



The Corporation of The Municipality of Huron East

Notice of Public Hearing

Pursuant To Section 45 of *The Planning Act*, R.S.O. 1990

Minor Variance Application File# MV02 - 2025

Location: Concession 10, Lot 33, Grey Ward, Municipality of Huron East
(45253 Newry Road))
Owner /applicant: Darryl Terpstra
Roll number: 4040 420 010 03800

Take Notice that the Municipality of Huron East Committee of Adjustment will hold a public hearing on: **Tuesday, April 15th, 2025, at 6pm** to consider a proposed minor variance under Section 45 of the Planning Act (RSO 1990), as described below and shown on the attached map.

Be advised the Municipality of Huron East considered this application complete on March 21, 2025.

Purpose and Effect:

The purpose of this application is to seek relief from Zoning By-law 52-2006 for the Municipality of Huron East to reduce the required Minimum Distance Separation (MDS) I setback for the construction of a new farm residence.

This application proposes to reduce the required MDS I setback of 565m to 485m to the livestock facility located on the lot immediately west of subject property.

The subject property is zoned General Agriculture (AG1) and Natural Environment – Limited Protection (NE2) on Key Map 12 of the Huron East Zoning By-law and designated Agriculture and Natural Environment in the Huron East Official Plan.

Proposed Minor Variance:

One minor variance is being requested for this development:

- Reduce the required MDS I setback for a new farm residence from 565m to 485m to the existing livestock barn to the west of the proposed residence.

Maps showing the location of the lands to which this proposed minor variance applies are attached.

Existing Zoning By-Law Provisions:

Section 4.6 of the Huron East Zoning By-Law requires no residential, community facility, commercial, industrial or recreational building or structure, located on a separate lot shall be established unless it complies with the Minimum Distance Separation (MDS) Formulae.

Public Hearing – you are entitled to attend this public hearing to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice, you are requested to inform that person of this hearing. If you wish to make written comments on this application, they may be forwarded to the secretary-treasurer of the committee at the address shown below.

Please note that comments and opinions submitted on these matters, including the originator's name and address, become part of the public record and may be viewed by the general public and may be published in a Planning Report, Council Agenda or Council Minutes.

Failure To Attend – If you do not participate in the hearing, it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

Notice Of Decision – If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to Jessica Rudy at the address listed below.

Additional Information relating to the proposed minor variance is available for inspection on the municipal website at www.huroneast.com.

Participation Information

Persons wishing to participate in the planning process are encouraged to send comments, questions or concerns via email, or telephone to Shae Stoll, Planner (ssstoll@huronty.ca) (1-888-524-8394 ext. 3). Written comments submitted prior to April 9th, 2025 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 Jessica Rudy.

To register for the meeting, please contact Clerk Jessica Rudy at clerk@huroneast.com or by calling 519-527-0160 ext. 37 by noon the day of the meeting.

Dated at the Municipality of Huron East this 28th day of March 2025.

