



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# MV04-2023

LOCATION: 45 East William Street  
Plan 386, East Part Lot 37 Subject to Sewer Easement, Seaforth,  
Municipality of Huron East

OWNER/ APPLICANT: Marg Dale

ROLL NUMBER: **4040 390 011 02800**

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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. The purpose of the variances is to permit the replacement of the existing dwelling with a new dwelling containing an Additional Residential Unit where Side Street is deemed to be the front yard and the interior side yard setback is reduced to 1.2 metres. The property subject to this variance is zoned Residential Medium Density (R2) on Key Map 62 of the Huron East Zoning By-law and designated Residential in the Huron East Official Plan.

**PROPOSED MINOR VARIANCE:**

Two minor variances are being requested for this development:

- Deem Side Street to be the front yard of this corner lot (as opposed to East William Street);
- Reduce the interior side yard setback from 1.5 metres to 1.2 metres.

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

**EXISTING ZONING BY-LAW PROVISIONS:**

Section 19 of the Huron East Zoning By-law outlines the zone provisions for the R2 zone.

**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 14<sup>th</sup> day of April, 2023**

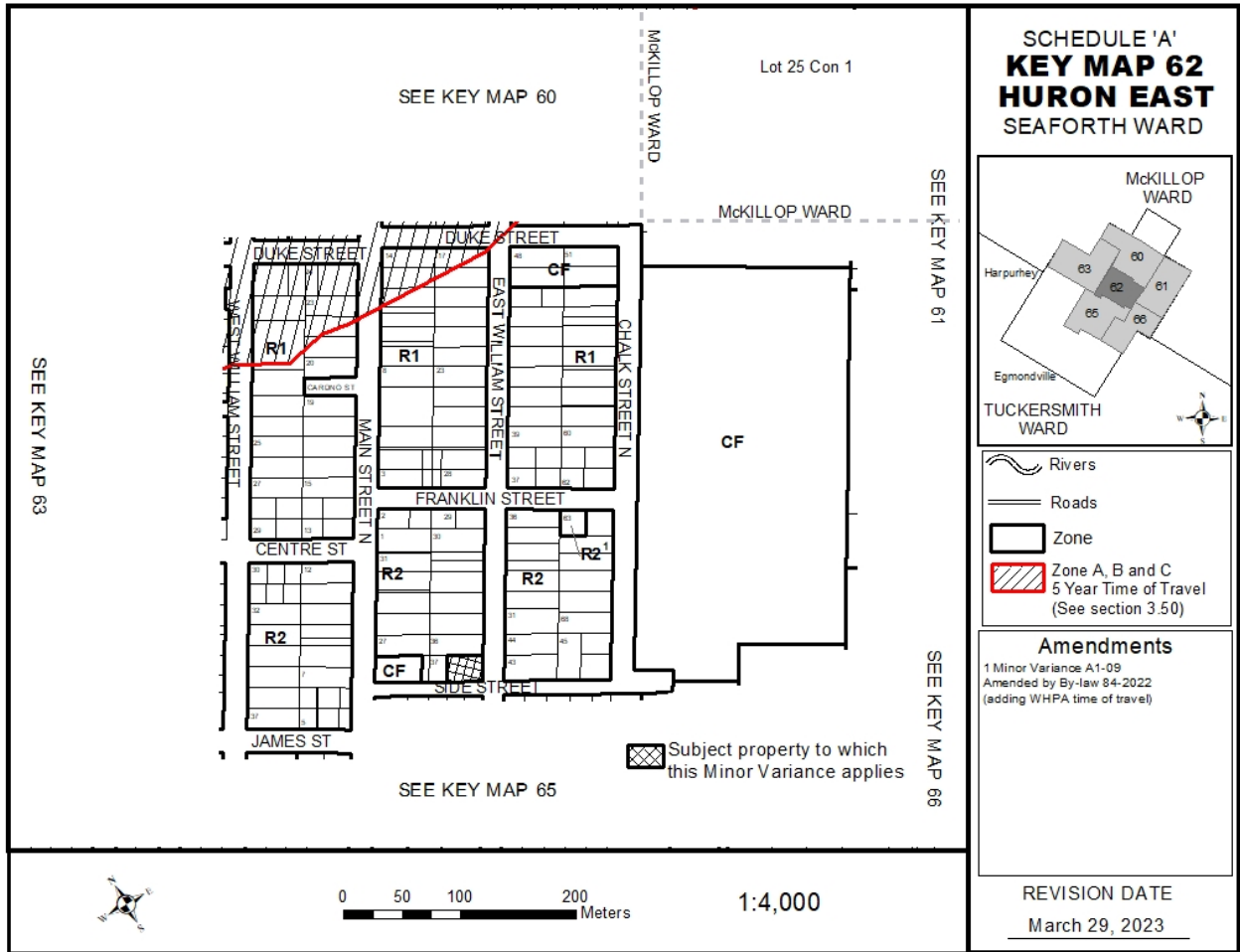
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Jessica Rudy, Clerk, Municipality of Huron East  
72 Main Street South, PO Box 610, Seaforth, Ontario N0K 1W0  
Phone: 519-527-0160 or Toll Free 1-888-868-7513

