

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

**TAKE NOTICE** that Council of the Municipality of Huron East will hold a public meeting on **Tuesday, September 17 at 4:30 pm in the Brussels Library, 402 Turnberry St, Brussels**, to consider a proposed Zoning By-law Amendment under Section 34 of the Planning Act, RSO 1990, as amended. The amendment affects the Municipality of Huron East Zoning By-law.

File: Z02-2024  
Applicant/ Owner: G. Heard Construction Ltd.  
Location of Property: 41 Harpurhey Road, Harpurhey

**Purpose and Effect:**

This proposed Zoning By-law Amendment (File No. Z02-2024) affects the lands legally known as Tuckersmith Concession 1 Huron Road Survey Part Lot 14, McKillop Concessions 1 Part Lot 29 Part Road Allowance, Tuckersmith Ward in the Municipality of Huron East known as 41 Harpurhey Road.

The proposed amendment to the Huron East Zoning By-Law intends to amend the zoning to a special R1 and two special IND zones. The subject lands require a zone change as a condition of approved severance files C17-2023, C18-2023 and C19-2023 to recognize the intended residential use of the new parcels and to define the permitted uses on the retained industrial lands to maintain compatibility with abutting residential uses. The previous severance applications propose to create three new residential lots fronting on Harpurhey Road. This amendment also proposes to recognize the area east of the new residential lots to permit a single detached dwelling accessory to the commercial use. The retained industrial land proposes a scoped list of permitted uses including a landscaping business/ yard, contractors yard and commercial storage warehouse (rental units) to ensure compatibility with the new and existing abutting residential uses

Location and Key Map(s) showing the location of the lands are attached as Schedule A.

**BE ADVISED** that the Corporation of the Municipality of Huron East considered this application to be complete on July 16, 2024.

If you are an owner of any land containing seven or more residential units you are requested to post this notice in a location that is visible to all of the residents.

**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.

Members of the public do not have the right to appeal the decision; only the applicant, the property owner, the Minister of Municipal Affairs and Housing, a specified person under the Planning Act or public body that has an interest in the matter, may appeal the decision. Please refer to the County of Huron website for details about appeal rights:

<https://www.huroncounty.ca/plandev/guides-and-resources/planning-procedures/additional-appeal-information>

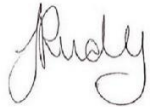
**IF** you wish to be notified of the decision of the Municipality of Huron East on the proposed zoning by-law amendment, you must make a written request to the Municipality of Huron East, 72 Main Street South, Seaforth, Ontario N0K 1W0.

Council meetings are being held in person, with electronic attendance options. Persons wishing to participate in the planning process are strongly encouraged to send their comments, questions or concerns via email or telephone to Shae Stoll, Planner at [sstoll@huroncounty.ca](mailto:sstoll@huroncounty.ca) or 1-888-524-8394 ext. 3. Please provide comments by Wednesday September 11, 2024 to allow them to be incorporated into the staff report and agenda.

If mailing comments, please address to: Box 610, Seaforth, Ontario N0K 1W0, Attention to Jessica Rudy.

**ADDITIONAL INFORMATION** relating to the proposed zoning by-law amendment is available for inspection on the municipal website at [www.huroneast.com](http://www.huroneast.com) .

**Dated at the Municipality of Huron East this 13<sup>th</sup> day of August, 2024.**



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Jessica Rudy, Clerk, Municipality of Huron East  
72 Main Street S, P.O Box 610, Seaforth ON N0K 1W0  
Phone: 519-527-0160 1-888-868-7513 (toll free) Fax: 519-527-2561

**SCHEDULE 1  
CORPORATION OF THE  
MUNICIPALITY OF HURON EAST  
BY-LAW           -2024**

BEING a by-law to amend the zoning on Tuckersmith Concession 1 Huron Road Survey Part Lot 14, McKillop Concessions 1 Part Lot 29 Part Road Allowance, Tuckersmith Ward in the Municipality of Huron East known as 41 Harpurhey Road.

