yard setback for the existing community facility building, from the required 10m to 2m to the newly created lot line.

A map showing the location of the lands to which this proposed minor variance applies is attached.

EXISTING ZONING BY-LAW PROVISIONS:

Section 34.3 of the Huron East Zoning By-law requires a rear yard setback of 10m.

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

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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.

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 public 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. This will also entitle you to be advised of a possible Ontario Land Tribunal hearing in the event the decision on this application is appealed.

ADDITIONAL INFORMATION relating to the proposed minor variance is available for inspection on the municipal website at 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 Jenn Burns, Planner at planning@huroncounty.ca (1-888-524-8394 ext. 3). Written comments submitted prior to December 1st, 2022 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.

For instructions on how to participate and to register to attend the meeting please contact Clerk Jessica Rudy at clerk@huroneast.com or by calling 519-527-0160 ext. 37 by noon the day of the meeting.

Revised and dated at the Municipality of Huron East this 24th day of November, 2022

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

