



**Notice of the Refusal to Pass
A Zoning Bylaw Amendment by the
Corporation of the Municipality of South Huron**

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File Number: Z05-2022

Owner/Applicant: 588922 ONTARIO INC C/O Pete Vanderweerd

Location: LOT ON PRINCE ALBERT ST (PLAN 202 PT LOT 17 PLAN 204;PT LOTS 222 TO 225 RP;22R3363 PART 1)

Take Notice that the Council of the **Municipality of South Huron** refused to pass a proposed zoning by-law amendment on the 20th day December, 2022, under Section 34 of The Planning Act, R.S.O. 1990, as amended.

And Take Notice that only the applicant or the Minister of Municipal Affairs and Housing may appeal to the Ontario Land Tribunal in respect of the refusal to pass this by-law by filing with the Clerk of the Municipality of South Huron, not later than 4:30 p.m. on 11th day of January, 2023 a notice of appeal setting out the objection to the refusal to pass the by-law, reasons in support of the objection, and the fee required by the Tribunal.

An Explanation of the purpose and effect of the refused by-law, describing the lands to which the refused by-law applies is provided below. A complete copy of the refused Zoning By-law is available for inspection at the Clerk's Office during regular office hours.

The zoning by-law amendment was not passed due to concerns raised by the public. The decision of the Council of the Municipality of South Huron is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

Effect Of Written And Oral Submissions

Concerns were received from public agencies and received throughout the public consultation process. Council considered all written and oral public and agency comments and staff recommendations through Staff Report presented at the public meeting, dated August 15th, 2022. The comments relating to this matter were thoroughly considered by Council in its refusal of the application.

Additional information relating to the refused by-law amendment is available during regular office hours at the Municipality of South Huron Municipal Office 519-235-0310, and the Huron County Planning and Development Department 519- 524-8394 Ext. 3.

Dated at the Municipality of South Huron this 22th day of December, 2022.

“originally signed by”

Rebekah Msuya-Collison
Clerk

Purpose and Effect:

The lands to be rezoned are currently zoned D (Future Development) and are proposed to be rezoned to M1-12-H, a special M1 (Light Industrial) zone with a holding symbol, to permit the outdoor storage of precast manufactured products on the property now with the potential in the future once the holding symbol is removed for a proposed precast manufacturing facility or a reduced number of M1 uses. A minimum 20 metres wide landscaped buffer is required adjacent to the north and west property lines. This buffer is to contain a minimum 3 metres high berm and/or sound wall. The -H symbol may be removed once an acceptable study addressing off-site impacts of the proposed use, such as noise and dust, has been prepared. The outdoor storage of manufactured products and related accessory uses are permitted while the zone has the -H symbol.