

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

Roll No. 4040 160 031 25401

TAKE NOTICE that Council of the Municipality of Huron East will hold an **electronic** public meeting on **Tuesday, May 4th, 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 April 9th, 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, 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 April 28th 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

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 April 2021.

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 133, Part Lot 40, Tuckersmith Ward, Municipality of Huron East. The By-law proposes to amend the zoning on the property from IND (Industrial Zone) to IND-11 (Industrial Special Zone).

The subject lands require a zone change to permit a cannabis production facility within the required 150 metre setback to a Community Facility Zone and a dwelling unit, as per Section 3.52 of the Huron East Zoning By-law. To meet the 150 metre setback requirements of Huron East By-law 52-2006, a cannabis production facility must have an air treatment control system designed by a qualified person to reduce the minimum setback from Residential Zones, Community Facility Zones, dwellings and community facilities from 300 metres to 150 metres. The Cannabis Production Facility is proposed to be equipped with air treatment control and be located in the existing building on the subject property. The subject building to be used for a Cannabis Production Facility is setback approximately 30 metres to the municipally owned Curling Club, located on the neighbouring Community Facility Zoned property. The subject building is setback 115m from a dwelling unit, located to the east of the subject lands. The applicant requests to recognize the deficient setback from the existing building for the Facility to neighbouring buildings used for residential and community facility uses. The subject property is 0.78 acres in area and designated Commercial/Industrial in the Huron East Official Plan. The subject property is subject to site plan control.

The property is located at 40 1st Avenue, Vanastra.

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

Roll No. 4040 160 031 25401

BEING a by-law to amend the zoning on Plan 133, Part Lot 40, Tuckersmith Ward, Municipality of Huron East (40 1st Avenue).

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 133, Part Lot 40, Tuckersmith Ward, Municipality of Huron East and is comprised of the attached Schedules.
2. Section 32.5 Special Zones is hereby amended by the addition of the following:

32.5 IND-11

Notwithstanding the provisions of Section 3.52 (Cannabis Production Facility) to the contrary, on the lands zoned IND-11, a Cannabis Production Facility equipped with air treatment control may be setback 30 metres to the main building on the abutting Community Facility Zoned property and setback a minimum of 115 metres to a dwelling. This property and existing building is subject to site plan control.

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

3. This by-law affects Zone Map 38 of By-law 52-2006, attached as Schedule A.
4. 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 Knight, CAO/Clerk

