

**PUBLIC MEETING
CONCERNING A PROPOSED TEMPORARY ZONING BY-LAW AMENDMENT
AFFECTING THE MUNICIPALITY OF HURON EAST**

Roll No. 4040 420 014 04200

TAKE NOTICE that Council of the Corporation of the Municipality of Huron East will hold a public meeting on **Tuesday, July 21st, 2020 at 7:00 pm** in the **Brussels Morris Grey Arena Auditorium at 800 Sports Drive, Brussels** to consider a proposed temporary use zoning by-law amendment under Section 34 of the Planning Act.

BE ADVISED that the Clerk/Council of the Corporation of the Municipality of Huron East considered this application to be complete on June 23, 2020.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of, 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 to the Local Planning Appeal Tribunal.

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 the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body.

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

DATED AT THE MUNICIPALITY OF HURON EAST this 29th DAY of JUNE 2020.

Brad Knight, CAO/Clerk, Municipality of Huron East
72 Main Street South, PO Box 610 Seaforth, Ontario N0K 1W0
Phone: 519-527-0160 1-888-868-7513 (toll free) Fax: 519-527-2561

PURPOSE AND EFFECT

The purpose of the proposed temporary use zoning by-law amendment is to recognize an existing temporary secondary dwelling unit on Concession 14, Lot 35, Grey Ward, Municipality of Huron East (45411 St. Michaels Road) as a condition of surplus dwelling severance C35-20. The subject land is to be rezoned AG4 (Agricultural Small Holding Zone) from the surplus dwelling severance C35-20 and designated Agriculture in the Huron East Official Plan.

The temporary secondary dwelling unit is to be used by farm employees or farm family. It will be required to be removed at the expense of the owner when it is no longer required or the temporary use by-law expires. In addition to the existing mobile home, the subject lands contain a residence, detached garage, and two sheds.

The temporary dwelling will not be entitled to a severance from the existing parcel. The proposed by-law can be in effect for up to 20 years, with the renewal of the by-law requiring a further public meeting.

This by-law amends the Zoning By-law of the Municipality of Huron East 52-2006.

CORPORATION OF THE MUNICIPALITY OF HURON EAST

BY-LAW NO. - 2020

BEING a by-law to amend the zoning on Concession 14, Lot 35, Grey Ward, Municipality of Huron East, known municipally as 45411 St. Michaels Road.

WHEREAS Section 39.1(3) of the Planning Act, 1990, authorizes a municipality to pass a by-law under Section 34 of the Planning Act, 1990, for the purpose of authorizing the temporary use of lands, buildings, or structures for purposes otherwise prohibited by the by-law.

WHEREAS the Council of the Corporation of the Municipality of Huron East considers it advisable to amend Zoning By-law 52-2006, as amended.

NOW, THEREFORE, the Council of the Corporation of the Municipality of Huron East ENACTS as follows:

1. This Temporary Use by-law shall apply to Concession 14, Lot 35, Grey Ward, Municipality of Huron East (45411 St. Michaels Road).
2. The Temporary Use authorized by this by-law shall be in effect for a period of 20 years from the date of passing of this by-law.
3. The Council may, by by-law, grant further periods of not more than three years during which the Temporary Use is authorized.
4. The Temporary Use permitted by this by-law is as follows:
Notwithstanding the provisions of Section 7.1, 7.2., and 7.3. of By-law 52-2006, to the contrary, the lands to which this Temporary Use By-law applies may also be used for a temporary secondary dwelling unit for farm employees or farm family as outlined in the agreement with the Municipality of Huron East. The temporary dwelling unit must be either a mobile home or modular home, designed to be moveable, and will have a maximum floor area of 130 sq. metres (1400 sq. feet). The temporary dwelling will not be entitled to a severance from the existing parcel. All other provisions of By-law 52-2006 continue to apply.
5. This by-law affects Key Map 16 of By-law 52-2006, as attached as Schedule 3.
6. All other provisions of By-law 52-2006 shall apply.
7. This by-law shall come into effect upon final passing, pursuant to Section 34 and 39.1(3) of the Planning Act, RSO, 1990.

READ A FIRST TIME ON THE _____ DAY OF _____, 2020.

READ A SECOND TIME ON THE _____ DAY OF _____, 2020.

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2020.

Bernie MacLellan, Mayor

Brad Knight, Clerk/CAO

SCHEDULE 1

CORPORATION OF THE MUNICIPALITY OF HURON EAST

BY-LAW NO. - 2020

1. By-law - 2020 has the following purpose and effect:

The purpose of the proposed temporary use zoning by-law amendment is to recognize an existing temporary secondary dwelling unit on Concession 14, Lot 35, Grey Ward, Municipality of Huron East (45411 St. Michaels Road) as a condition of surplus dwelling severance C35-20. The subject land is to be rezoned AG4 (Agricultural Small Holding Zone) from the surplus dwelling severance C35-20 and designated Agriculture in the Huron East Official Plan.

