

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

**Roll No. 4040 420 012 02400**

**TAKE NOTICE** that Council of the Municipality of Huron East will hold an **electronic public meeting** on **Tuesday, March 16th, 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 February 22nd, 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 Local Planning Appeal 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 Local Planning Appeal 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.

**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 strongly encouraged to send their comments, questions or concerns via email, mail or telephone to Laura Simpson, Planner, at [lsimpson@huronty.ca](mailto:lsimpson@huronty.ca) (1-888-524-8394 ext. 3291) or to Cathy Garrick, Huron East Building Department, at [cgarrick@huroneast.com](mailto:cgarrick@huroneast.com) (519-527-1710 x 31). Written comments submitted prior to March 11th will be included with the materials Council receives in consideration of the application.

If mailing comments, please address to: Box 610, Seaforth, Ontario N0K 1W0, Attention 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. For instructions on how to participate electronically, contact Cathy Garrick, [cgarrick@huroneast.com](mailto:cgarrick@huroneast.com) (519-527-1710 x 31)

**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) .

**Revised and dated at the Municipality of Huron East this 23rd day of February 2021.**

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Brad Knight, 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 Plan 305, Lots 2-4, 29 & 30, Grey Ward, Municipality of Huron East. The By-law proposes to change the zoning on a portion of the subject property to 'Residential Low Density- Special Zone' (R1-39) from 'Residential Low Density' (R1).

The subject lands require a zone change to recognize the deficient lot frontage and to permit an accessory structure in the front yard of the property. For a property zoned R1 on private services, the minimum lot frontage is 23 metres. The applicant intends to apply to create an additional lot from the subject lands through a separate part-lot control exemption application, which would result in a deficient lot frontage of 20.1 metres. They have applied for a reduced lot frontage to address this. Section 3.2.2 of the Huron East Zoning By-law requires an accessory structure to be located in the rear or interior side yard. The applicant has applied to permit an accessory structure in the front yard at a setback of 35 metres from the front lot line (Cranbrook Road). This proposed Zoning Amendment is for a vacant portion of the subject property, Lots 4, 29 and 30, which is approximately 0.75 acres (3035 square metres). The remainder of the subject property, which contains an existing house and shed, would maintain the R1 zone. The subject property is designated Urban in the Huron East Official Plan.

The property is located at 43845 Cranbrook Road.

**SCHEDULE 1  
CORPORATION OF THE  
MUNICIPALITY OF HURON EAST  
BY-LAW -2021**

**Roll No. 4040 420 012 02400**

BEING a by-law to amend the zoning on Plan 305, Lots 4, 29 & 30, Grey Ward, 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 to Plan 305, Lots 4, 29 & 30, Grey 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 R1-39 (Residential Low Density-Special Zone), the zone symbol on the lands designated 'R1-39' on the attached Schedule.
3. Section 18.10 R1 Special Zones is hereby amended by the addition of the following:

***R1-39***

*Notwithstanding the provisions of Sections 18.4 (Zone Regulations) and 3.2.2 (Accessory Uses Location) to the contrary, on the lands zoned R1-39, the lot frontage shall be deemed to comply at 20.1 metres and that accessory structures shall be permitted in the front yard at a minimum front yard setback of 35 metres.*

4. This by-law affects Zone Map 10A of By-law 52-2006, attached as Schedule A.
5. All other provisions of By-law 52-2006 shall apply.
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	, 2021.
READ A SECOND TIME ON THE	DAY OF	, 2021.
READ A THIRD TIME AND PASSED THIS	DAY OF	, 2021.

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

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Brad Knight, CAO/Clerk

**SCHEDULE 2  
CORPORATION OF THE  
MUNICIPALITY OF HURON EAST  
BY-LAW -2021**

**Roll No. 4040 420 012 02400**

By-law - 2021 has the following purpose and effect:

1. This proposed Zoning By-law Amendment affects Plan 305, Lots 2-4, 29 & 30, Grey Ward, Municipality of Huron East. The By-law proposes to change the zoning on a portion of the subject property to 'Residential Low Density- Special Zone' (R1-39) from 'Residential Low Density' (R1).

