

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

Roll No. 4040 440 016 00203

TAKE NOTICE that Council of the Municipality of Huron East will hold an **electronic** public meeting on **Tuesday, September 7th, 2021 at 7:00 p.m.**, 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.

BE ADVISED that the Corporation of the Municipality of Huron East considered this application to be complete on July 29th 2021.

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 via telecommunications and/or make written or verbal representation.

IF a person or public body does not make oral submissions at the electronic public meeting or make written submissions to the Municipality of Huron East before the by-law 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 electronic public meeting or make written submissions to the Municipality of Huron East before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the 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 amendment, you must make a written request to the Municipality of Huron East, 72 Main Street South, Seaforth, Ontario N0K 1W0.

Revised Procedure due to COVID-19 Pandemic

Council meetings are being held electronically in response to the current situation. Persons wishing to participate in the planning process are encouraged to send comments, questions or concerns via email, mail or telephone to Laura Simpson, Planner at lsimpson@huroncounty.ca (1-888-524-8394 ext. 3291). Written comments submitted prior to August 31st 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 Cathy Garrick.

Persons wishing to participate orally at the meeting, may join the hearing electronically or by teleconference. For instructions on how to participate electronically, contact Cathy Garrick, cgarrick@huroneast.com (519-527-1710 ext. 31). The Council Agenda and Zoom link to join the Public Meeting will be available on the website at www.huroneast.com

ADDITIONAL INFORMATION relating to the proposed zoning by-law amendment is available for inspection on the municipal website at www.huroneast.com .

Revised and dated at the Municipality of Huron East this 13th day of August 2021.

Brad McRoberts, CAO/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 and Effect:

This proposed Zoning By-law Amendment affects the property of Plan 192, Lot 399, Brussels Ward, Municipality of Huron East. The By-law proposes to amend the zoning on the property from R1 (Residential Low Density) to R1-41 (Residential Low Density Special Zone).

The subject lands require a zone change to R1-41 to recognize two low-density residential lots with reduced lot frontages of 12.5 metres, reduced from the minimum lot frontage in the R1 zone for a single detached dwelling of 15 metres. The owner has concurrently submitted a severance application to sever Lot 399 into two residential lots with each having a frontage of 12.5 metres and proposes to construct on each a single detached dwelling with a secondary residential unit. The subject property is designated Residential and is 1011.7 square metres (0.24 acres) in area.

The subject property is located at 565 Mary Street in Brussels.

**SCHEDULE 1
CORPORATION OF THE
MUNICIPALITY OF HURON EAST
BY-LAW NO. -2021**

Roll No. 4040 440 016 00203

BEING a by-law to amend the zoning on Plan 192, Lot 399, Brussels Ward, Municipality of Huron East (565 Mary Street).

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 to Plan 192, Lot 399, Brussels Ward, Municipality of Huron East and is comprised of the attached Schedules.
2. By-law 52-2006 is hereby amended by changing from R1 (Residential Low Density) to R1-41 (Residential Low Density Special Zone), the zone symbols on the lands designated 'R1-41' on the attached Schedule.
3. Section 18.10 Special Zones is hereby amended by the addition of the following:

18.10 R1-41

The lands zoned R1-41 shall have a minimum lot frontage of 12.5 metres. All other provisions of By-law 52-2006 shall continue to apply.

4. This by-law affects Zone Map 55 of By-law 52-2006, attached as Schedule A.
5. 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	, 2021.
READ A SECOND TIME ON THE	DAY OF	, 2021.
READ A THIRD TIME AND PASSED THIS	DAY OF	, 2021.

Bernie MacLellan, Mayor

Brad McRoberts, CAO/Clerk

**SCHEDULE 2
CORPORATION OF THE
MUNICIPALITY OF HURON EAST
BY-LAW NO. -2021**

Roll No. 4040 440 016 00203

By-law No. - 2021 has the following purpose and effect:

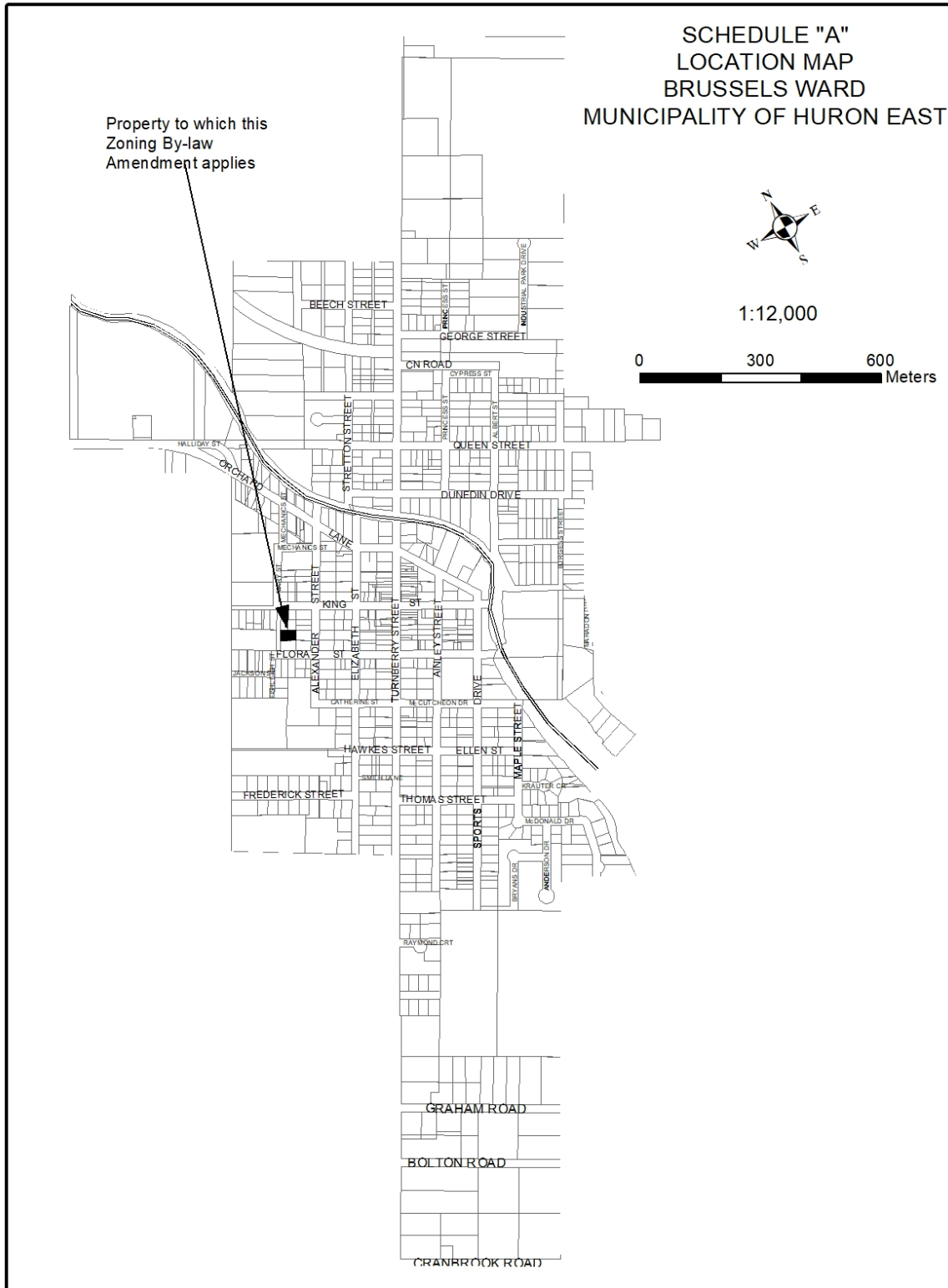
1. This proposed Zoning By-law Amendment affects the property of Plan 192, Lot 399, Brussels Ward, Municipality of Huron East. The By-law proposes to amend the zoning on the property from R1 (Residential Low Density) to R1-41 (Residential Low Density Special Zone)

The subject lands require a zone change to R1-41 to recognize two low-density residential lots with reduced lot frontages of 12.5 metres, reduced from the minimum lot frontage in the R1 zone for a single detached dwelling of 15 metres. The owner has concurrently submitted a severance application to sever Lot 399 into two residential lots with each having a frontage of 12.5 metres and proposes to construct on each a single detached dwelling with a secondary residential unit. The subject property is designated Residential and is 1011.7 square metres (0.24 acres) in area.

The subject property is located at 565 Mary Street, Brussels.

2. The map showing the location of the lands to which this by-law applies is shown on the following page entitled Location Map, Schedule A.

SCHEDULE A
CORPORATION OF THE MUNICIPALITY OF HURON EAST
BY-LAW NO. - 2021



Schedule A
CORPORATION OF THE MUNICIPALITY OF HURON EAST
BY-LAW NO. - 2021

Roll No. 4040 440 016 00203

