

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

**Roll No. 4040 420 011 03500**

**TAKE NOTICE** that Council of the Municipality of Huron East will hold an **electronic** public meeting on **Tuesday, February 1st, 2022 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 December 22, 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 Ontario Land Tribunal.

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**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 or telephone to Laura Simpson, Planner, at [lsimpson@huroncounty.ca](mailto:lsimpson@huroncounty.ca) (1-888-524-8394 ext. 3291). Written comments are encouraged to be submitted prior to January 26th, 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. For instructions on how to participate electronically, contact Cathy Garrick, [cgarrick@huroneast.com](mailto:cgarrick@huroneast.com) (519-527-1710 x 31). The Council agenda and Zoom link to join the Public Meeting will be available on the municipal website at [www.huroneast.com](http://www.huroneast.com)

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**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 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](http://www.huroneast.com) .

**Revised and dated at the Municipality of Huron East this 7th day of January 2022.**

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Jessica Rudy, 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 the property of Plan 207, Park Lot 5 and Part Lot 6, Grey Ward, Municipality of Huron East. The By-law proposes to amend the zoning on a portion of the property from R1 (Residential Low Density) to R1-42 (Residential Low Density Special Zone).

The subject lands require a zone change to R1-42 as a condition of approved severance file C44-2021 to recognize the existing accessory building on the retained lands. The previous severance application proposed to divide the subject property into two residential lots fronting onto McNabb Line. Resulting from the severance, the existing shed on the retained land is closer to the street and front lot line than the minimum setback required for a main building and will exist without a main building on the lot. The zoning amendment to this portion of the property will recognize these and permit the accessory building to continue to remain on the new lot at the existing setbacks. The subject property is designated Urban and Natural Environment and the area subject to rezoning is 2.1 hectares (5.2 acres) in area.

The subject property is located at 84365 McNabb Line.

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

**Roll No. 4040 420 011 03500**

BEING a by-law to amend the zoning on Plan 207, Park Lot 5 and Part Lot 6, Grey Ward, Municipality of Huron East (84365 McNabb Line).

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, Park Lot 5 and Part Lot 6, 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 R1-42 (Residential Low Density Special Zone), the zone symbols on the lands designated 'R1-42' on the attached Schedule.
3. Section 18.10 Special Zones is hereby amended by the addition of the following:

**18.10 R1-42**

For the lands zoned R1-42, notwithstanding Sections 3.2.2 and 3.25, the existing accessory building is permitted in the front yard of the property with the existing setbacks. All other provisions of By-law 52-2006 shall continue to apply.

4. This by-law affects Zone Map 10A 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.

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Bernie MacLellan, Mayor

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Jessica Rudy, Clerk

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

**Roll No. 4040 420 011 03500**

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

1. This proposed Zoning By-law Amendment affects the property of Plan 207, Park Lot 5 and Part Lot 6, Grey Ward, Municipality of Huron East. The By-law proposes to amend the zoning on a portion of the property from R1 (Residential Low Density) to R1-42 (Residential Low Density Special Zone)

