

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

Roll No. 4040 420 011 02500

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 sections 34 and 24(2) 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 12, 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.

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

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@huronty.ca (1-888-524-8394 ext. 3291) or to Cathy Garrick, Huron East Building Department, cgarrick@huroneast.com (519 527-1710 ext. 31). 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

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 207, Lots 97 to 100 and 109 to 112, Grey Ward, Municipality of Huron East. The By-law proposes to change the zoning on the rear 2.78 acres of the property from 'General Agriculture' (AG1) to 'Residential Low Density Zone' (R1). The remainder of the property will maintain its current R1 Zone.

The subject lands require a zone change to permit residential development and uses on the entirety of the subject lands. The subject property was also subject to an Official Plan Amendment to correct a mapping error and designate the entire property as Urban in the settlement area of Cranbrook. The zoning amendment will comply with the Official Plan once the Amendment comes into effect. The applicant has also submitted two severance applications for the property to create four residential vacant lots fronting onto Kent Line, each lot approximately 1 acre. The subject property is 4 acres (1.6 hectares) in area.

The property is located on Kent Line in Cranbrook.

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

Roll No. 4040 420 011 02500

BEING a by-law to amend the zoning on Plan 207, Lots 97 to 100 and 109 to 112, 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 207, Lots 97 to 100 and 109 to 112, Grey Ward, Municipality of Huron East and is comprised of the attached Schedules.
2. By-law 52-2006 is hereby amended by changing from AG1 (General Agriculture) to R1 (Residential Low Density), the zone symbol on the lands designated 'R1' on the attached Schedule.
3. This by-law affects Zone Map 10A 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) and Section 24(2) 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 420 011 02500

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

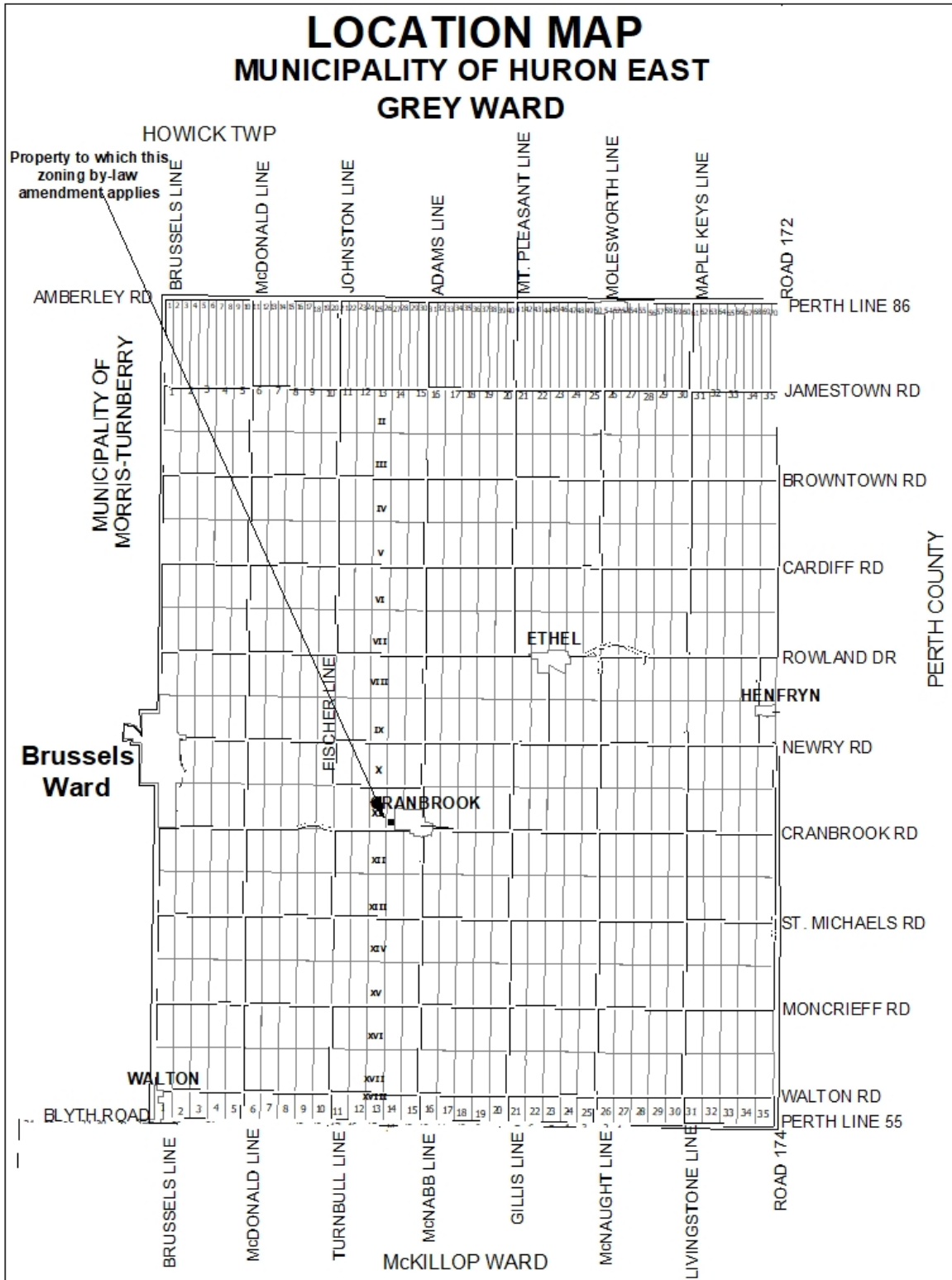
1. This proposed Zoning By-law Amendment affects Plan 207, Lots 97 to 100 and 109 to 112, Grey Ward, Municipality of Huron East. The By-law proposes to change the zoning on the rear 2.78 acres of the property from 'General Agriculture' (AG1) to 'Residential Low Density Zone' (R1). The remainder of the property will maintain its current R1 Zone.

The subject lands require a zone change to permit residential development and uses on the entirety of the subject lands. The subject property was also subject to an Official Plan Amendment to correct a mapping error and designate the entire property as Urban in the settlement area of Cranbrook. The zoning amendment will comply with the Official Plan once the Amendment comes into effect. The applicant has also submitted two severance applications for the property to create four residential vacant lots fronting onto Kent Line, each lot approximately 1 acre. The subject property is 4 acres (1.6 hectares) in area.

The property is located on Kent Line in Cranbrook.

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 420 011 02500

