



**The Corporation of the Municipality of South Huron**  
322 Main Street South  
Exeter, Ontario N0M 1S6  
Southhuron.ca  
519-235-0310

## Public Meeting Notice

### Your comments are welcome on Zoning By-Law Amendment Z05-2024

**Date of Public Meeting: December 2<sup>nd</sup>, 2024 at 5:00pm**

**A change is proposed in your neighbourhood:**

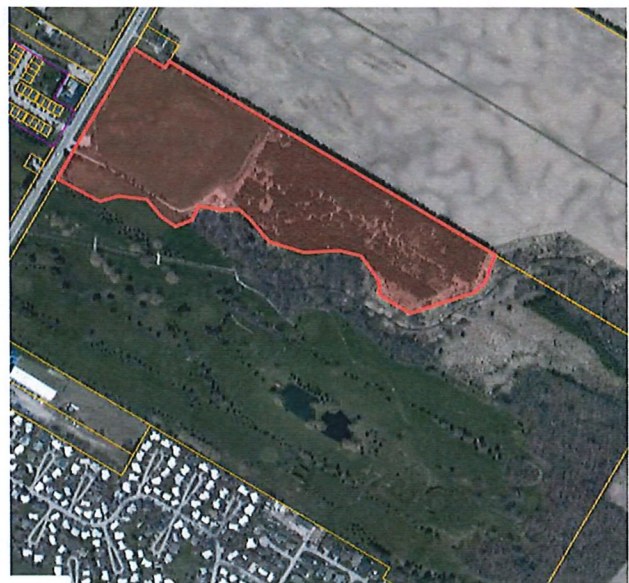
**Owner:** Tridon Properties Ltd

**Applicant:** Baker Planning Group C/O Caroline Baker


**Location:** 70786 Bluewater Highway (CON LRE LOT 3 LESS HWY PT; LOTS 2 AND 4 SUB TO ROW OVER; 22R5241 PTS 1, 2, 3 & 5)

The purpose of the proposed zoning by-law amendment is to amend the zoning affecting the subject lands in accordance with the draft plan of subdivision that applies. The proposed changes or effect of the amendment if approved will include:

- Amending the boundaries of the R1-17-H (Residential Low Density – Special – Holding), OS (Open Space), U (Utility) and R3-17-H (Residential High Density – Special – Holding) zones to reflect redline (draft plan of subdivision) amendments approved in 2024 resulting in a shift to block boundaries;
- Recognizing the minimum lot depth for lots within the R1-17-H zone to be as per the approved draft plan;
- Reducing the minimum interior side yard setback from 1.5 metres to 1.2 metres in the R1-17-H zone where there is a garage attached to the main building;
- Reducing the minimum rear yard setback for Lots 16 through 43 in the R1-17-H zone from 7 metres to 6 metres;
- Increasing the maximum lot coverage for main buildings (including any decks, porches or balconies) in the R1-17-H zone from 40% to 45%
- Increasing the maximum lot coverage for all structures within the R1-17-H zone from 45% to 50%;
- Adding text provisions to the R1-17-H to allow for one (1) single detached dwelling to be constructed prior to the removal of the holding symbol from the subject lands, notwithstanding minimum driveway width provisions and provided it is built within lot 3 as identified on the applicable draft plan and it is not occupied until final approval of the subdivision is granted.



Dated at the Municipality of South Huron this 29th day of October, 2024

  
Rebekah Msuya-Collison  
CAO/Deputy Clerk

If you rent your property to seven (7) or more tenants, please post a copy of this notice in a location on your property which is visible to all of the residents. The Municipality of South Huron is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternative formats or other accommodations, please contact the undersigned.

## How to Access the Meeting

This meeting will be for both electronic and in-person. For those persons who wish to participate at the meeting, please contact the Planning Coordinator: [planning@southhuron.ca](mailto:planning@southhuron.ca) (519-235-0310) no later than **4 p.m. on the date of the public meeting**. All Public meetings will be streamed live, available on the Municipality of South Huron's Agendas and Minutes webpage. The meeting will take place in Council Chambers, 322 Main Street South, Exeter.

## Have Your Say

Persons wishing to participate in the planning process are strongly encouraged to send their comments, or concerns via email or mail to Celina McIntosh, Planner at [cmcintosh@huroncounty.ca](mailto:cmcintosh@huroncounty.ca) or to Vanessa Polselli, Planning Coordinator at [planning@southhuron.ca](mailto:planning@southhuron.ca). Written comments may also be hand delivered or mailed to the Municipal Office: 322 Main Street South, Exeter, ON, N0M 1S6, Attention: Vanessa Polselli. Oral comments may also be expressed at the meeting.

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 maybe published in a Planning Report, Council Agenda or Council Minutes

## Know Your Rights

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.

## Stay in the Loop

If you have any inquiries or questions about the application, please contact the Planner.

If you wish to be notified of the decision of the Municipality of South Huron on the proposed zoning by-law amendment, you must make a written request to the Municipality of South Huron at 322 Main Street South, Exeter, ON, N0M 1S6, Attention: Vanessa Polselli or by email at [planning@southhuron.ca](mailto:planning@southhuron.ca). Updates on this application will be posted on Southhuron.ca

### Planner on this File:

Celina McIntosh, Planner  
[cmcintosh@huroncounty.ca](mailto:cmcintosh@huroncounty.ca)  
519-524-8394 ext 3

### Municipal Contact:

Vanessa Polselli, Planning Coordinator  
[planning@southhuron.ca](mailto:planning@southhuron.ca)  
519-235-0310 ext. 252