



The Corporation of the Municipality of South Huron

**Notice of Passing
of a Zoning By-Law Amendment**

Re: Zoning By-Law Amendment Application File #: Z05-2024
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)
Owner: Tridon Properties Ltd
Applicant: Baker Planning Group C/O Caroline Baker

Please be advised that Council of the Municipality of South Huron passed By-law #69-2024 on the 16th day of December, 2024 under Section 34 of the *Planning Act*, R.S.O. 1990, as amended.

► You are being notified of this application because you are an agency that requires notice, or you have filed a written request with the Clerk to receive the notice of decision.

Purpose and Effect

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.

Effect of Written and Oral Submissions

The planning report was presented with a recommendation to Council. Written Comments were received from Ausable Bayfield Conservation Authority and the Lake Huron Primary Water Supply System as commenting agency which noted no concerns or objections. Council reviewed all materials received on this application and has taken these submissions into consideration when making its decision.

Appeals

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.

An appeal to the Ontario Land Tribunal must be filed with the Clerk of the Municipality of South Huron no later than **January 6th, 2025** and must include an OLT appeal form, setting out the reason for the appeal.

Additional Information

The complete by-law is available for inspection by contacting the Planning Coordinator at Planning@southhuron.ca or by called 519-235-0310 ext 252. Any questions relating to the by-law shall be directed to Alex Wolfe, ext. 224. Information may also be posted on our website (www.southhuron.ca).

Dated at the Municipality of South Huron this 17th day of December, 2024.



Alex Wolfe
Clerk