

Notice of Open House & Public Meeting
Concerning a proposed amendment to the Official Plan & Zoning By-law,
Affecting the Municipality of Huron East

TAKE NOTICE that Council of the Municipality of Huron East will hold a **virtual** Public Meeting on **October 4th, 2022 at 7:00pm** to consider a proposed Official Plan Amendment and Zoning By-law Amendment under Sections 17 & 34 of the Planning Act, R.S.O. 1990, as amended.

There will be a related **in-person Open House** on **Thursday, September 15, 2022 from 10am - 6pm** at the Huron East Municipal Office (72 Main Street S, Seaforth). Planning Staff are also available by appointment throughout September. Persons wishing to participate in the planning process are strongly encouraged to send their comments, questions or concerns via email or telephone to Planner Jenn Burns at jburns@huroncounty.ca (1-888-524-8394 ext. 3) by September 22th, 2022.

Be advised that the Council of the Municipality of Huron East initiated this amendment on August 9, 2022.

Any person may attend the public meeting and/or make written or verbal representation either in support or in opposition to the proposed zoning by-law amendment.

If a person or public body does not make oral submissions at a 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 or the County of Huron to the Ontario Land Tribunal (OLT).

If a person or public body does not make an oral submission at a 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 OLT unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Municipality of Huron East on the Zoning By-law Amendment or the County of Huron on the Official Plan Amendment, you must make a written request to the Municipality of Huron East at the address listed below.

ADDITIONAL INFORMATION relating to the proposed by-law amendment is available for inspection during regular office hours at the Huron East Municipal Office, 72 Main Street S, Seaforth and the Huron County Planning and Development Department, 57 Napier Street, 2nd floor, Goderich (1-888-524-8394 ext. 3).

VIRTUAL MEETING PROCEDURE

To register to attend the public meeting and for information on how to connect to the meeting either electronically or by teleconference, please contact Jessica Rudy, Clerk, clerk@huroneast.com (519-527-1710 x 31). The Council agenda will be available on the municipal website at www.huroneast.com on the Friday September 30th.

Dated at the Municipality of Huron East this 24th day of August, 2022.

Jessica Rudy, Clerk
Municipality of Huron East,
72 Main Street S, Seaforth ON, N0K 1W0
(519) 527-0160 x31

PURPOSE AND EFFECT

The purpose and effect of the General Update Amendment is to update direction in the Huron East Official Plan and Zoning By-law regarding housing, Minimum Distance Separation (MDS), and housekeeping items including:

- permit Additional Residential Units (ARU) in agricultural, village and town settings;
- permit increased density and a wider range of residential building types in established neighbourhoods with full municipal services;
- require minimum density of 15 units/hectare in newly developing areas;
- remove accessory residential from select Fringe Core Commercial (C2) and Vanastra Commercial (C5) Zones to ensure compatibility between industrial uses and residences;
- increase minimum lot sizes in privately serviced area to ensure that future residential development is completed in accordance with Provincial and County nitrate criteria and addresses long term water quality considerations;
- clarify that Minimum Distance Separation will not apply to On-Farm Diversified Uses or Agricultural Commercial Industrial (AG3) uses;
- remove livestock limitations from small agricultural (AG4) properties; and
- minor housekeeping items such as updates to definitions and general provisions.