



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 and Official Plan Amendment OPAZ-2-2022

Date of Public Meeting: October 3, 2022, at 5:00pm

A change is proposed in your
 neighbourhood:

The application adds a special policy to the Official Plan’s Historic Core District designation for this property to permit a standalone residential-only apartment building with a maximum height of 5 storeys.

Similarly, the application also rezones the property to facilitate the proposed five storey apartment building by changing the current zoning from C3 (Highway Commercial) and R1-7 (Residential Low Density-Special Zone) to R3-17 (Residential High Density – Special Zone). The special zone provisions for the R3-17 zone address front and exterior yard setbacks, landscaped open space, building height, outdoor and balcony amenity space for the units, and parking spaces.

The Zoning By-law Amendment will not come into force until the Official Plan amendment by-law is approved by the County of Huron which occurs after its adoption by the Municipality of South Huron, in accordance with Section 43(21) of the Planning Act.

The application was deemed complete on August 25, 2022.

Owner: 2381423 ONTARIO INC C/O Manorwood Homes Inc.

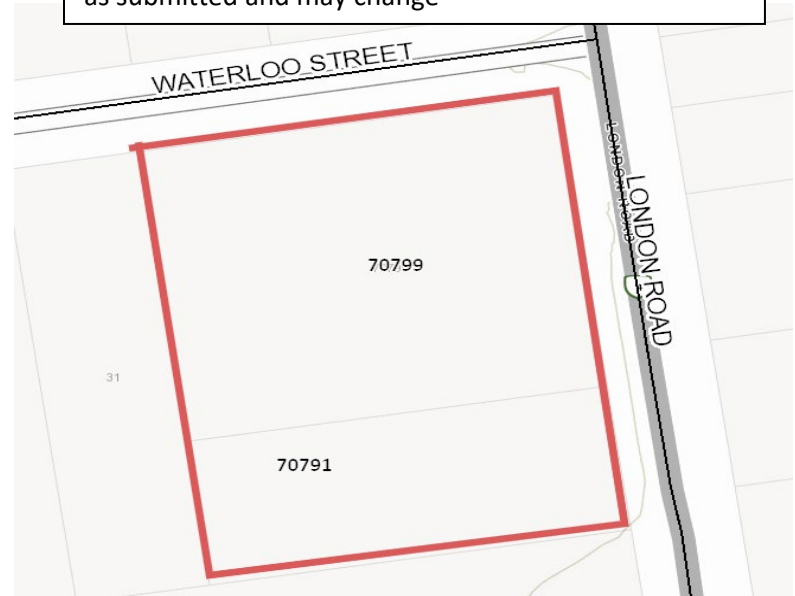
Applicant: Baker Planning Group C/O Caroline Baker

Location: 70799 & 70791 LONDON RD (PLAN 123 PT LOT A & PLAN 123 PT LOT A RP 22R5320;PART 1)

Dated at the Municipality of South Huron this 2nd day of September, 2022



The above image represents the applicant’s proposal as submitted and may change



“Originally Signed By”

Rebekah Msuya-Collison
 Clerk

If you rent your property to seven (7) or more tenants, please post a copy of this notice in a allocation 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 (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.

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 Craig Metzger, Planner at cmetzger@huroncounty.ca or to Vanessa Culbert, Planning Coordinator at 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 Culbert. 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

If a person or public body would otherwise have an ability to appeal the decision of the Corporation of the Municipality of South Huron or of the Approval Authority to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of South Huron before the application is adopted or approved, the person or public body is not entitled to appeal the decision. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of South Huron before the proposed amendment is adopted or approved, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party

Stay in the Loop

If you have any inquires and 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 and official plan amendment, you must make a written request to the Municipality of South Huron at 322 Main Street South, Exeter, ON, N0M 1S6, Attention: Vanessa Culbert or by email to the Planning Coordinator at planning@southhuron.ca. Updates on this application may also be posted on Southhuron.ca

Planner on this File:

Craig Metzger, Senior Planner
cmetzger@huroncounty.ca
1-888-524-8394 ext. 3235

Municipal Contact:

Vanessa Culbert, Planning Coordinator
planning@southhuron.ca
519-235-0310 ext. 252