



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# MV08-2023

Location: 42663 Graham Road
Plan 200, Part Park lot 14 Registered Plan; 22R5288 Part 4, Brussels
Ward, Municipality of Huron East

Owner/ Applicant: Dave McClory

Roll Number: 4040 420 011 00139

Take Notice that the Municipality of Huron East Committee of Adjustment will hold a public hearing on: **Tuesday, October 3, 2023 at 6:00 p.m.** 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 August 11, 2023.

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 permit an accessory building which will exceed the maximum permitted building height. The accessory building will be used for personal storage, including the storage of a motor home. The Minor Variance would permit an increase in the maximum building height from 5 metres to 6 metres.

The property subject to this variance is zoned Residential Low Density (R1) on Key Map 58 of the Huron East Zoning By-law and designated Residential in the Huron East Official Plan.

Proposed Minor Variance:

One minor variance is being requested for this development:

- Increase in the maximum building height for an accessory shed from 5m to 6m on the subject property.

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

Existing Zoning By-Law Provisions:

APPLICANT: Dave McClory

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Section 3.2.3 of the Huron East Zoning By-law states that the maximum height for an accessory building in Settlement Areas shall be as follows: 3.2.3.1. All residential zones, 5 metres.

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 (sstoll@huroncounty.ca) (1-888-524-8394 ext. 3). Written comments submitted prior to **September 27th** 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 8th day of September 2023

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



Appendix
Sketch Submitted by Applicant

Location of Proposed Accessory Buiding

