



The Corporation of the Municipality of South Huron

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

Re: Zoning By-Law Amendment Application File #SHu D14-Z12/2019
Location: Concession 1, Lots 90, 91, 146 and 147, Exeter Ward (264 Main Street South and 267 Andrew Street, Exeter)
Owner: Incorporated Synod of the Diocese of Huron
Agent: Rick McCarty

Please be advised that Council of the Municipality of South Huron passed By-law #3-2020 on the 13th day of January 2020 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 secretary-treasurer to receive the notice of decision.

Purpose and Effect

This By-law affects the property known legally as Concession 1, Lots 90, 91, 146 and 147, Exeter Ward, and municipally as 264 Main Street South and 267 Andrew Street, Exeter.

The subject lands are zoned CF (Community Facility) in the South Huron Comprehensive Zoning By-law 69-2018. The applicant intends to maintain the existing use of the church and sell the rectory as a residential dwelling. The applicant is proposing a zone change for the east portion of the subject lands from CF to R1-1 (Residential Low Density Special Provisions) to allow the rectory to be sold as a single detached dwelling with the same zone provisions as other nearby residential properties, and the west portion to CF-8 to permit the continued lack of on-site parking or a planting strip for the church and allow an increased lot coverage of 45% from the current maximum of 40%.

There is a related consent application being circulated concurrently (File #: C92-2019), which would sever the existing rectory from the church.

This By-law amends Zoning By-law #69-2018 of the Municipality of South Huron. Maps showing the general location of the lands to which this proposed zoning by-law amendment applies are shown on the following pages.

Effect of Written and Oral Submissions

The planning report was presented with a recommendation to Council. There were no comments received from the public on this application. No comments were received from

Key Maps

commenting agencies. Council reviewed all materials received on this application, the effect of which helped Council make an informed decision.

Appeals

Any person or agency may appeal to the Local Planning Appeal Tribunal in respect of the by-law by filing with the Clerk of the Municipality of South Huron, **not later than the 10th day of February 2020**, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the prescribed fee payable to the Minister of Finance by certified cheque or money order. The appeal must also be accompanied by the completed Appellant Form which is available from the Tribunal web site at <http://elto.gov.on.ca/> or by contacting South Huron.

Only individuals, corporations, and public bodies may appeal a zoning by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or made written submissions to the Municipality of South Huron or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

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 may be published in a Planning Report, Council Agenda or Council Minutes.

Additional Information

The complete by-law is available for inspection at the municipal office between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday). Any questions relating to the by-law shall be directed to Rebekah Msuya-Collison, ext. 227. Information may also be posted on our website (www.southhuron.ca).

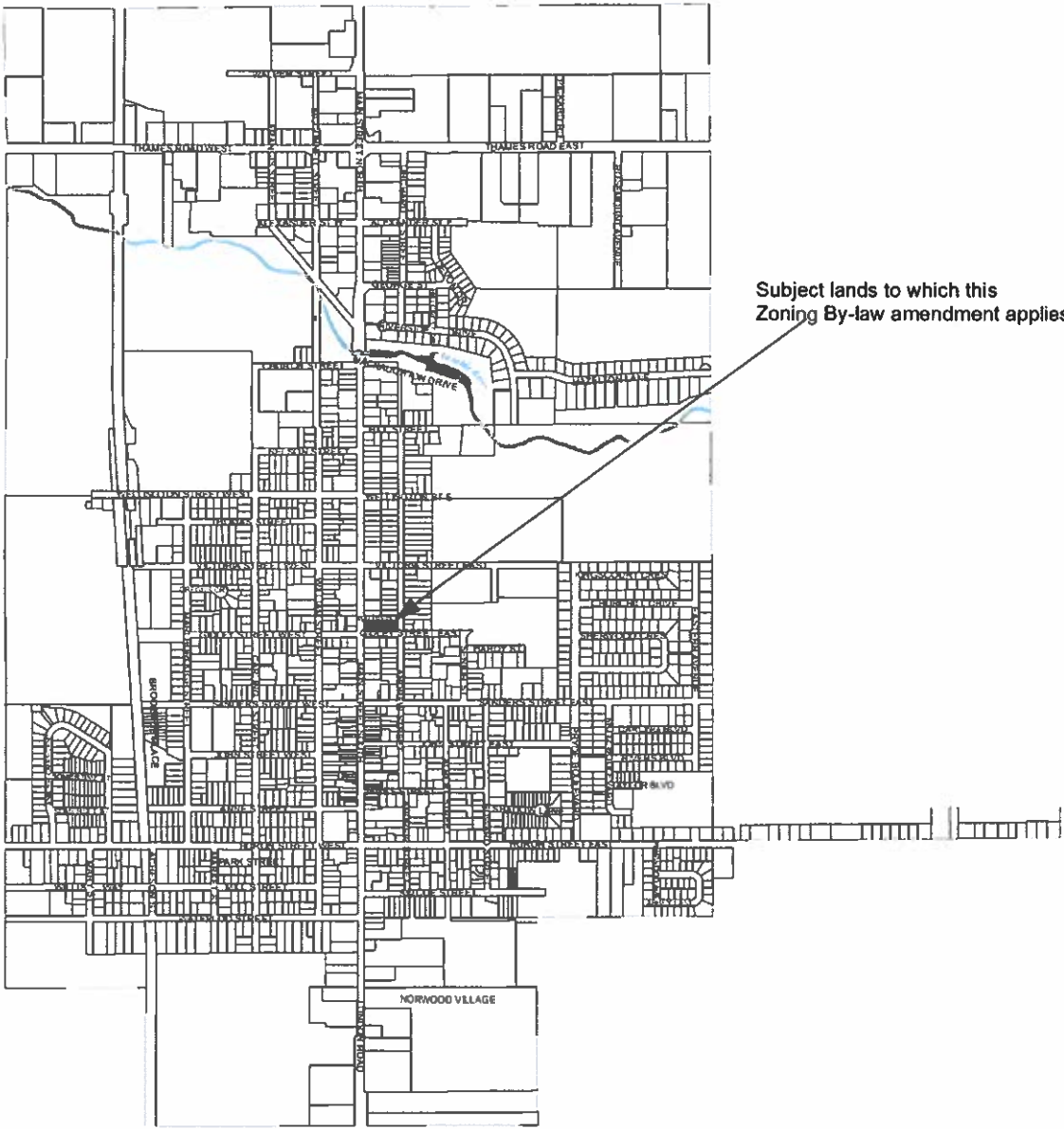
Dated at the Municipality of South Huron this 21st day of January 2020.



Rebekah Msuya-Collison
Clerk

Key Maps

Exeter Location Map South Huron



Subject lands to which this
Zoning By-law amendment applies



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