The temporary secondary dwelling unit is to be used by farm employees or farm family. It will be required to be removed at the expense of the owner when it is no longer required or the temporary use by-law expires. In addition to the existing mobile home, the subject lands contain a residence, detached garage, and two sheds.

The temporary dwelling will not be entitled to a severance from the existing parcel. The proposed by-law can be in effect for up to 20 years, with the renewal of the by-law requiring a further public meeting.

This by-law amends the Zoning By-law of the Municipality of Huron East 52-2006.

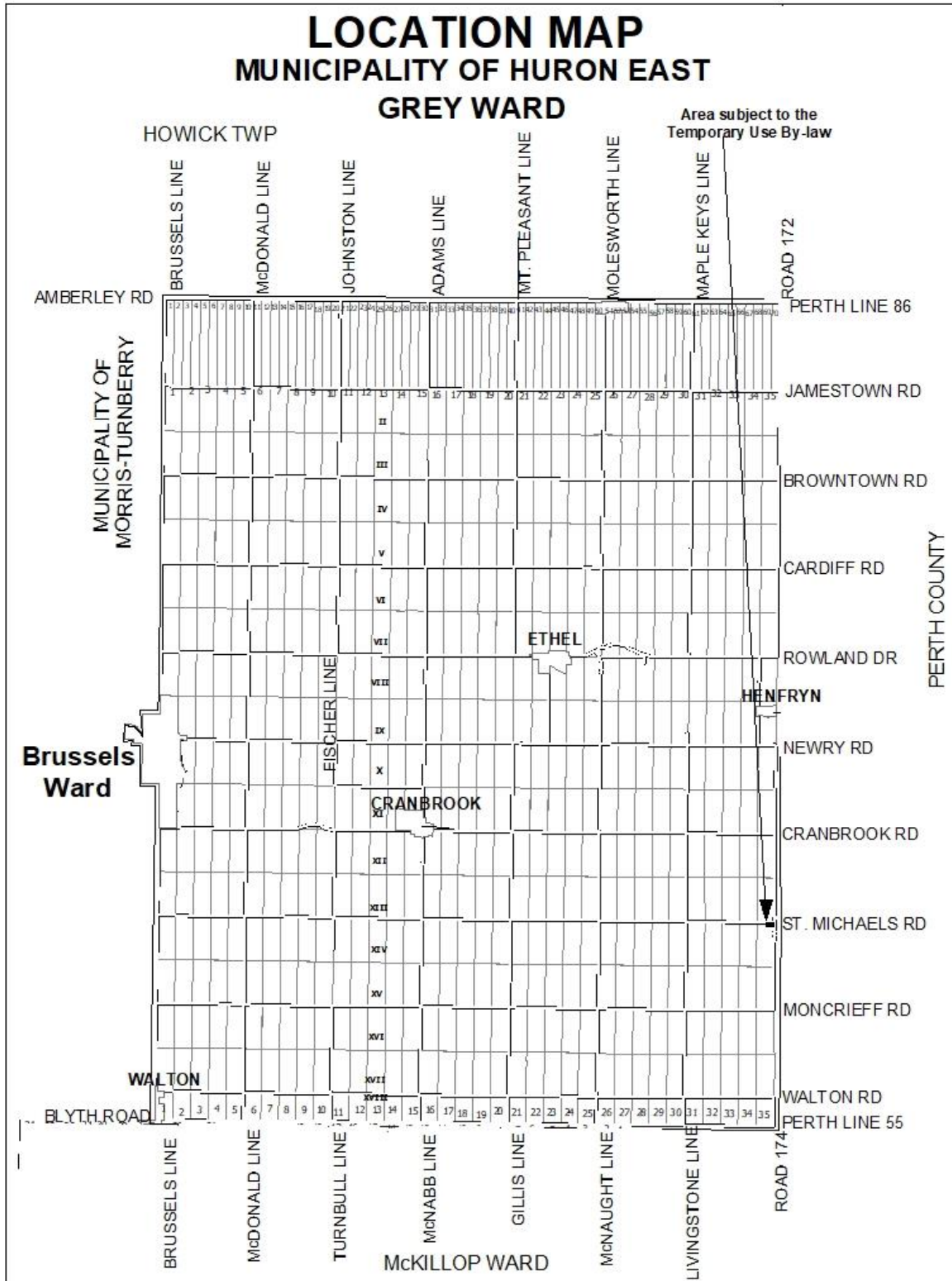
All other zone provisions apply.

2. A Location Map and Key Map 16 showing the location of the lands to which this by-law applies are shown on the following pages and are entitled Schedules 2 & 3.

SCHEDULE 2

CORPORATION OF THE MUNICIPALITY OF HURON EAST

BY-LAW NO. - 2020



SCHEDULE 3

CORPORATION OF THE MUNICIPALITY OF HURON EAST

BY-LAW NO. – 2020

