

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

**Roll No. 4040 380 005 00100**

**TAKE NOTICE** that Council of the Municipality of Huron East will hold an **electronic** public meeting on **Tuesday, April 5<sup>th</sup>, 2022 at 7:00 pm** 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 March 15<sup>th</sup>, 2022.

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 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.

**Virtual Meeting Procedure**

Council meetings are currently being held electronically. Persons wishing to participate in the planning process are strongly encouraged to send their comments, questions or concerns via email or telephone to Jenn Burns, Planner at [jburns@huronty.ca](mailto:jburns@huronty.ca) or 1-888-524-8394 ext. 3. Written comments are encouraged to be submitted prior to March 29<sup>th</sup> so they can be included with the materials that Council will receive in consideration of the application.

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

For those persons who wish to participate orally at the meeting, there is an option to join the hearing electronically or by teleconference. To register to attend the public meeting, please contact Jessica Rudy, Clerk, [clerk@huroneast.com](mailto:clerk@huroneast.com) (519-527-1710 x 37). The Council agenda will be available on the municipal website at [www.huroneast.com](http://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](http://www.huroneast.com) .

**Dated at the Municipality of Huron East this 15th day of March 2022.**

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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 80849 Perth Road 180 in the Municipality of Huron East (Lot 1, Concession V, McKillop Ward). This application proposes to amend the zoning on the property from AG1 (General Agriculture) to AG1-48 (General Agriculture- Special Provisions) to allow for an expansion to the existing on-farm agricultural-related industrial operation (Dublin Transport Ltd.). The AG1-48 zone provisions will:

- Permit a transport terminal in addition to the permitted uses in the AG1 zone;
- Permit a maximum gross floor area of 700 square metres for the transport truck terminal;
- Permit a maximum of eight (8) transport truck off-street parking spaces associated with the transport terminal.
- Restrict the location of the proposed future buildings to the general area of the existing building cluster.

The subject property is designated Agriculture and is approximately 98 acres in area.

**SCHEDULE 1  
CORPORATION OF THE  
MUNICIPALITY OF HURON EAST  
BY-LAW -2022**

**Roll No. 4040 380 005 00100**

BEING a by-law to amend the zoning on 80849 Perth Road 180 in the Municipality of Huron East, (Lot 1, Concession V, McKillop Ward).

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 80849 Perth Road 180 in the Municipality of Huron East, (Lot 1, Concession V, McKillop Ward), and is comprised of the attached Schedules.
2. By-law 52-2006 is hereby amended by changing from AG1 (General Agriculture) to AG1-48 (General Agriculture- Special Provisions), the zone symbols on the lands designated 'AG1-48' on the attached Schedule.
3. Section 19.10 Special Zones is hereby amended by the addition of the following:

**4.11 AG1-48**

Notwithstanding the provisions to the contrary, the following provisions apply to the lands zoned AG1-48:

- In addition to the permitted uses in the AG1 zone, a transport terminal is permitted;
- The transport truck terminal is permitted a maximum gross floor area of 700 square metres;
- A maximum of eight (8) transport truck off-street parking spaces associated with the transport terminal are permitted.
- Any buildings, structures, storage or parking related to the trucking business must be located within 100m of buildings and parking area that existed on the date of the passing of this by-law.

All other provisions of By-law 52-2006 shall continue to apply.

4. This by-law affects Zone Map 32 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                      , 2022.  
READ A SECOND TIME ON THE                      DAY OF                      , 2022.  
READ A THIRD TIME AND PASSED THIS                      DAY OF                      , 2022.

\_\_\_\_\_  
Bernie MacLellan, Mayor

\_\_\_\_\_  
Brad McRoberts, CAO/Clerk

**SCHEDULE 2  
CORPORATION OF THE  
MUNICIPALITY OF HURON EAST  
BY-LAW -2022**

**Roll No. 4040 380 005 00100**

By-law - 2022 has the following purpose and effect:

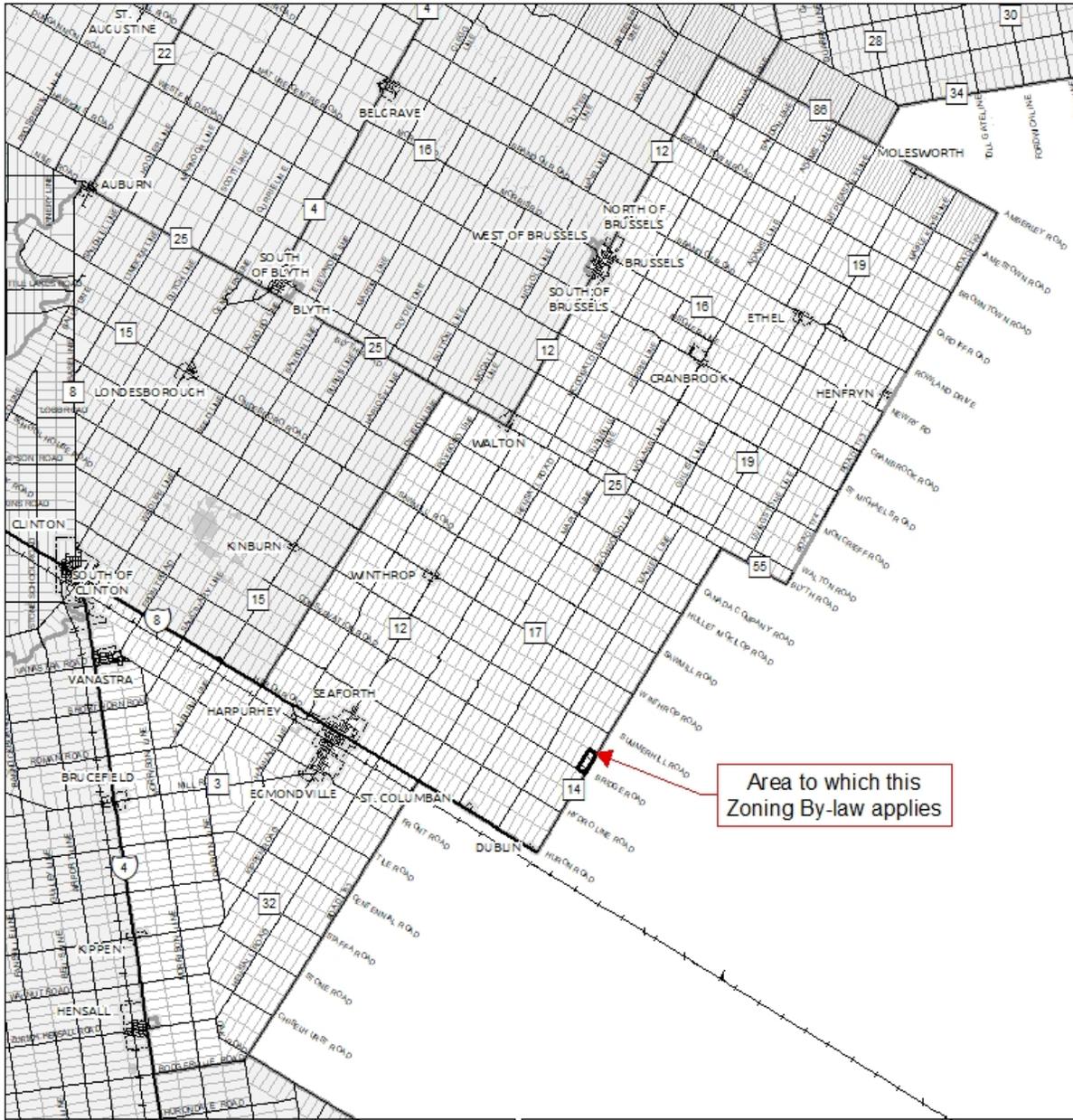
1. This proposed Zoning By-law Amendment affects 80849 Perth Road 180 in the Municipality of Huron East (Lot 1, Concession V, McKillop Ward). This application proposes to amend the zoning on the property from AG1 (General Agriculture) to AG1-48 (General Agriculture- Special Provisions) to allow for an expansion to the existing on-farm agricultural-related industrial operation (Dublin Transport Ltd.). The AG1-48 zone provisions will:
  - Permit a transport terminal in addition to the permitted uses in the AG1 zone;
  - Permit a maximum gross floor area of 700 square metres for the transport truck terminal;
  - Permit a maximum of eight (8) transport truck off-street parking spaces associated with the transport terminal.
  - Restrict the location of the proposed future buildings to the general area of the existing building cluster.

The subject property is designated Agriculture and is approximately 98 acres in area.

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

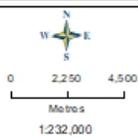
SCHEDULE A  
CORPORATION OF THE MUNICIPALITY OF HURON EAST  
BY-LAW - 2022

Municipality of Huron East  
Location Map



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Last Modified 3/11/2022



**Schedule B  
CORPORATION OF THE MUNICIPALITY OF HURON EAST  
BY-LAW - 2022**

