



THE CORPORATION OF THE MUNICIPALITY OF HURON EAST

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**NOTICE OF PUBLIC HEARING**

PURSUANT TO SECTION 45 OF *THE PLANNING ACT*, R.S.O. 1990

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**MINOR VARIANCE APPLICATION FILE# MV07-2021**

LOCATION: 71 Louisa Street  
Seaforth Ward, Plan 394, Lots 56 and 57, Municipality of Huron East

OWNER/ APPLICANT: Walter Melnyk

ROLL NUMBER: 4040 390 022 00904

**TAKE NOTICE** that the Municipality of Huron East Committee of Adjustment will hold a public meeting on: **Tuesday, September 21st, 2021 at 7:00 p.m. in the Huron East Council Chambers at 72 Main Street South in Seaforth**, 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 27, 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 property subject to this variance is zoned Residential Medium Density (R2) on Key Map 64 of the Huron East Zoning By-law, and designated Residential in the Huron East Official Plan.

The purpose of this application is to permit a reduced exterior side yard setback from Huron Street, a reduced rear yard setback, and increase the maximum number of residential units from four to six for two proposed additions to the existing residential fourplex. The new single storey additions are proposed to be located on each side of the existing building and to contain one two-bedroom unit per addition.

**PROPOSED MINOR VARIANCE:**

Three minor variances are being requested for this development:

- To reduce the Exterior Side Yard setback from 6 metres to 3 metres; and
- To reduce the Rear Yard setback from 10 metres to 8 metres; and
- To increase the maximum number of residential units from 4 to 6.

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:**

Sections 19.3 and 19.7 of the Huron East Zoning By-law permit a multiple residential structure with a maximum of 4 units. The proposed development will enlarge the existing four-unit structure to six units, exceeding the amount permitted by Section 19. Section 19.7 requires that the minimum exterior side yard setback in the R2 Zone from an exterior lot line is 6 metres, and the applicant proposes the addition to be 3 metres from Huron Street. Section 19.7 also requires a minimum rear yard of 10 metres, and the proposed additions to the existing building would be set back 8 metres from the rear lot line.

**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 the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Land Tribunal (OLT) hearing in the event the decision on this application is appealed.

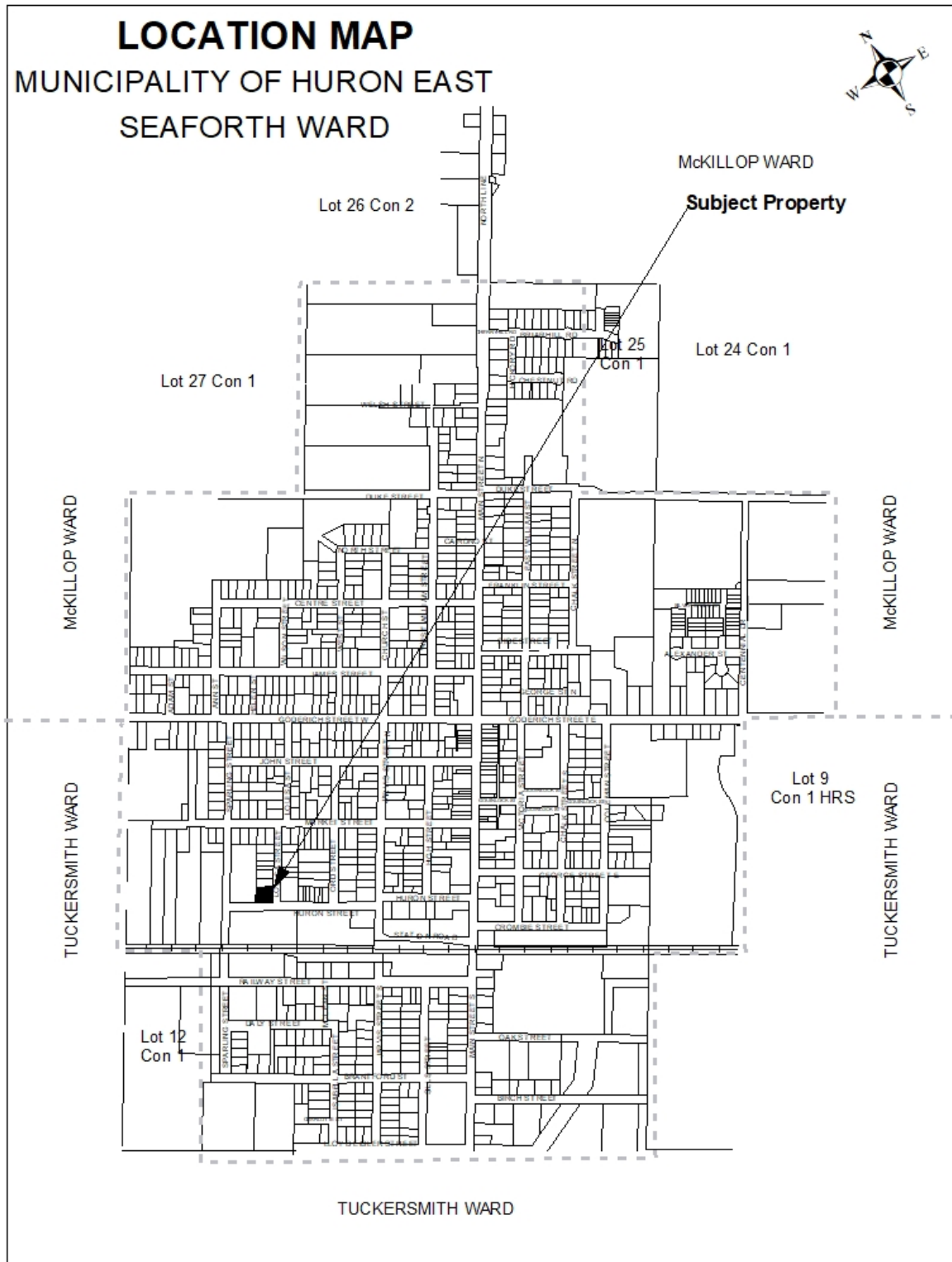
**ADDITIONAL INFORMATION** relating to the proposed minor variance is available for inspection on the municipal website at [www.huroneast.com](http://www.huroneast.com) .

