

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

Roll No. 4040 160 030 36000

TAKE NOTICE that Council of the Municipality of Huron East will hold a public meeting on **Tuesday, October 19th 2021 at 7:00 p.m.** at the **Huron East Council Chambers, 72 Main Street, Seaforth**, 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 September 1st, 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 and/or make written or verbal representation.

IF a person or public body does not make oral submissions at a 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 a 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.

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

Dated at the Municipality of Huron East this 27th day of September 2021

Brad McRoberts, CAO/Clerk
Municipality of Huron East,
72 Main Street S, Seaforth ON N0K 1W0
(519)-527-0160

Purpose and Effect:

This proposed Zoning By-law Amendment affects Plan 232, Lots 13 to 16, South Side Stanley Street, Part Lot 9, East Side Dunlop Street, Con 3 HRS, Part Lot 11, Tuckersmith Ward, Municipality of Huron East. The By-law proposes to change the zoning to 'Residential Low Density Zone' (R1) and 'Village Commercial' (C1) from 'Industrial' (IND).

The subject lands require a zone change to permit a proposed single detached dwelling on the west side of the subject property and to recognize the existing commercial uses in the existing buildings- commercial rental storage and a post office. The applicant has submitted a concurrent severance application to sever the property into two parcels, a new residential lot for the proposed house and a retained lot to maintain the existing buildings. The subject property is 23,918 square metres (5.9 acres) in area. The subject property is designated Urban in the Huron East Official Plan. The property is located at 30 Mill Road, Egmondville.

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

Roll No. 4040 160 030 36000

BEING a by-law to amend the zoning on Plan 232, Lots 13 to 16, South Side Stanley Street, Part Lot 9, East Side Dunlop Street, Con 3 HRS, Part Lot 11, Tuckersmith 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 232, Lots 13 to 16, South Side Stanley Street, Part Lot 9, East Side Dunlop Street, Con 3 HRS, Part Lot 11, Tuckersmith Ward, Municipality of Huron East and is comprised of the attached Schedules.
2. By-law 52-2006 is hereby amended by changing from IND (Industrial) to R1 (Residential Low Density) and C1 (Village Commercial), the zone symbols on the lands designated 'R1' and 'C1' on the attached Schedule.
3. This by-law affects Zone Map 40E 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 McRoberts, CAO/Clerk