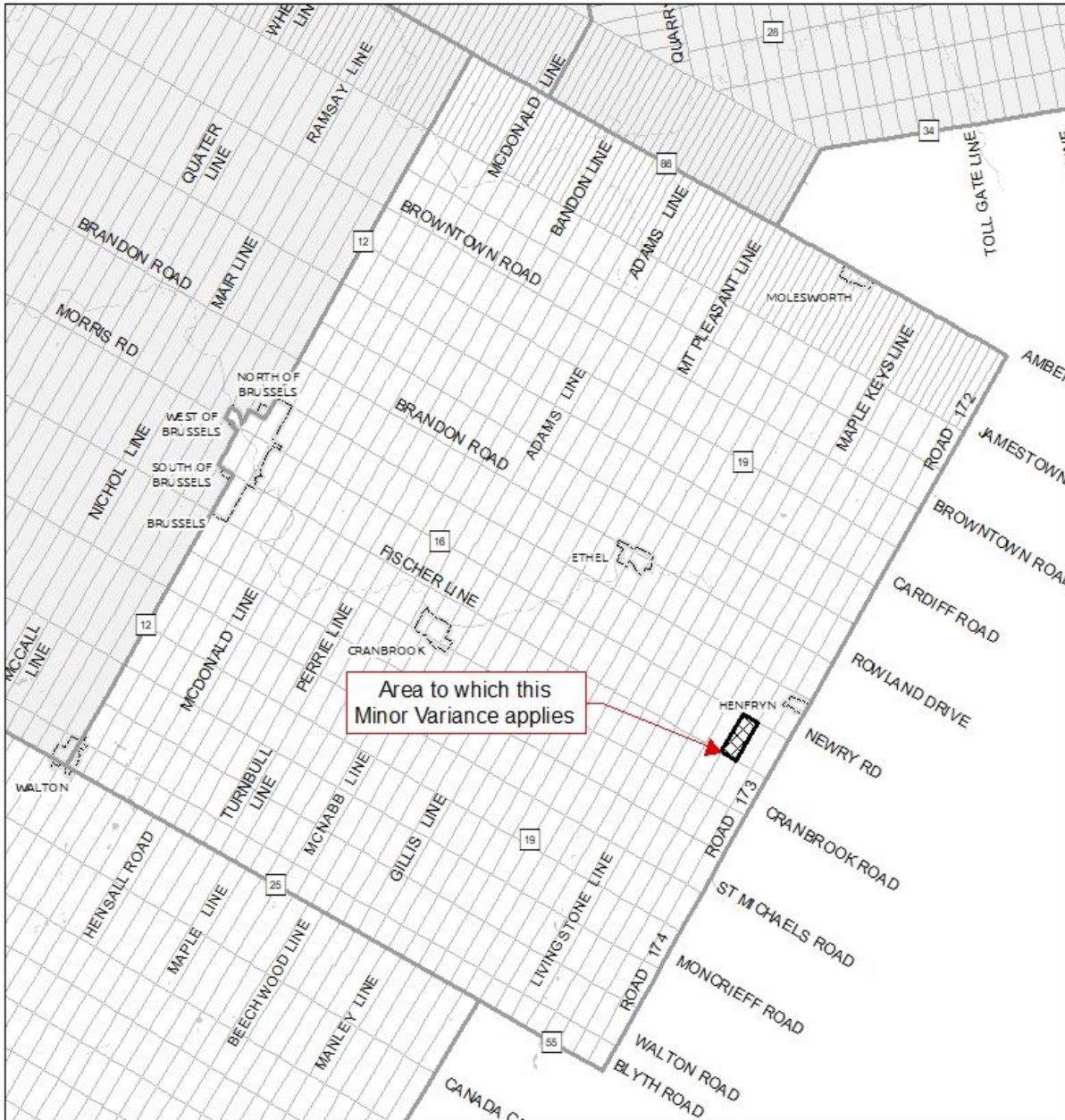


Jessica Rudy, Clerk, Municipality of Huron East
72 Main Street South, PO Box 610, Seaforth, Ontario N0K 1W0
Phone: 519-527-0160 or Toll Free 1-888-868-7513

Location of the Minor Variance Application

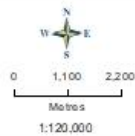
Municipality of Huron East
Location Map

Grey Ward

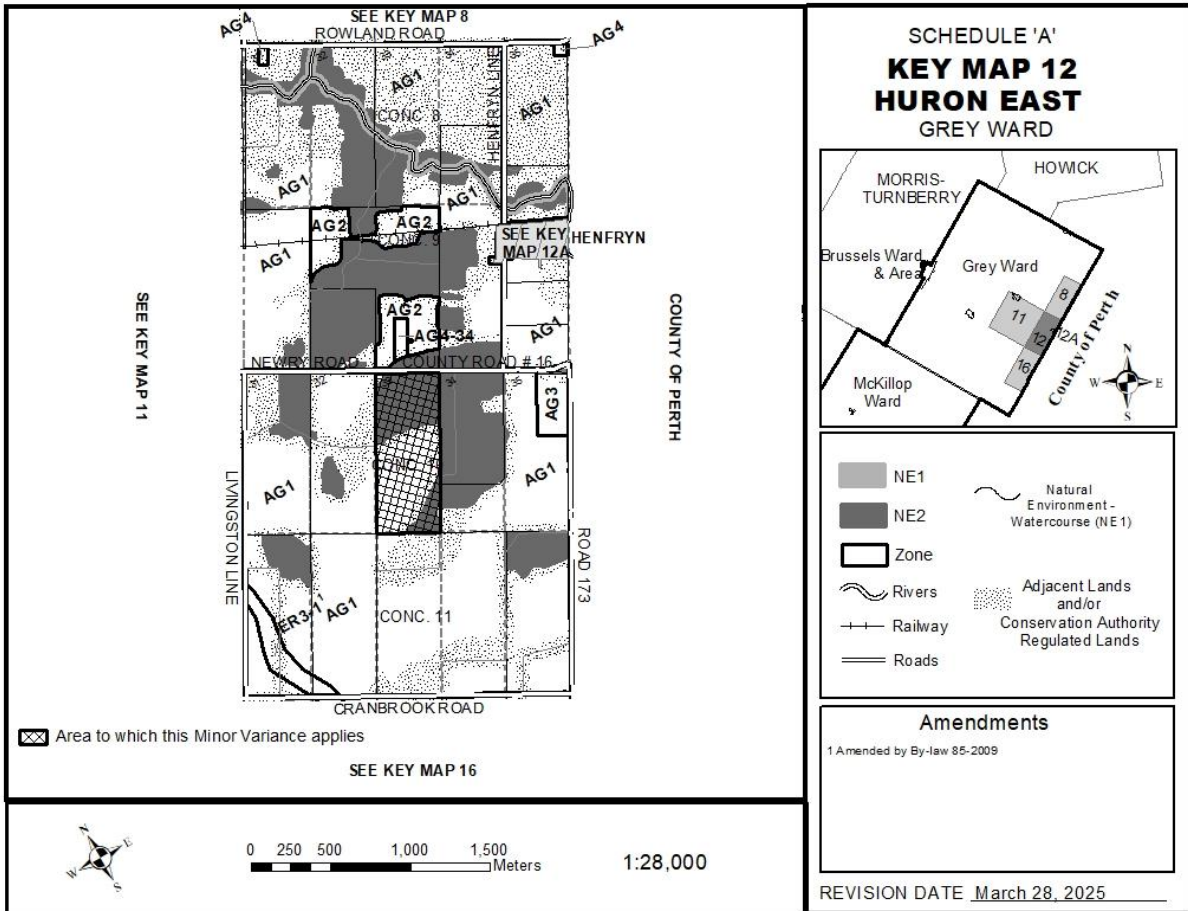


Produced by the County of Huron GIS Services with data supplied under License by Members of the Ontario Geospatial Data Exchange, MVCA, ABCA, SVCA, UTRCA and MNR&F. Orthomograpy flown in 2020. This map is illustrative only. Do not rely on it as a precise indicator of routes, feature locations, nor as a guide to navigation. Copyright © King's Printer 2025.

Last Modified 3/28/2025



Detailed location map of the subject property



Appendix

Variance Sketch: Shows location of proposed residence in relation to required MDS I setback (purple circle)

