



THE CORPORATION OF THE MUNICIPALITY OF HURON EAST

NOTICE OF ELECTRONIC PUBLIC HEARING
PURSUANT TO SECTION 45 OF *THE PLANNING ACT*, R.S.O. 1990

MINOR VARIANCE APPLICATION FILE# MV03-2021

LOCATION: 14 London Road, Brucefield
Tuckersmith Ward, Plan 182, Lots 14, 15, and 22, Municipality of Huron East

OWNERS: Doug Swan and Sharon Devine

ROLL NUMBER: 4040 160 021 05300

TAKE NOTICE that the Municipality of Huron East Committee of Adjustment will hold an **electronic** public meeting on: **Tuesday, May 4th, 2020 at 7:00 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 April 14 2021.

PURPOSE AND EFFECT:

The purpose of this application is to seek relief from Zoning By-law 52-2006 for the Municipality of Huron East. The subject property is zoned Residential Low Density (R1) on Key Map 43A of the Huron East Zoning By-law, and designated Urban in the Huron East Official Plan.

The applicants propose to construct a detached garage with storage area above, which requires a 6.25 metre building height, beyond the maximum permitted height for an accessory structure in a residential zone. They are seeking relief from the maximum accessory building height of 1.25 metres. The location of the proposed garage is the northwest corner of the subject property, north of the existing driveway.

PROPOSED MINOR VARIANCE:

One minor variance is being requested for this development:

- Relief for 1.25 metres from the maximum height of an accessory building, as the applicant requests to build the new garage at a mean height of 6.25 metres.

Maps showing the location of the lands to which this proposed minor variance applies are attached. The subject lands are not the subject of other planning applications.

EXISTING ZONING BY-LAW PROVISIONS:

The provisions in the Huron East Zoning By-law for Section 3.2.3 require a maximum building height of an accessory building to be 5 metres in a Residential Zone. The definition of building height in the Huron East Zoning By-law is the vertical distance from the finished grade level to the midway (mean) height between the eaves and the ridge of the structure.

ELECTRONIC PUBLIC HEARING – you are entitled to attend this electronic 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 electronic 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 the Committee of Adjustment. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal hearing in the event the decision on this application is appealed.

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

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 encouraged to send comments, questions or concerns via email, mail or telephone to Laura Simpson, Planner at lsimpson@huroncounty.ca (1-888-524-8394 ext. 3291) or to Cathy Garrick, Huron East Building Department, cgarrick@huroneast.com (519 527-1710 ext. 31). Written comments submitted prior to April 28th 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 Cathy Garrick

Revised and dated at the Municipality of Huron East this 22nd day of April 2021.

Brad Knight, CAO/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

Rendering and sketch of proposed detached garage submitted by the applicant

