



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# MV07-2023

LOCATION: Plan 596, Blocks 34,35 & 44, Brussels Ward, Municipality of Huron East

OWNER/ APPLICANT: Municipality of Huron East

ROLL NUMBER: 4040 440 012 02101

TAKE NOTICE that the Municipality of Huron East Committee of Adjustment will hold a public hearing on: Tuesday, July 18th 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 initiated this minor variance on July 4th, 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 variance is to address a technical zoning issue associated with application Z06-2022. The variance seeks to deem the longer lot line on each of the four affected corner lots as the front lot line to permit adequate rowhouse design. The area subject to this variance is zoned Residential High Density- Special Zone (R3-3) on Key Map 56 of the Huron East Zoning By-law and designated Residential in Schedule B of the Huron East Official Plan.

PROPOSED MINOR VARIANCE:

One minor variance is being requested for this development:

- Deem the longer lot line on Bryans Drive and Anderson Drive to be the front lot lines for each of the respective corner lots of the identified area.

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

EXISTING ZONING BY-LAW PROVISIONS:

Section 20 of the Huron East Zoning By-law outlines the zone provisions for the R3-3 special 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.

APPLICANT: Municipality of Huron East

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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 .

Participation Information

Persons wishing to participate in the planning process are encouraged to send comments, questions or concerns via email, or telephone to Shae Stoll, Planner at sstoll@huroncounty.ca (1-888-524-8394 ext. 3). Written comments submitted prior to July 17th will be included with the materials Council receives in consideration of the application.

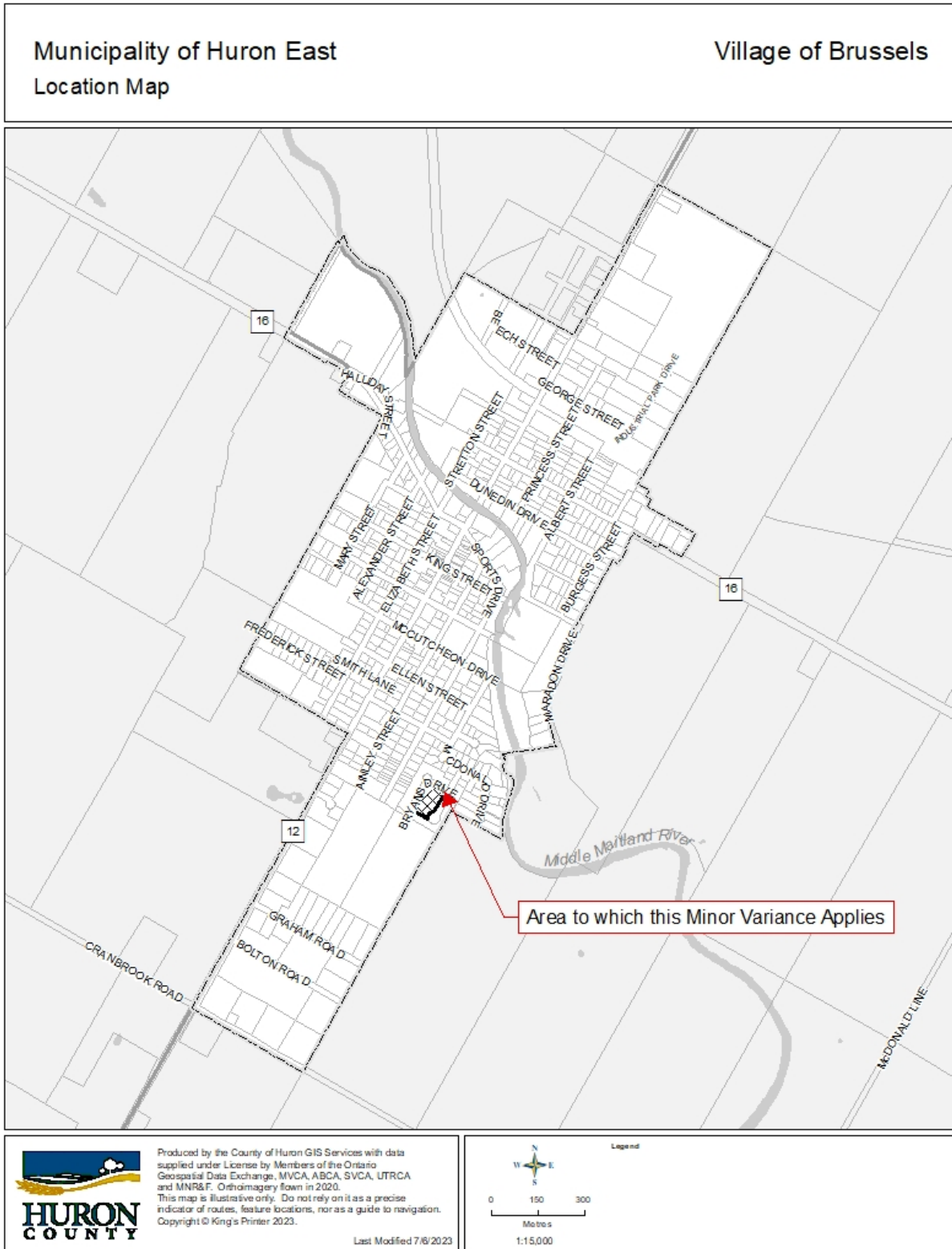
Mail comments to: Huron East, PO Box 610, Seaforth, ON N0K 1W0, Attention Jessica Rudy.