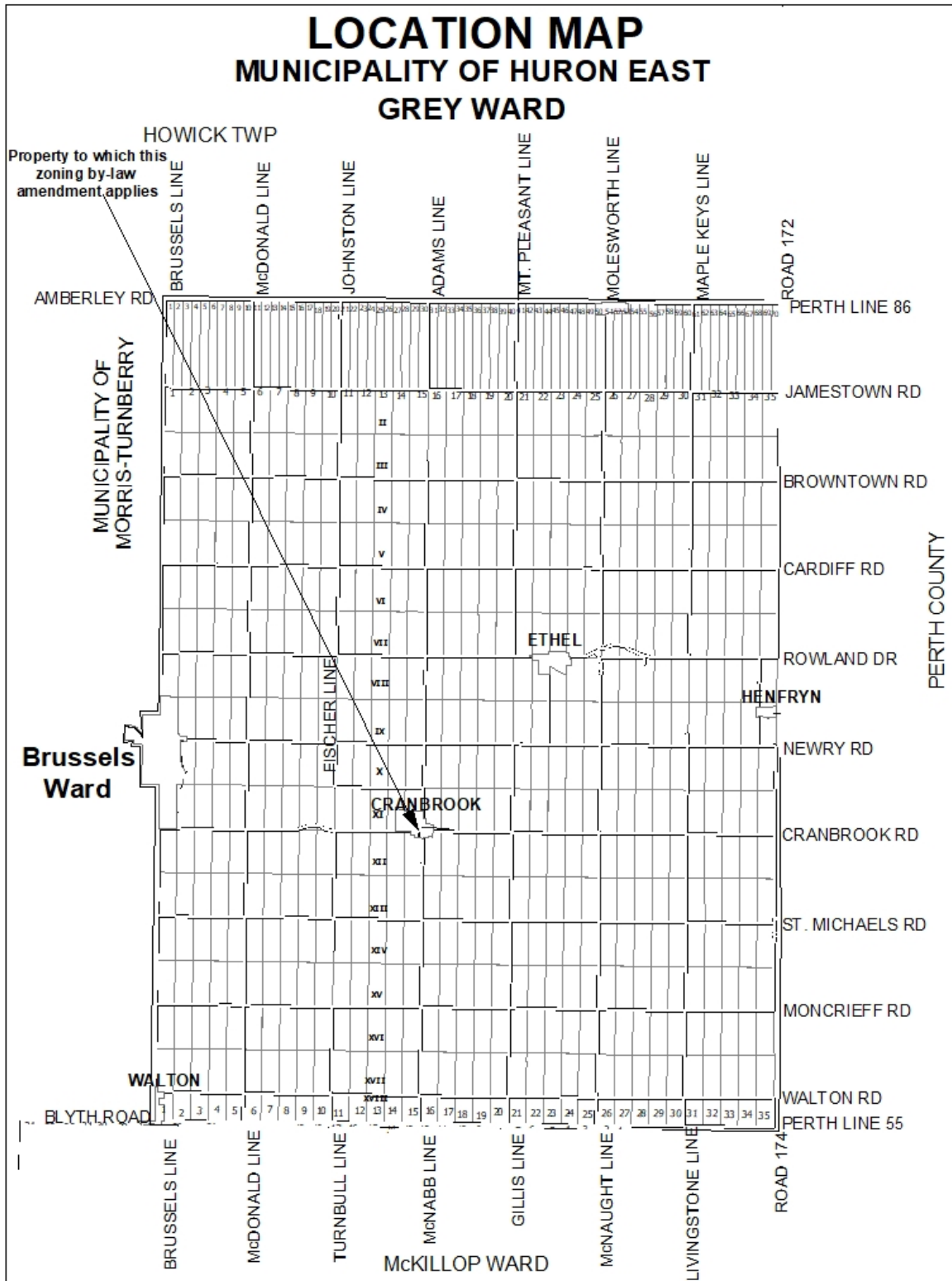
The subject lands require a zone change to recognize the deficient lot frontage and to permit an accessory structure in the front yard of the property. For a property zoned R1 on private services, the minimum lot frontage is 23 metres. The applicant intends to apply to create an additional lot from the subject lands through a separate part-lot control exemption application, which would result in a deficient lot frontage of 20.1 metres. They have applied for a reduced lot frontage to address this. Section 3.2.2 of the Huron East Zoning By-law requires an accessory structure to be located in the rear or interior side yard. The applicant has applied to permit an accessory structure in the front yard at a setback of 35 metres from the front lot line (Cranbrook Road). This proposed Zoning Amendment is for a vacant portion of the subject property, Lots 4, 29 and 30, which is approximately 0.75 acres (3035 square metres). The remainder of the subject property, which contains an existing house and shed, would maintain the R1 zone. The subject property is designated Urban in the Huron East Official Plan.

The property is located at 43845 Cranbrook Road.

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.