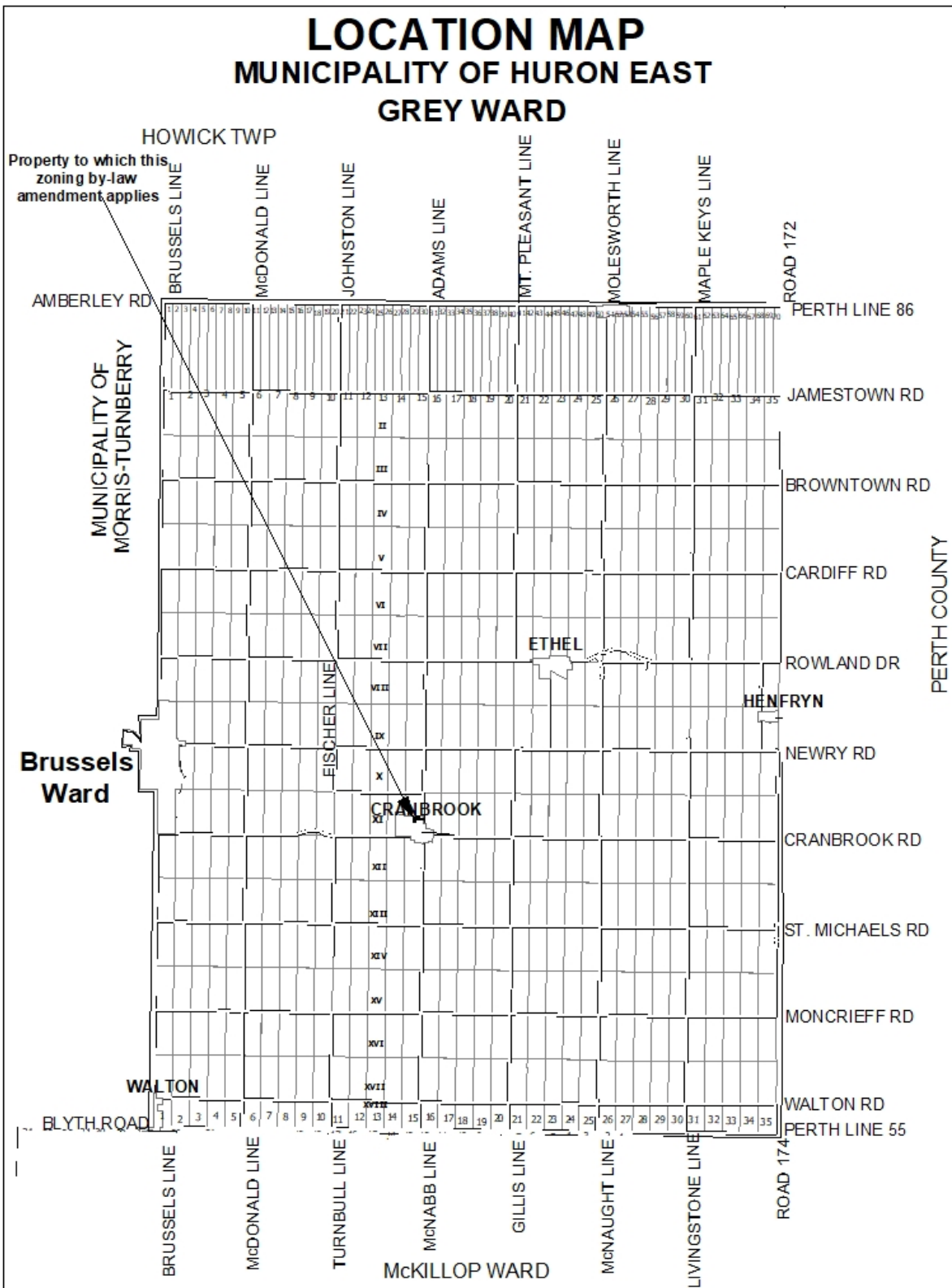
The subject lands require a zone change to R1-42 as a condition of approved severance file C44-2021 to recognize the existing accessory building on the retained lands. The previous severance application proposed to divide the subject property into two residential lots fronting onto McNabb Line. Resulting from the severance, the existing shed on the retained land is closer to the street and front lot line than the minimum setback required for a main building and will exist without a main building on the lot. The zoning amendment to this portion of the property will recognize these and permit the accessory building to continue to remain on the new lot at the existing setbacks. The subject property is designated Urban and Natural Environment and the area subject to rezoning is 2.1 hectares (5.2 acres) in area.

The subject property is located at 84365 McNabb Line.

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.