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

Roll No. 4040 160 031 25401

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

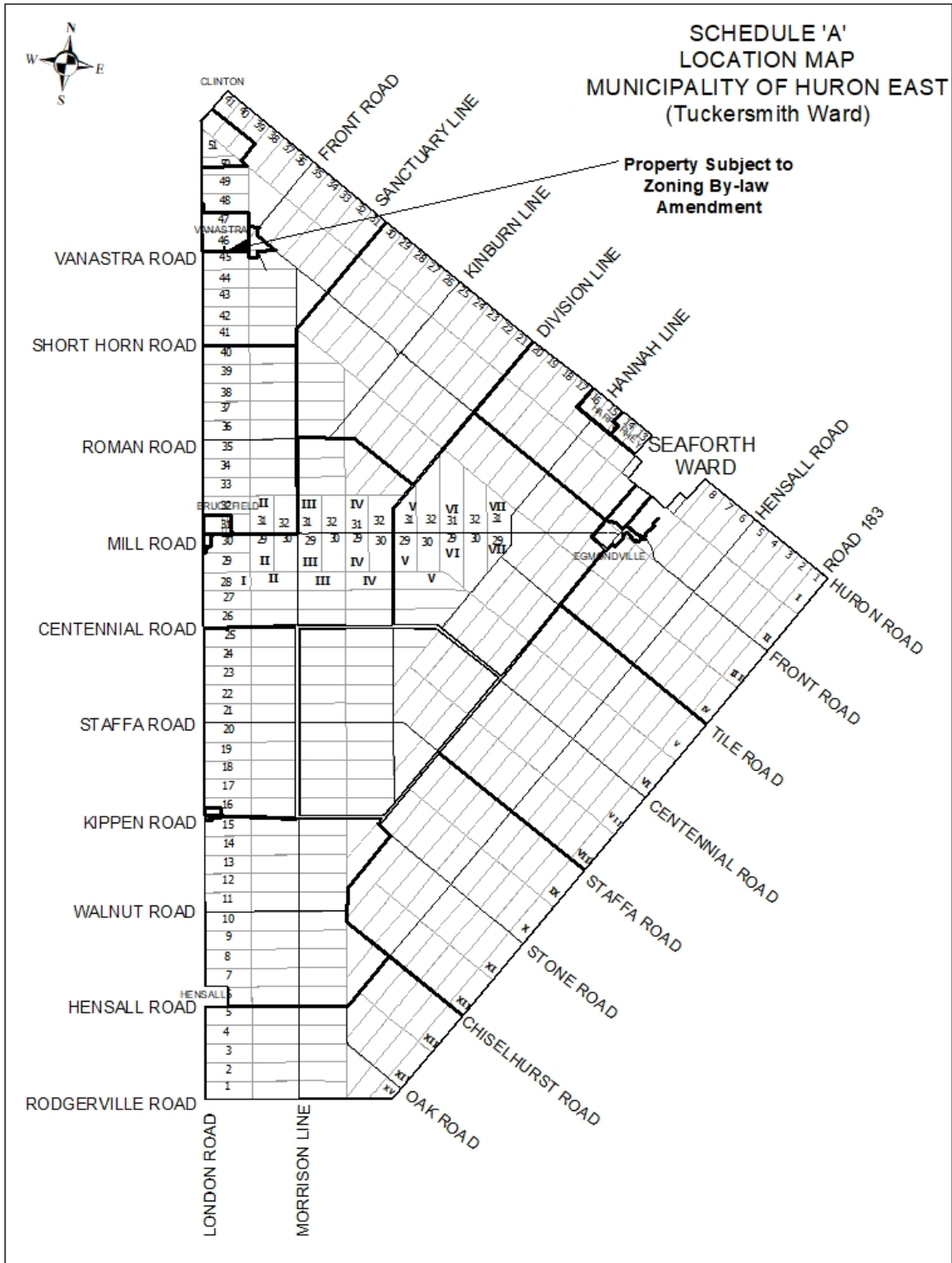
1. This proposed Zoning By-law Amendment affects Plan 133, Part Lot 40, Tuckersmith Ward, Municipality of Huron East. The By-law proposes to amend the zoning on the property from IND (Industrial Zone) to IND-11 (Industrial Special Zone).

The subject lands require a zone change to permit a cannabis production facility within the required 150 metre setback to a Community Facility Zone and a dwelling unit, as per Section 3.52 of the Huron East Zoning By-law. To meet the 150 metre setback requirements of Huron East By-law 52-2006, a cannabis production facility must have an air treatment control system designed by a qualified person to reduce the minimum setback from Residential Zones, Community Facility Zones, dwellings and community facilities from 300 metres to 150 metres. The Cannabis Production Facility is proposed to be equipped with air treatment control and be located in the existing building on the subject property. The subject building to be used for a Cannabis Production Facility is setback approximately 30 metres to the municipally owned Curling Club, located on the neighbouring Community Facility Zoned property. The subject building is setback 115m from a dwelling unit, located to the east of the subject lands. The applicant requests to recognize the deficient setback from the existing building for the Facility to neighbouring buildings used for residential and community facility uses. The subject property is 0.78 acres in area and designated Commercial/Industrial in the Huron East Official Plan. The subject property is subject to site plan control.

The property is located at 40 1st Avenue, Vanastra.

