

**NOTICE OF THE PASSING
OF A ZONING BY-LAW AMENDMENT
BY THE CORPORATION OF THE
MUNICIPALITY OF HURON EAST
AT AN ELECTRONIC PUBLIC MEETING**

TAKE NOTICE that the Council of the Municipality of Huron East passed **By-Law No. 84 – 2022** on the **4th day of October 2022** under Section 34 of the Planning Act, R.S.O. 1990, at an Electronic Public Meeting.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Land Tribunal in respect of the By-Law by filing with the Clerk of the Municipality of Huron East, not later than the 3rd day of November 2022 by 5:00 p.m. a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by payment of the fee prescribed under the Ontario Land Tribunal Act.

AMOUNT OF FEE for an appeal is \$1,100.00 payable by Certified Cheque or Money Order in Canadian funds, made out to the Minister of Finance and accompanied by Appellant Form (A1), which is available on the web site at <https://olt.gov.on.ca/tribunals/lpat/about-lpat/>. An Appellant may request a reduction of the filing fee to \$400, if the Appellant is a private citizen or eligible community group. The request for a reduction in the fee must be made at the time of filing the appeal. Please use the Request for Fee Reduction Form.

Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

AN EXPLANATION of the purpose and effect of the by-law describing the lands to which the by-law applies is provided below. The effect that written and oral submissions relating to the application had on Council's decision is also summarized below. The complete by-law is available for inspection Electronically from the Clerk's office during regular office hours.

Dated at the Municipality of Huron East this **14th day of October 2022.**

Jessica Rudy, Clerk
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CORPORATION OF THE MUNICIPALITY OF HURON EAST
BY-LAW NO. 84 – 2022

PURPOSE AND EFFECT:

The purpose and effect of the General Update Amendment is to update direction in the Huron East Official Plan and Zoning By-law regarding housing, Minimum Distance Separation (MDS), and housekeeping items including:

- permit Additional Residential Units (ARU) in agricultural, village and town settings;
- permit increased density and a wider range of residential building types in established neighbourhoods with full municipal services;
- require minimum density of 15 units/hectare in newly developing areas;
- remove accessory residential from Vanastra Commercial (C5) Zones to ensure compatibility between industrial uses and residences;
- increase minimum lot sizes in privately serviced area to ensure that future residential development is completed in accordance with Provincial and County nitrate criteria and addresses long term water quality considerations;
- clarify that Minimum Distance Separation will not apply to On-Farm Diversified Uses or Agricultural Commercial Industrial (AG3) uses;
- remove livestock limitations from small agricultural (AG4) properties; and
- minor housekeeping items such as updates to definitions, general provisions and mapping.

Effect of Written and Oral Submissions on Council's Decision

At the public meeting, Council received written and oral comments from one property owner, whose property would be directly affected by the proposed zone change, and written comments from two other property owners. A public information meeting was held on September 15th, 2022 which gave Huron East residents and property owners the opportunity to provide their opinions on the changes proposed to the Official Plan and Zoning By-law.

Council reviewed all information and correspondence related to this application, the effect of which helped Council make an informed decision.