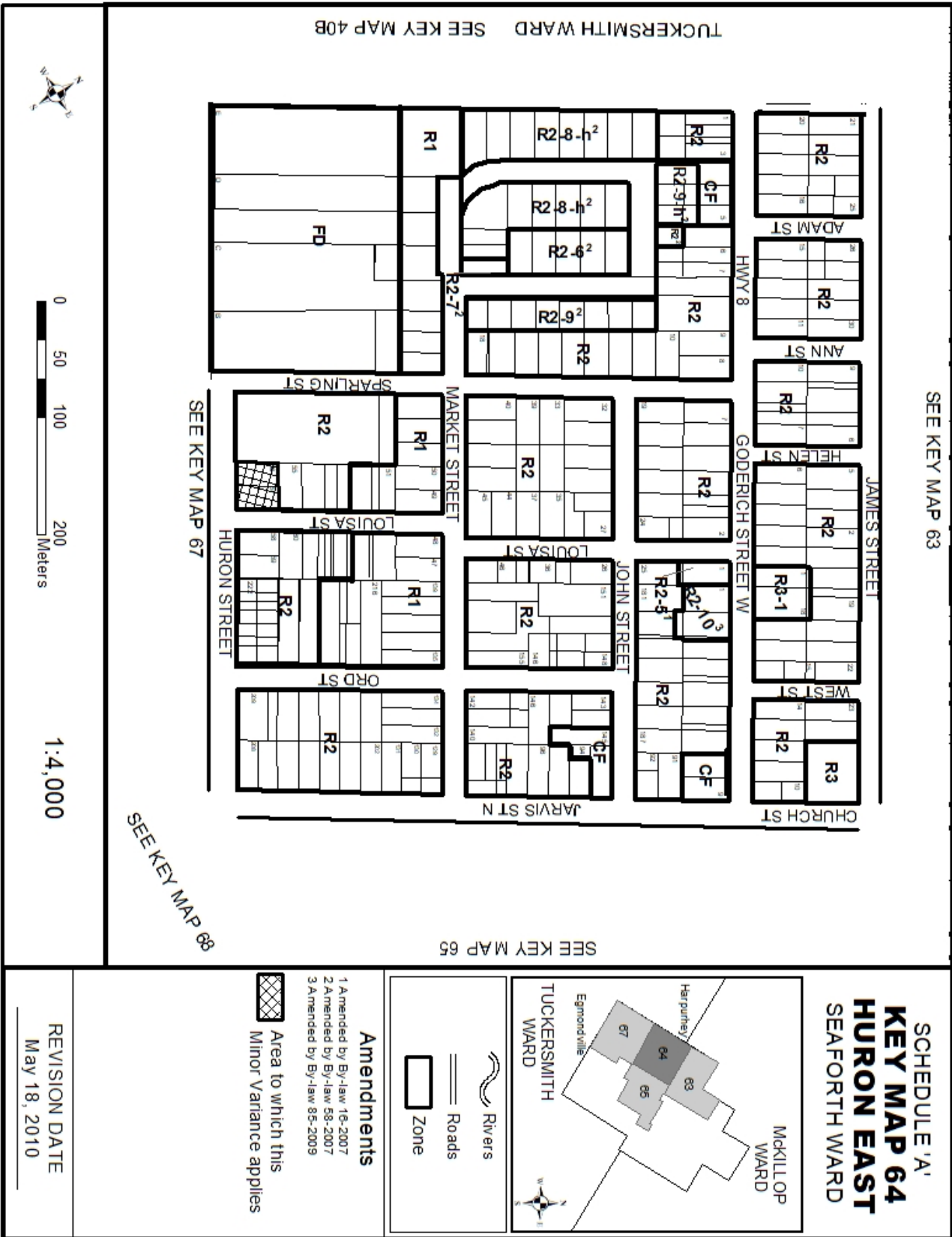
**Dated at the Municipality of Huron East this 8th day of September 2021.**

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Brad McRoberts, 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

Location of the Minor Variance Application





TUCKERSMITH WARD SEE KEY MAP 40B

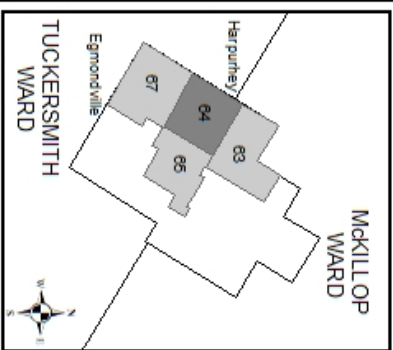
SEE KEY MAP 63

SEE KEY MAP 67

SEE KEY MAP 65

SEE KEY MAP 68

**SCHEDULE 'A'**  
**KEY MAP 64**  
**HURON EAST**  
 SEAFORTH WARD



Rivers  
 Roads  
 Zone

- Amendments**
- 1 Amended by By-law 16-2007
  - 2 Amended by By-law 68-2007
  - 3 Amended by By-law 85-2009
- Area to which this  
 Minor Variance applies

REVISION DATE  
 May 18, 2010