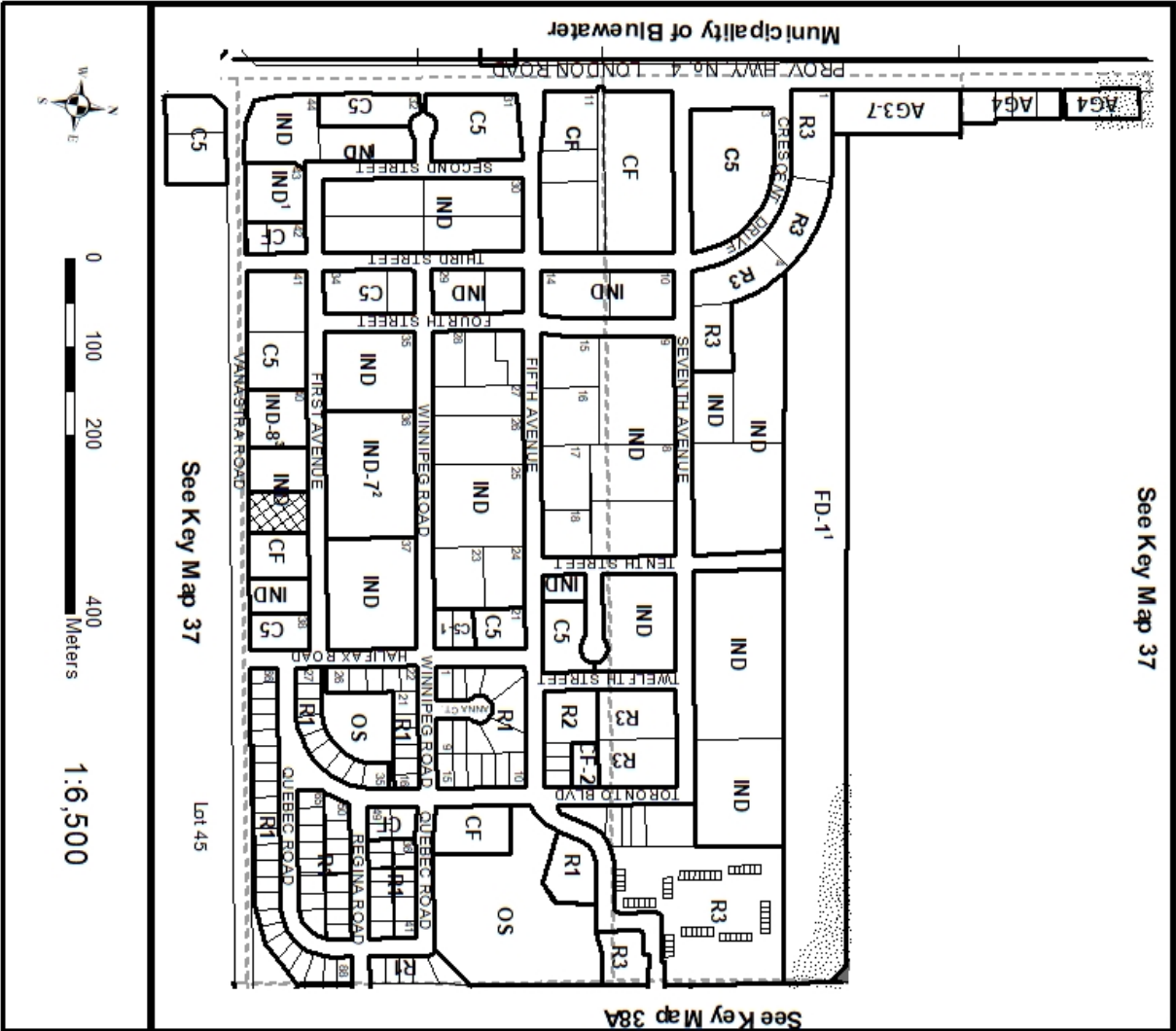
2. The map showing the location of the lands to which this by-law applies is shown on the following page and is entitled Location Map, Schedule A.

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



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

Roll No. 4040 160 031 25401



SCHEDULE 'A'
KEY MAP 38
HURON EAST
TUCKERSMITH WARD
VANASTRA

Amendments

- 1 Amended by By-law 85-2009
- 2 Amended by By-law 11-2010
- 3 Amended by By-law 26-2013

Zone change from IND (Industrial) to IND-11 (Industrial-Special Zone)

REVISION DATE February 16, 2021