

**NOTICE OF PUBLIC MEETING  
CONCERNING A PROPOSED AMENDMENT TO THE HURON EAST OFFICIAL PLAN  
AND A PROPOSED ZONING BY-LAW AMENDMENT,  
BOTH AFFECTING THE MUNICIPALITY OF HURON EAST, TUCKERSMITH WARD**

**TAKE NOTICE** that the Council of the Corporation of the Municipality of Huron East will hold a public meeting on **Tuesday, May 16th, at 6 p.m.** in the Huron East Council Chambers to consider a proposed Official Plan Amendment under Section 17 of the Planning Act and a proposed Zoning By-law Amendment under Section 34 of the Planning Act, R.S.O. 1990, as amended.

**ANY PERSON** may attend the public meeting and/or make written or verbal representation.

**IF** a person or public body does not make oral submissions at the public meeting or make written submissions to the Municipality of Huron East before the by-law and amendment is passed, the person or public body is not entitled to appeal the decision of the Municipality of Huron East to the Ontario Land Tribunal.

**IF** a person or public body does not make an oral submission at the public meeting or make written submissions to the Municipality of Huron East before the by-law and amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body.

**IF** you wish to be notified of the decision of the Municipality of Huron East on the proposed zoning by-law and official plan amendment, you must make a written request to the Municipality of Huron East, 72 Main Street South, Seaforth, Ontario N0K 1W0.

Persons wishing to participate in the planning process are strongly encouraged to send their comments, questions or concerns via email or telephone to Planner Shae Stoll at [planning@huroncounty.ca](mailto:planning@huroncounty.ca) or 1-888-524-8394 ext. 3.

If mailing comments, please address to: Box 610, Seaforth, Ontario N0K 1W0, Attention to Jessica Rudy.

**ADDITIONAL INFORMATION** relating to the proposed zoning by-law and official plan amendment is available for inspection on the municipal website at [www.huroneast.com](http://www.huroneast.com) .

**Dated at the Municipality of Huron East this 20<sup>th</sup> day of April 2022.**

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Jessica Rudy, Clerk, Municipality of Huron East  
72 Main Street S, P.O Box 610, Seaforth ON N0K 1W0  
Phone: 519-527-0160 1-888-868-7513 (toll free) Fax: 519-527-2561

## **PURPOSE & EFFECT**

The lands subject to both the Official Plan Amendment and Zoning By-law Amendment are described as Concession 2 Huron Road Survey, Part Lots 8 & 9, Registered Plan 22R5263 Parts 2 and 9-11, Geographic Township of Tuckersmith in the Municipality of Huron East. The subject property is municipally known as 1 Doig Drive and contains the Seaforth Golf Course.

This application proposes to include the identified area in the Urban Settlement Area to facilitate a future residential development which will be serviced by municipal water and sanitary services. The details of the residential development will be subject to further planning applications.

A related severance application (C101-2021), to separate the identified lands from the remainder of the golf course property, was submitted in 2021 and deferred to allow for the Official Plan Amendment to be considered.

The proposed amendment to the Huron East Official Plan changes the designation of the subject lands from “Recreation” to “Urban Settlement Area.”

The amendment to the Huron East Zoning By-law proposes to amend the zoning of the subject lands from ‘Recreation (RC1)’ to ‘Residential High Density (R3-Special)’. The special zone will state that:

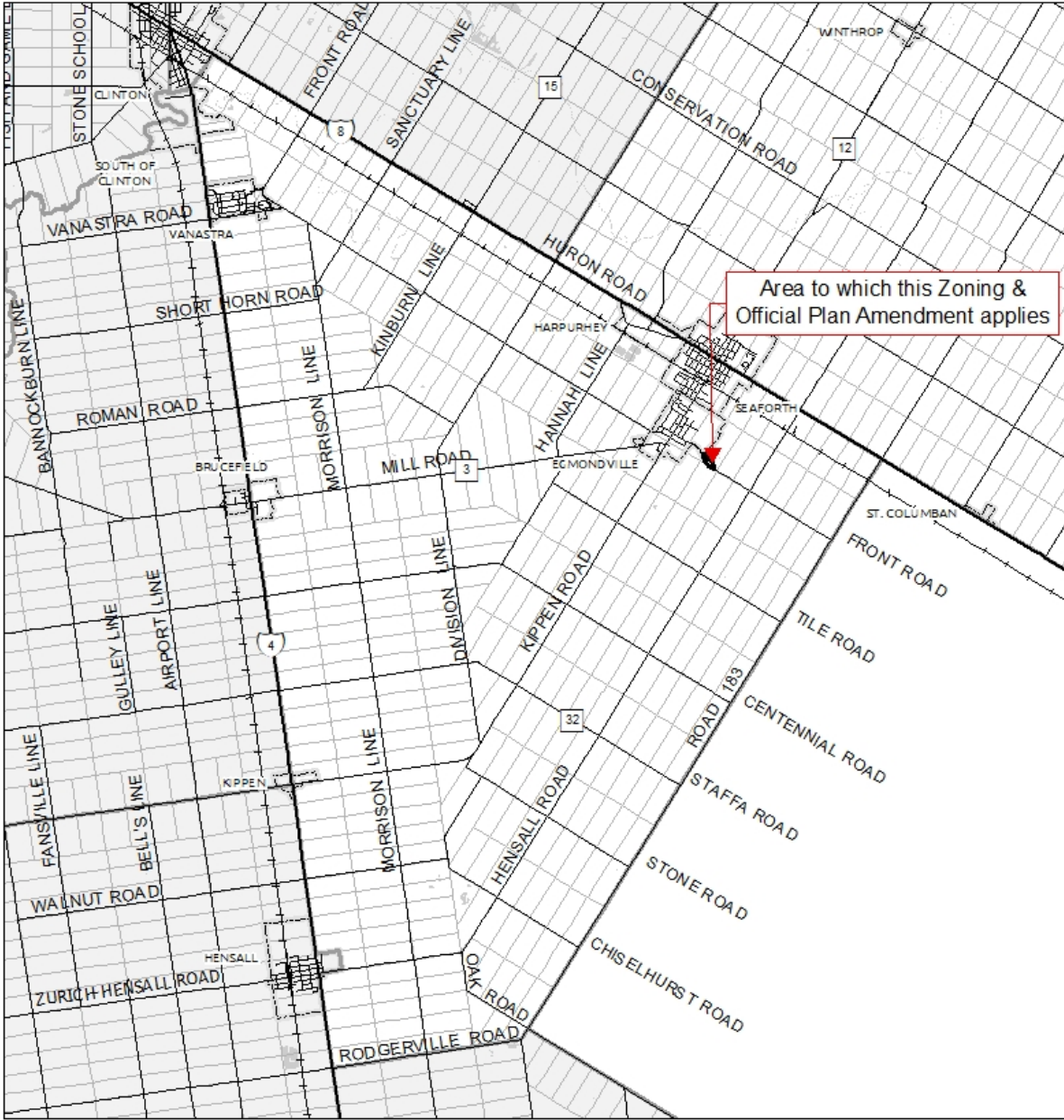

- limit the permitted structures to rowhouses;
- permit a rear yard setback of 6.5 metres; and
- allow that where more than one rowhouse may be established on a lot, the required lot coverage, landscape open space, off-street parking and amenity area shall be to the whole of the lot, provide the development is subject to Site Plan Approval under Section 41 of the Planning Act.

Maps showing the general location of the lands to which this Official Plan and Zoning By-law Amendment apply are shown on Schedule A attached. Schedule B identifies the location of the Official Plan designation amendment while Schedule C identifies the properties subject to the proposed zoning amendment.

Schedule "A": Location Map

Municipality of Huron East  
Location Map

Tuckersmith Ward

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Last Modified 3/23/2023

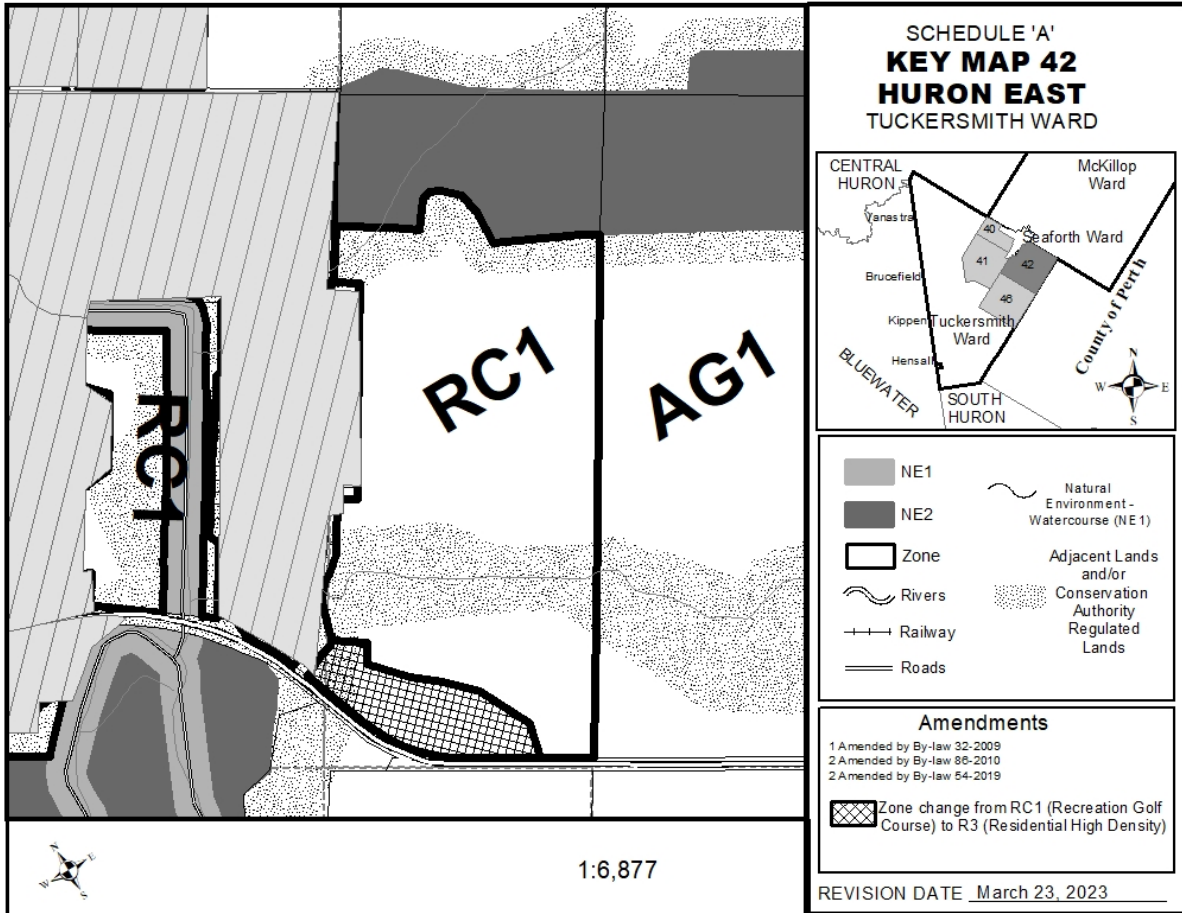


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Schedule "C": Location of Zoning By-law Amendment





Appendix 1: Lands Subject to the Amendment with 2020 Aerial Photograph