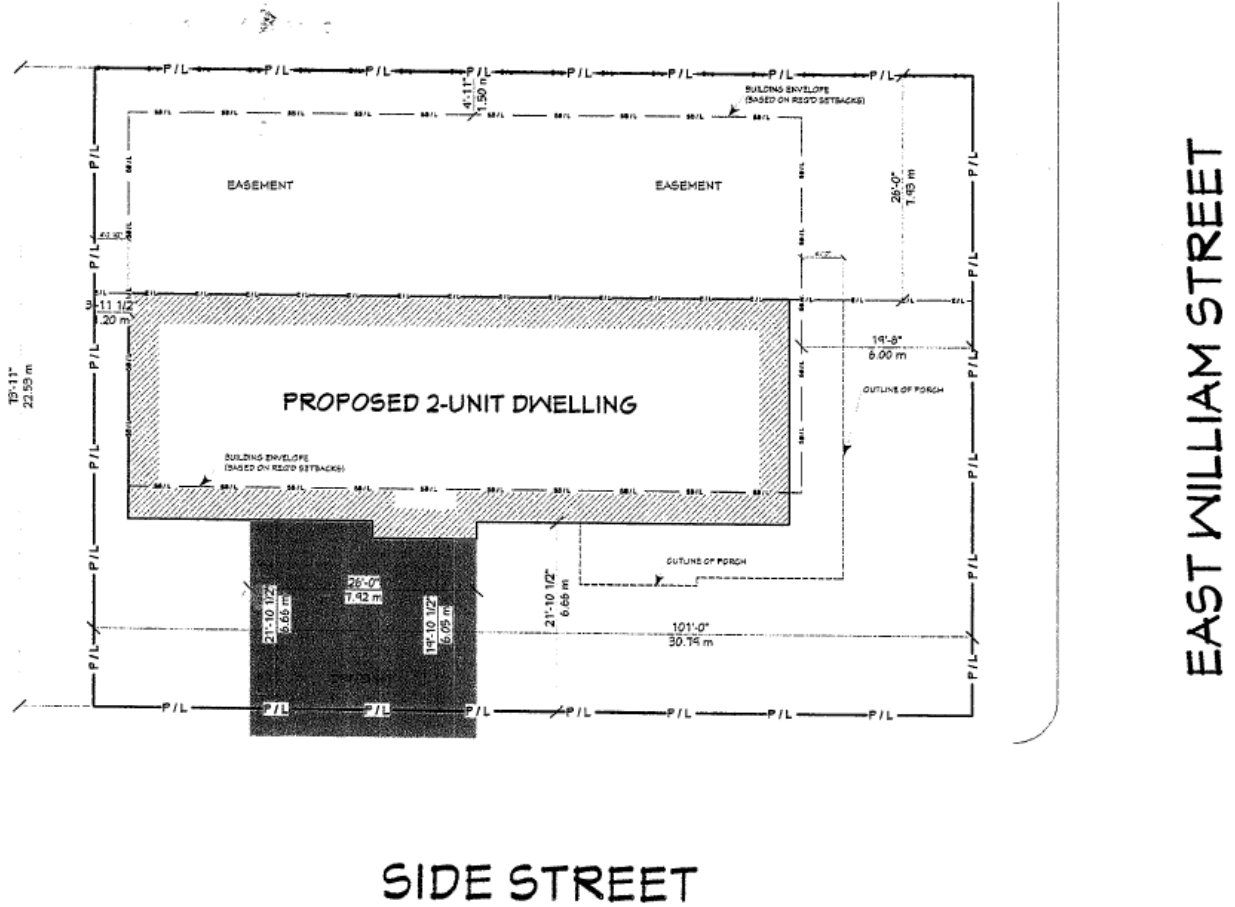
Location of the Minor Variance Application



Detailed location map of the subject property



Appendix  
Site Sketch Submitted by Applicant



SITE PLAN LAYOUT

SCALE: 1/8" = 1'-0"