

**Notice of Open House & Public Meeting**  
**Concerning a proposed amendment to the Official Plan & Zoning By-law,**  
**Affecting the Municipality of South Huron**

**TAKE NOTICE** that Council of the Municipality of South Huron will hold a **hybrid** Public Meeting on **November 6<sup>th</sup>, 2023 at 5:00pm** to consider a proposed Official Plan Amendment and Zoning By-law Amendment under Sections 17 & 34 of the Planning Act.

There will be a related **in-person Open House** on **Wednesday, October 18, 2023 from 10am - 6pm** at the South Huron Municipal Office. Planning Staff are also available by appointment throughout October.

The proposed amendments revise the policies and provisions in the South Huron Official Plan and Zoning By-law to create increased flexibility for new housing units and address other housing issues as well as various other items and housekeeping changes including:

- revise the definitions for low, medium, and high density residential development and their policies, as well as those for new residential neighbourhoods, residential conversions, and special needs housing, into a single Official Plan policy.
- permit increased density, flexibility, and a wider range of residential dwelling units and building types in areas with full municipal services.
- reference the County's Residential Intensification Guidelines for residential development and the need for housing options for all income types and household sizes.
- permit Additional Residential Units (ARU) in town, village, hamlet, and agricultural settings but not the lakeshore residential area.
- introduce a Residential Greenfield zone to facilitate residential development on large, undeveloped parcels.
- amend parking requirements, including allowing tandem parking spaces and off-site parking.
- restrict residential development in partially and privately serviced settlement areas to single detached dwellings due to servicing concerns.
- increase minimum lot sizes in partially and privately serviced areas to ensure future residential development is completed in accordance with Provincial and County nitrate criteria. A contingency bed is no longer required for new lots but new lots must be sized for a conventional septic system.
- add an Official Plan goal indicating a strong agricultural economy requires housing but not the decentralization of general housing on prime agricultural lands.
- expand permissions for on-farm accommodation for farm labour.
- set Minimum Distance Separation (MDS) to treat cemeteries as a Type A use (single distance) and to not apply MDS to On-Farm Diversified Uses or Agricultural Commercial Industrial (AG3) uses.
- introduce cannabis production facility as a replacement for medical marihuana facility and add it as an AG2 zone permitted use.
- add microbrewery to the light industrial (M1) zone and brewery to the general industrial (M2) zone.
- minor housekeeping items such as removing redundant provisions and updates to definitions and general provisions.

The proposed amendments affect all lands within the Municipality of South Huron.

A copy of the proposed official plan amendment and zoning by-law amendment are available to the public for inspection on the Municipality's website ([www.southhuron.ca](http://www.southhuron.ca)) and at the Municipal Office during regular business hours.

If you wish to be notified of the decision of the Municipality of South Huron on the proposed official plan amendment and 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 Culbert or by email at [planning@southhuron.ca](mailto:planning@southhuron.ca).

If a person or public body that files a notice of appeal of a decision of the Municipality of South Huron in respect to the proposed zoning by-law amendment and/or proposed official plan amendment that 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, the Ontario Land Tribunal may dismiss all or part of the appeal.

To register to attend the public meeting and for information on how to connect to the meeting either electronically or by teleconference, please contact Vanessa Culbert, [planning@southhuron.ca](mailto:planning@southhuron.ca) (519-235.0310).

Dated at the Municipality of South Huron this 11<sup>th</sup> day of October, 2023.

“originally signed by”

Alex Wolfe, Acting-Clerk  
Municipality of South Huron,  
322 Main Street South, Exeter, N0M 1S6  
(519) 235-0310