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

Roll No. 4040 160 030 36000

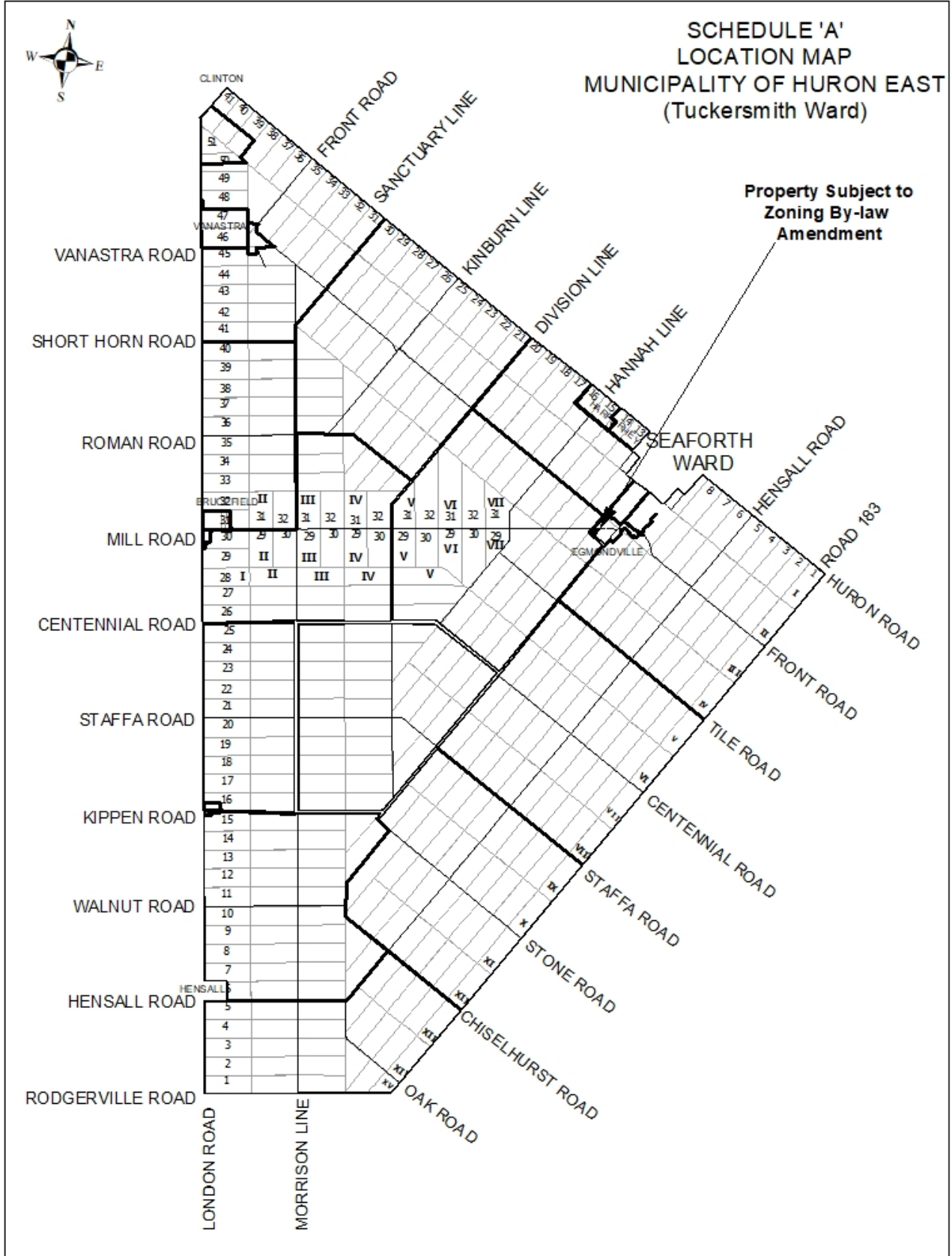
By-law No. - 2021 has the following purpose and effect:

1. This proposed Zoning By-law Amendment affects Plan 232, Lots 13 to 16, South Side Stanley Street, Part Lot 9, East Side Dunlop Street, Con 3 HRS, Part Lot 11, Tuckersmith Ward, Municipality of Huron East. The By-law proposes to change the zoning to 'Residential Low Density Zone' (R1) and 'Village Commercial' (C1) from 'Industrial' (IND).

The subject lands require a zone change to permit a proposed single detached dwelling on the west side of the subject property and to recognize the existing commercial uses in the existing buildings-commercial rental storage and a post office. The applicant has submitted a concurrent severance application to sever the property into two parcels, a new residential lot for the proposed house and a retained lot to maintain the existing buildings. The subject property is 23,918 square metres (5.9 acres) in area. The subject property is designated Urban in the Huron East Official Plan. The property is located at 30 Mill Road, Egmondville.