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 Tuckersmith Concession 1 Huron Road Survey Part Lot 14, McKillop Concessions 1 Part Lot 29 Part Road Allowance, Tuckersmith Ward in the Municipality of Huron East known as 41 Harpurhey Road and is comprised of the attached Schedules.
2. By-law 52-2006 is hereby amended by changing the zone symbol on the attached Schedule A from IND (Industrial Zone) to R1-46 (Low Density Residential Zone- Special Zone), IND-11 (Industrial-Special Zone) and IND-12 (Industrial-Special Zone).
3. Section 18.10 Special Zones is hereby amended by the addition of the R1-46 zone provisions with the following:

**R1-46 Zone**

In addition to all zone provisions in the R1 Zone, the following additional provision applies in the area zoned R1-46:

Maximum Front Yard Depth to Main Dwelling: 20 metres (maximum)

4. Section 32.5 Special Zones is hereby amended by the addition of the IND-11 zone provisions with the following:

**IND-11 Zone**

In the area zone IND-11, the permitted uses are limited to a landscaping business/yard, contractors yard and commercial storage warehouse (rental units) subject to the following additional provisions:

- On-site processing is limited to screening and such activities shall maintain a minimum setback of 30 metres from abutting residential lots.
- Bulk storage of materials shall maintain a minimum setback of 15 metres from abutting residential lots.
- Site Plan Control applies to the property.
- All other provisions of the IND zone continue to apply.

5. Section 32.5 Special Zones is hereby amended by the addition of the IND-12 zone provisions with the following:

**IND-12 Zone**

In the area zoned IND-12 a single detached dwelling accessory to the commercial use is permitted. In the IND-12 Zone, the R1 zone provisions apply with the following addition: the maximum front yard setback of 20m shall apply to the main dwelling. All other provisions of the R1 zone apply.

6. All other provisions of By-Law 52-2006 shall continue to apply.
7. This by-law affects Zone Map 40B of By-law 52-2006, attached as Schedule B.
8. 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 TIME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
READ A SECOND TIME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
Bernie MacLellan, Mayor

\_\_\_\_\_  
Jessica Rudy, Clerk

**SCHEDULE 2  
CORPORATION OF THE MUNICIPALITY OF HURON EAST  
BY-LAW -2024**

By-law - 2024 has the following purpose and effect:

The proposed Zoning By-law Amendment (File no. Z01-2024) affects the lands legally known as Tuckersmith Concession 1 Huron Road Survey Part Lot 14, McKillop Concessions 1 Part Lot 29 Part Road Allowance, Tuckersmith Ward in the Municipality of Huron East known as 41 Harpurhey Road. The By-Law proposes to amend the zoning on the property from IND (Industrial Zone) to R1-46 (Residential Low Density- Special Zone), IND-11 (Industrial-Special Zone) and IND-12 (Industrial-Special Zone).

The subject lands require a zone change as a condition of approved severance files C17-2023, C18-2023 and C19-2023 to recognize the intended residential use of the new parcels and to define the permitted uses on the retained industrial lands to maintain compatibility with abutting residential uses. The previous severance applications propose to create three new residential lots fronting on Harpurhey Road. This amendment also proposes to recognize the area east of the new residential lots to permit a single detached dwelling accessory to the commercial use. The retained industrial land proposes a scoped list of permitted uses including a landscaping business/ yard, contractors yard and commercial storage warehouse (rental units) to ensure compatibility with the new and existing abutting residential uses

The subject lands are designated 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 A attached.

