

Strong Mayor Directive – MD-2025-01

Subject: Directive to advance Zoning Amendment using Strong Mayor Powers for Zoning Amendment Application Z02-2025

Pursuant to the authority granted under Ontario Regulation 580/22 and the Strong Mayors, Building Homes Act, I am issuing this directive to advance a zoning amendment that was previously denied by Council. This amendment aligns with provincial priorities, meets all relevant planning policies, and avoids unnecessary financial burden on taxpayers.

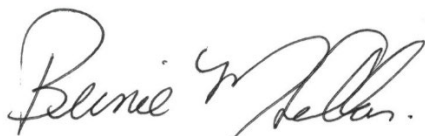
The proposed amendment is consistent with: Huron East Official Plan, Huron County Planning Framework, and Provincial Policy Statement (PPS). It supports efficient land use, economic development, and infrastructure readiness.

The amendment directly supports the provincial goal of building 1.5 million homes by 2031 by enabling complementary infrastructure and services such as self-storage, which are essential to residential and commercial growth.

The amendment affects only 2% of prime agricultural land, and is adjacent to serviced areas, minimizing disruption and preserving agricultural integrity.

Proceeding to the Ontario Land Tribunal (OLT) would impose a significant financial burden on taxpayers, including legal fees, planning consultants, and administrative costs. Given the amendment's strong alignment with provincial and local planning policies, it is highly likely that the OLT would reverse Council's decision, making the appeal process inefficient use of public resources.

I hereby direct municipal staff to present the attached zoning amendment by-law for enactment at the November 18, 2025, Council meeting, and notify the public and Council of this directive in accordance with transparency and accountability standards.



Mayor Bernie MacLellan

**The Corporation
of the
Municipality of Huron East
By-law No. 080 for 2025**

BEING a By-law to Amend the Zoning on Part Lot 10, Concession 1, Geographic Township of McKillop in the Municipality of Huron East known as 80196 Beechwood Line, St. Columban

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 Part Lot 10, Concession 1, Geographic Township of McKillop in the Municipality of Huron East known as 80196 Beechwood Line and is comprised of the attached Schedules.
2. By-law 52-2006 is hereby amended by changing the zone symbol on the attached Schedule B from AG3-14 (Agricultural Commercial/Industrial Zone- Special Zone) to AG1 (General Agriculture Zone) and C3-5 (Highway Commercial-Special Zone).
3. Section 6.1 Special Zones is hereby amended by the deletion and addition of the C3-5 Zone provisions with the following:

~~C3-5 Zone~~

- ~~• To limit the permitted uses to:
 - ~~o Agricultural service establishment~~
 - ~~o Agricultural supply establishment~~
 - ~~o Building supply and sales establishment~~
 - ~~o Farm equipment sales, service and supply establishment~~~~
- ~~• To require a minimum eastern property line setback of 10.0 metres to an area of open storage or building wall~~
- ~~• To require a planting strip with a minimum width of 1.5 metres, where the property is adjacent to a residential zone or open space zone~~

C3-5 Zone

- To limit the proposed use to “Commercial Storage Warehouse (Rental Units)”
 - To require an increased interior side yard setback of 12.0 metres
 - To require a minimum of one (1) off-street parking space per 225 square metres of floor area for a “Commercial Storage Warehouse (Rental Units)” use
 - To remove the requirement for a loading space for a “Commercial Storage Warehouse (Rental Units)”
4. All other provisions of By-Law 52-2006 shall continue to apply.
 5. This by-law affects Zone Map 15A of By-law 52-2006, attached as Schedule B.
 6. 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 and second time this 18th day of November, 2025.

Read a third time and finally passed this 18th day of November, 2025.

Bernie MacLellan, Mayor

Meaghan McCallum, Clerk

**The Corporation
of the
Municipality of Huron East**

Schedule “A” of By-law No. 080 for 2025

By-law 080-2025 has the following purpose and effect:

The proposed Zoning By-law Amendment (file no. Z02-2025) affects the lands legally known as Part Lot 10, Concession 1, Geographic Township of McKillop in the Municipality of Huron East (80196 Beechwood Line). The By-Law proposes to amend the zoning on the property from AG3-14 (Agricultural Commercial/Industrial Zone- Special Zone) to AG1 (General Agriculture Zone) and C3-5 (Highway Commercial-Special Zone). It also would amend the text of the existing C3-5 (Highway Commercial-Special Zone) to permit a self-storage facility as a permitted use.

The proposed amendment to the Huron East Zoning By-Law is required to permit the proposed self-storage use on the south 1.25 hectare (3 acre) portion of the property.

The subject lands are designated Agriculture and Urban on Schedule B of the Huron East Official Plan.

Maps showing the location of the lands to which this Zoning By-law amendment apply are shown on Schedule B attached.

The Corporation
of the
Municipality of Huron East
Schedule “B” of By-law No. 080 for 2025

