



**NOTICE OF PUBLIC MEETING
CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT
AFFECTING THE MUNICIPALITY OF HURON EAST**

TAKE NOTICE that Council of the Municipality of Huron East will hold a public meeting on **Tuesday, June 24, 2025 at 6pm** in the Huron East Council Chambers, 72 Main Street, Seaforth, to consider a proposed Zoning By-law Amendment under Section 34 of the Planning Act, RSO 1990, as amended. The amendment affects the Municipality of Huron East Zoning By-law.

File:	Z01-2025
Applicant/ Owner:	David Schlumpf
Location of Property:	Plan 596, Part Block 35, Parts 8 & 9; Plan 22R7237, Brussels
Split from Parent Roll No.:	4040-440-012-02101

Purpose and Effect:

The proposed Zoning By-law Amendment affects the lands legally known as Plan 596, Part Block 35, Parts 8 & 9; Plan 22R7237, Brussels Ward in the Municipality of Huron East. The By-Law proposes to amend the zoning on the property from R1 (Residential Low Density) to R1-47 (Residential Low Density- Special Zone)

The proposed amendment to the Huron East Zoning By-Law is required to facilitate the construction of two semi-detached residential buildings on one lot both containing two additional residential units.

Location and Key Map(s) showing the location of the lands are attached as Schedule A.

BE ADVISED that the Corporation of the Municipality of Huron East considered this application to be complete on May 27, 2025.

If you are an owner of any land containing seven or more residential units you are requested to post this notice in a location that is visible to all of the residents.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support or in opposition to the proposed zoning by-law amendment.

Members of the public do not have the right to appeal the decision; only the applicant, the property owner, the Minister of Municipal Affairs and Housing, a specified person under the Planning Act or public body that has an interest in the matter, may appeal the decision. Please refer to the County of Huron website for details about appeal rights:

<https://www.huroncounty.ca/plandev/guides-and-resources/planning-procedures/additional-appeal-information>

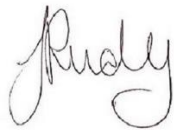
IF you wish to be notified of the decision of the Municipality of Huron East on the proposed zoning by-law amendment, you must make a written request to the Municipality of Huron East, 72 Main Street South, Seaforth, Ontario N0K 1W0.

Council meetings are being held in person, with electronic attendance options. Persons wishing to participate in the planning process are strongly encouraged to send their comments, questions or concerns via email or telephone to Shae Stoll, Planner at sstoll@huroncounty.ca or 1-888-524-8394 ext. 3. Please provide comments by Wednesday June 18, 2025 to allow them to be incorporated into the staff report and agenda.

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 amendment is available for inspection on the municipal website at www.huroneast.com.

Dated at the Municipality of Huron East this 27th day of May 2025.

A handwritten signature in cursive script, appearing to read 'Rudy', is positioned above a horizontal line.

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

**SCHEDULE 1
CORPORATION OF THE
MUNICIPALITY OF HURON EAST
BY-LAW -2025**

BEING a by-law to amend the zoning on Plan 596, Part Block 35, Parts 8 & 9; Plan 22R7237, Brussels Ward in the Municipality of Huron East.

WHEREAS the Council of the Corporation of the Municipality of Huron East considers it advisable to amend Zoning By-law 52-2006 of the Municipality of Huron East.

NOW, THEREFORE, the Council of the Corporation of the Municipality of Huron East ENACTS as follows:

1. This by-law shall apply Plan 596, Part Block 35, Parts 8 & 9; Plan 22R7237, Brussels Ward in the Municipality of Huron East and is comprised of the attached Schedules.
2. By-law 52-2006 is hereby amended by changing the zone symbol on the attached Schedule A from R1 (Residential Low Density) to R1-47 (Residential Low Density- Special Zone)
3. Section 18.10 Special Zones is hereby amended by the addition of the R1-47 zone provisions with the following:

R1-47 Zone

Notwithstanding any provisions to the contrary, in the area zoned R1-47, the following provisions apply:

- Two main buildings each containing a semi-detached or duplex dwelling may be established on the whole of lands zoned R1-47
 - Up to two attached additional residential units (ARUs) are permitted in each main building
4. All other provisions of By-Law 52-2006 shall continue to apply.
 5. This by-law affects Zone Map 4B of By-law 52-2006, attached as Schedule B.
 6. This by-law shall come into force upon final passing, pursuant to Section 34(21) of the Planning Act, RSO 1990, as amended.

READ A FIRST TIME ON THE _____ DAY OF _____, 2025.
READ A SECOND TIME ON THE _____ DAY OF _____, 2025.
READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2025.

Bernie MacLellan, Mayor

Jessica Rudy, Clerk

SCHEDULE 2
CORPORATION OF THE MUNICIPALITY OF HURON EAST
BY-LAW -2025

By-law - 2025 has the following purpose and effect:

The proposed Zoning By-law Amendment (file no. Z01-2025) affects the lands legally known as Plan 596, Part Block 35, Parts 8 & 9; Plan 22R7237, Brussels Ward in the Municipality of Huron East. The By-Law proposes to amend the zoning on the property from R1 (Residential Low Density) to R1-47 (Residential Low Density- Special Zone).

The proposed amendment to the Huron East Zoning By-Law is required to facilitate the construction of two semi-detached residential buildings on one lot both containing two additional residential units.

The subject lands are designated Residential on Schedule B of the Huron East Official Plan.

Maps showing the location of the lands to which this Zoning By-law amendment apply are shown on Schedule A attached.

SCHEDULE A
CORPORATION OF THE MUNICIPALITY OF HURON EAST
BY-LAW - 2025

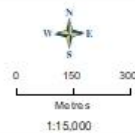
Municipality of Huron East
Location Map

Village of Brussels



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Last Modified 5/28/2025



Schedule B

CORPORATION OF THE MUNICIPALITY OF HURON EAST

BY-LAW - 2025

Municipality of Huron East
Zoning By-Law
Key Map 04B
Brussels

Amendments	Revision Date
1 By-law 85-2009	May 26, 2025
2 By-law 11-2011	
3 By-law 29-2011	
4 By-law 48-2012	
5 By-law 25-2014	
6 By-law 97-2017	
7 By-law 23-2018	
8 By-law 04-2019	
9 By-law 14-2020	
10 By-law 16-2020	
11 By-law 66-2021	
12 By-law 69-2022	