SCHEDULE A  
CORPORATION OF THE MUNICIPALITY OF HURON EAST  
BY-LAW - 2024

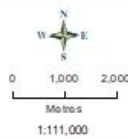
Municipality of Huron East  
Location Map

Tuckersmith Ward

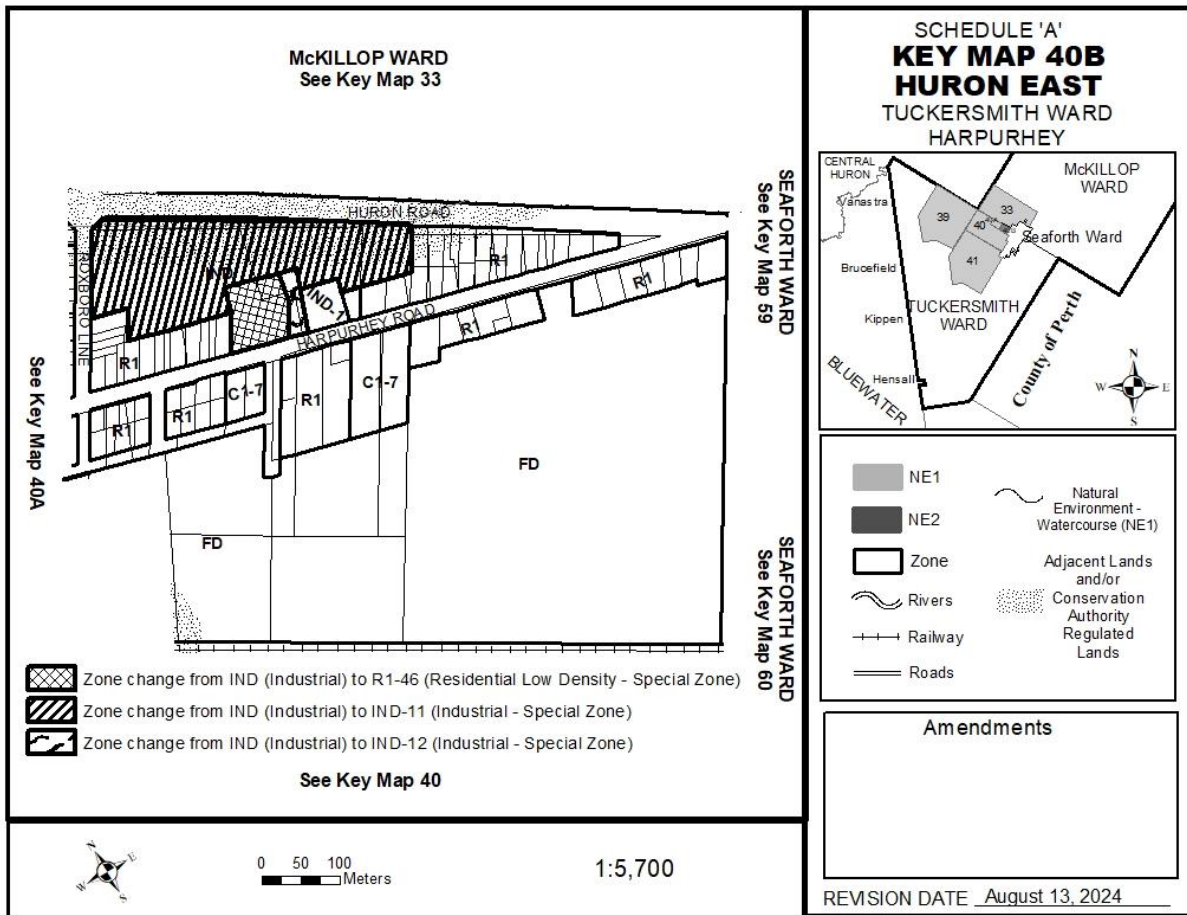


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Last Modified 8/13/2024



**Schedule A**  
**CORPORATION OF THE MUNICIPALITY OF HURON EAST**  
**BY-LAW - 2024**



**SCHEDULE 'A'**  
**KEY MAP 40B**  
**HURON EAST**  
**TUCKERSMITH WARD**  
**HARPURHEY**

	NE1		Natural Environment - Watercourse (NE1)
	NE2		Adjacent Lands and/or Conservation Authority Regulated Lands
	Zone		Rivers
	Roads		Railway

**Amendments**

REVISION DATE August 13, 2024