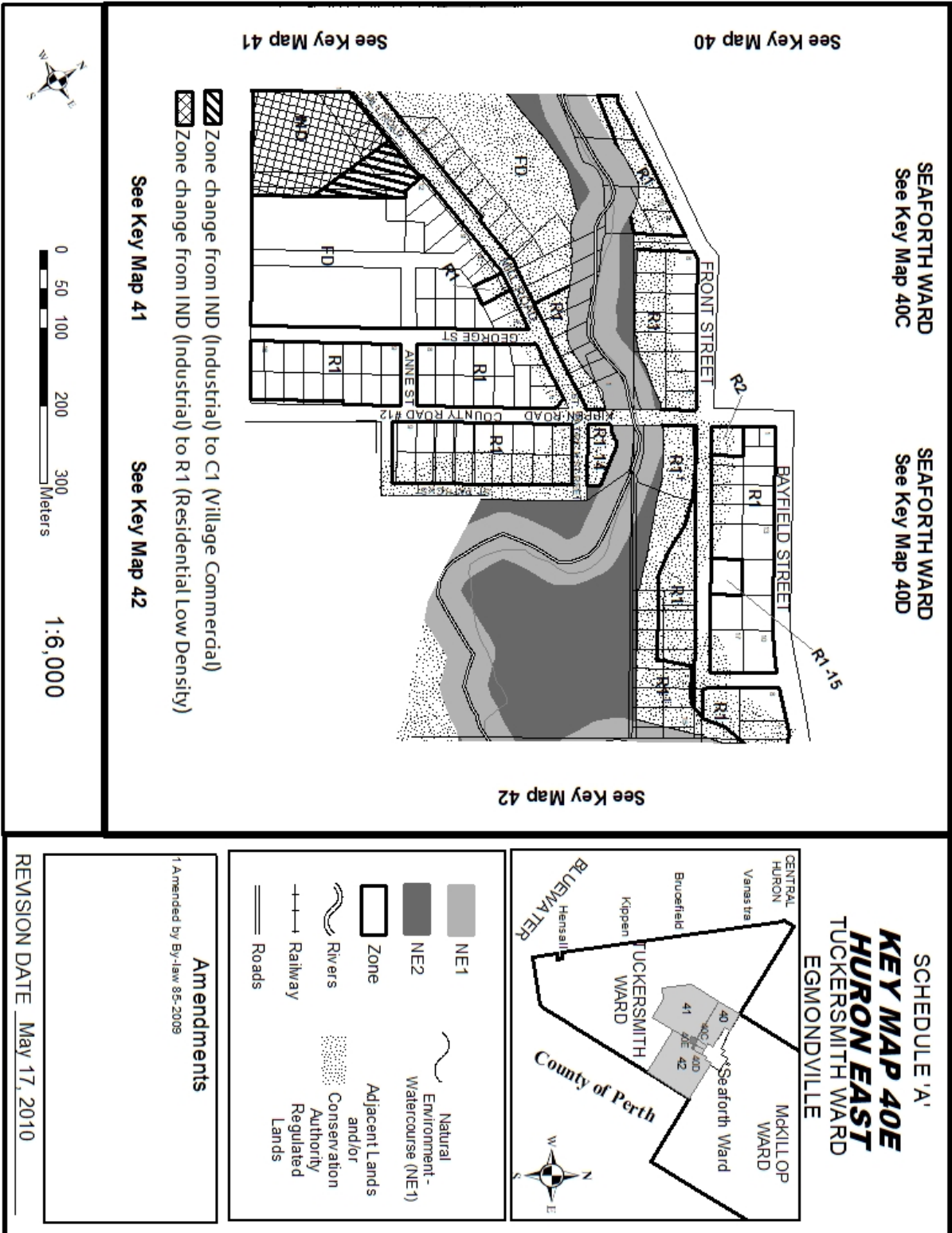
2. The map showing the location of the lands to which this by-law applies is shown on the following page and is entitled Location Map, Schedule A.

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



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

Roll No. 4040 160 030 36000

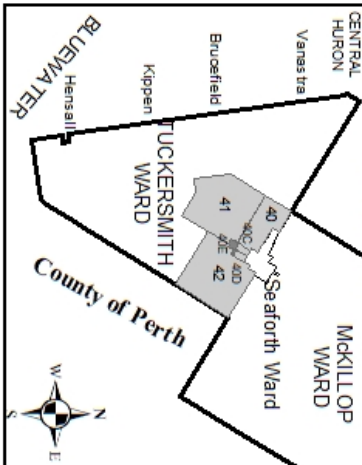


SEAFORTH WARD
See Key Map 40C

SEAFORTH WARD
See Key Map 40D

See Key Map 42

**SCHEDULE 'A'
KEY MAP 40E
HURON EAST
TUCKERSMITH WARD
EGMONDVILLE**



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

Amendments

¹ Amended by By-law 85-2009

REVISION DATE May 17, 2010



1:6,000

- Zone change from IND (Industrial) to C1 (Village Commercial)
- Zone change from IIND (Industrial) to R1 (Residential Low Density)

See Key Map 41

See Key Map 42

See Key Map 41

See Key Map 40