



The Corporation of the Municipality Of South Huron

**Notice of No Appeals**  
Under Section 34(22) of *The Planning Act*, R.S.O. 1990

**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

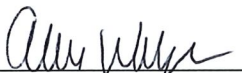
► You are being notified because you are the owner or applicant for this application or you are an agency requiring notice.

**Affidavit**

I, Alex Wolfe, Clerk of the Municipality of South Huron hereby certify that the notice for By-law #69-2024 passed by the Council of the Municipality of South Huron on the 16th day of December, 2024 was given in a manner and form to the prescribed persons or public bodies as required by Section 34(18) of *The Planning Act*, R.S.O. 1990.

I also certify that the twenty (20) day appeal period expired on the 6th day of January 2025, to this date no notice of appeal of By-law #69-2024 has been filed.

By-law #69-2024 of the Corporation of the Municipality of South Huron is now in full force.

  
Alex Wolfe  
Clerk

Dated at the Municipality of South Huron  
This 7th day of January 2025

**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