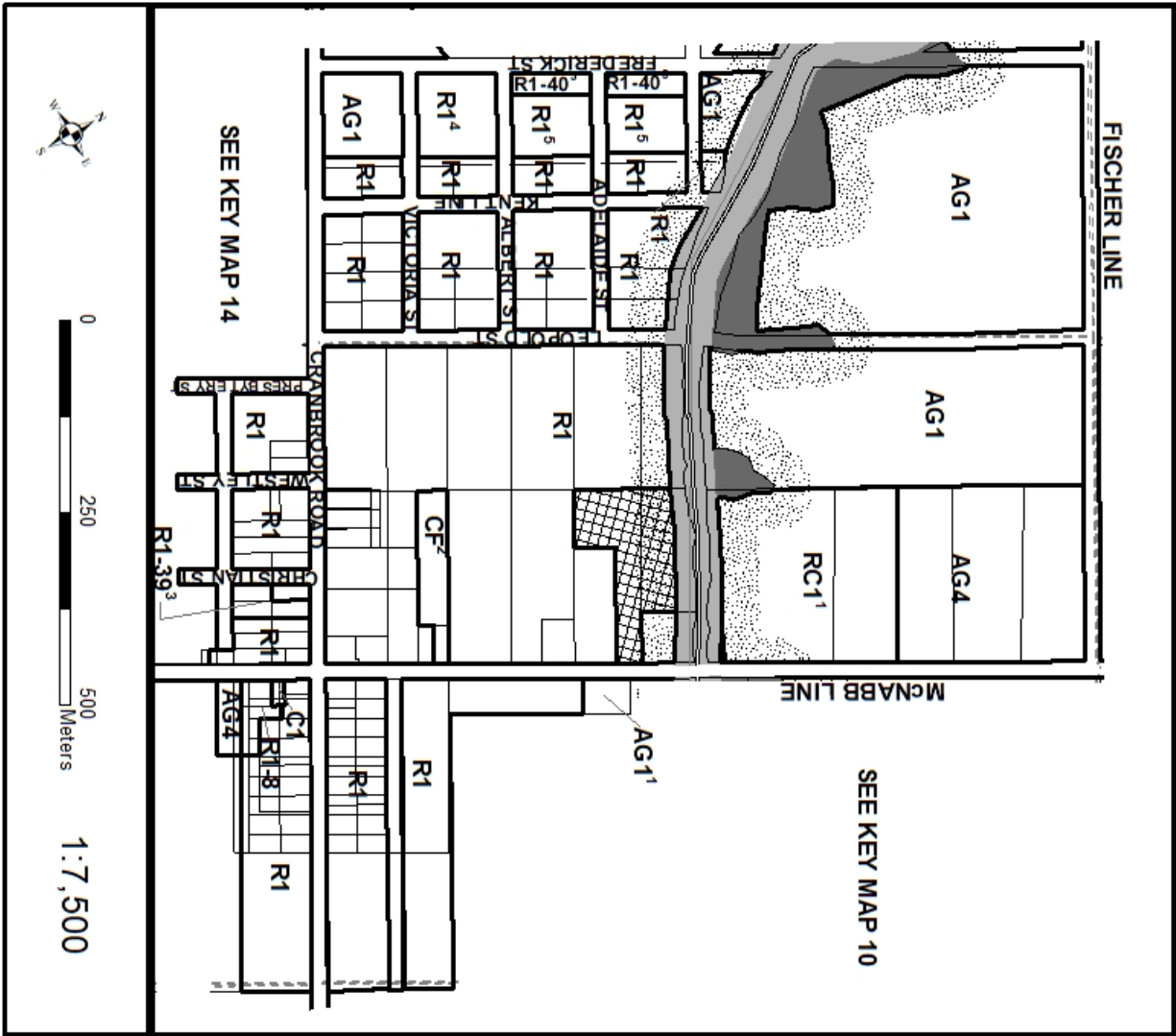
**SCHEDULE A**  
**CORPORATION OF THE MUNICIPALITY OF HURON EAST**  
**BY-LAW - 2022**

**LOCATION MAP**  
**MUNICIPALITY OF HURON EAST**  
**GREY WARD**

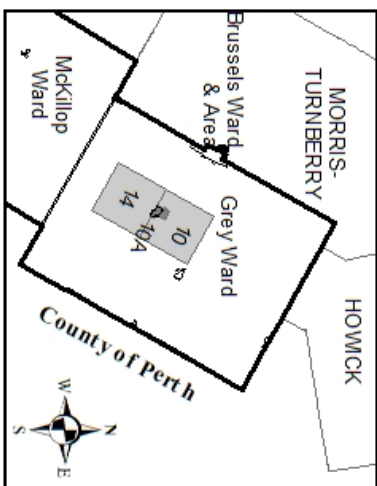


Schedule A  
 CORPORATION OF THE MUNICIPALITY OF HURON EAST  
 BY-LAW - 2022

Roll No. 4040 420 011 03500



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



	NE1		Natural Environment - Watercourse (NE 1)
	NE2		Adjacent Lands and/or Conservation Authority Regulated Lands
	Zone		Roads
	Rivers		Railway

- Amendments**
1. Amended by By-law 85-2009
  2. Amended by By-law 25-2014
  3. Amended by By-law 20-2021
  4. Amended by By-law 38-2021
  5. Amended by By-law 80-2021
- Zone change from R1 (Residential Low Density) to R1-42 (Residential Low Density-Special Zone)

REVISION DATE January 05, 2022