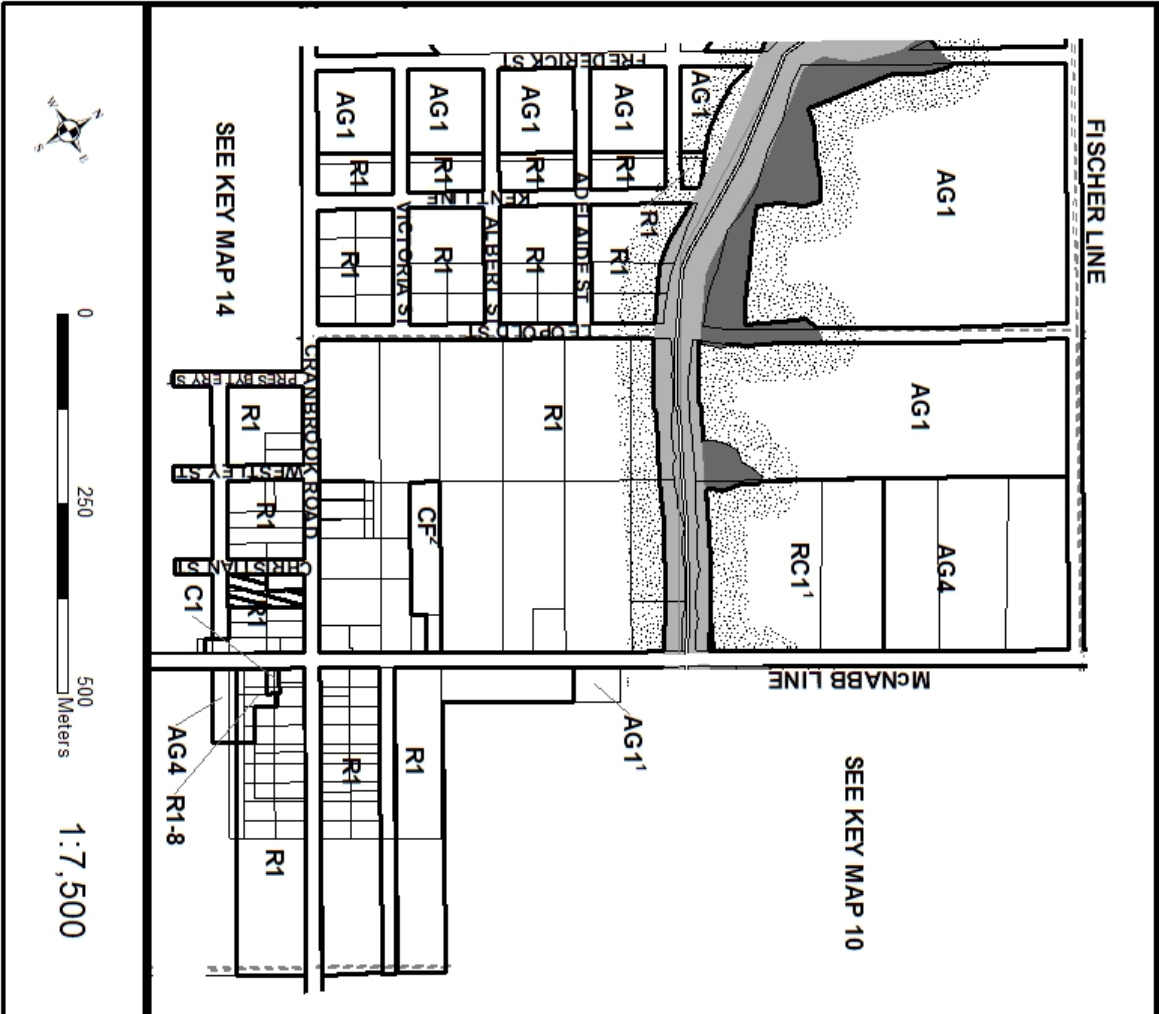
**SCHEDULE A**  
**CORPORATION OF THE MUNICIPALITY OF HURON EAST**  
**BY-LAW - 2021**

Roll No. 4040 420 012 02400



**Schedule A  
CORPORATION OF THE MUNICIPALITY OF HURON EAST  
BY-LAW - 2021**

**Roll No. 4040 420 012 02400**



**SCHEDULE 'A'  
KEY MAP 10A  
GREY WARD  
CRANBROOK**

County of Perth

	NE1		Natural Environment - Watercourse (NE1)
	NE2		Adjacent Lands and/or Conservation Authority Regulated Lands
	Zone		Railway
	Rivers		Roads

**Amendments**

1 Amended by By-law 85-2009  
2 Amended by By-law 25-2014

Zone change from R 1 (Residential Low Density) to R1-39 (Residential Low Density-Special Zone)

REVISION DATE February 23, 2021