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

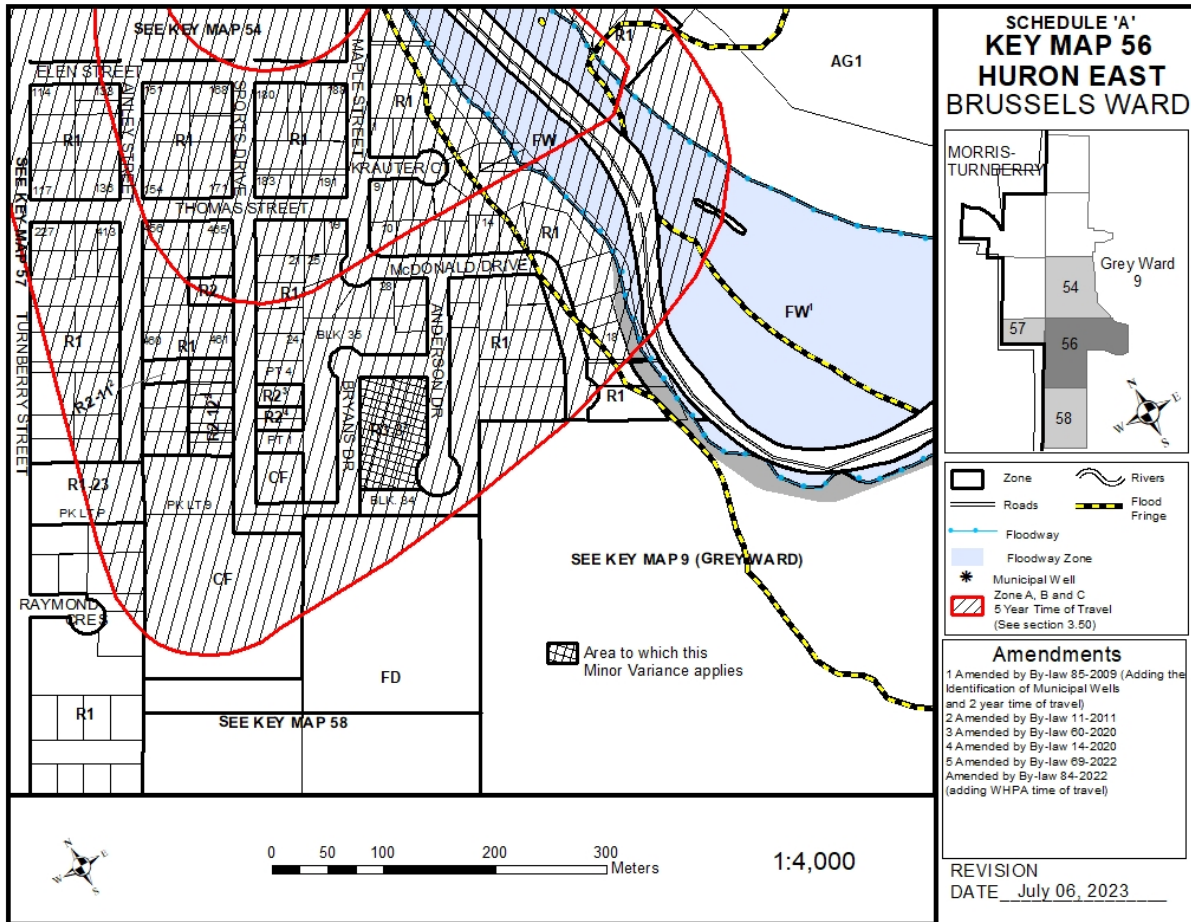
Dated at the Municipality of Huron East this July 6th 2023

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

Lots to which this variance applies outlined in red

