



The Corporation of the Municipality of South Huron

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

**Re: Zoning By-Law Amendment Application File #: Z03-2025**

**Location: 12 VICTORIA AVE W (STEPHEN CON 7 PT LOT 11 RP;22R6913 PART 3)**

**Owner:** Dennis Helder  
**Applicant:** Zelinka Priamo

Please be advised that Council of the Municipality of South Huron passed By-law #06-2026 on the 2<sup>nd</sup> day of February 2026 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 Clerk to receive the notice of decision.

**Purpose and Effect**

The amendment proposes to rezone the subject property from Residential - Medium Density (R2) to Residential - High Density - Special Zone (R3-19), to allow for the construction of a new three-unit rowhouse in the rear yard of the existing triplex; subject to the provisions of the multiple unit dwelling zone provisions.

The special zone provisions would recognize the existing reduced frontage (17.2 metres where 19 metres would be required), front yard setback (2.4 metres where 6 metres would be required) and interior side yard setbacks (1.4 metres for the east sideyard and 2.7 metres for the west sideyard where 6 metres would be required); and allow for a reduced outdoor amenity area (90 square metres where 100 square metres would be required) and rear yard setback (5.9 metres where 10 metres would be required).

**Effect of Written and Oral Submissions**

The planning report was presented with a recommendation to Council. Comments were received from neighbours on proposed setbacks, drainage runoff, privacy, noise and safety. Council reviewed all materials received on this application and has taken these submissions into consideration when making its decision.

## Appeals

Members of the public do not have the right to appeal the decision; only the applicant, the property owner, the Minister of Municipal Affairs and Housing, a specified person under the Planning Act or public body that has an interest in the matter, may appeal the decision. Please refer to the County of Huron website for details about appeal rights.

An appeal to the Ontario Land Tribunal (OLT) must be submitted within twenty days of the notice of the decision, may be made by filing a notice of appeal with the Municipal Clerk either via the Ontario Land Tribunal e-file service (first time users will need to register for a My Ontario Account at <https://olt.gov.on.ca/e-file-service> by selecting South Huron as the Approval Authority or by mail to Alex Wolfe, Clerk, Municipality of South Huron, 322 Main Street S, Exeter, ON N0M 1S6. If the e-file portal is down, you can submit your appeal at [clerk@southhuron.ca](mailto:clerk@southhuron.ca)

The fee required by the Ontario Land Tribunal is \$1100.00 and can be paid online through e-file or by certificate cheque or money order to the Minister of Finance, Province of Ontario. The last day for filing an appeal is March 2<sup>nd</sup>, 2026. The filing of an appeal after 4:30 pm, in person or electronically, will be deemed to have been received the next business day.

## Additional Information

The complete by-law is available for inspection by contacting the Planning Coordinator at [Planning@southhuron.ca](mailto:Planning@southhuron.ca) or by called 519-235-0310 ext 252. Any questions relating to the by-law shall be directed to Alex Wolfe, ext. 224. Information may also be posted on our website ([www.southhuron.ca](http://www.southhuron.ca)).

Dated at the Municipality of South Huron this February 10<sup>th</sup>, 2026



Alex Wolfe  
Clerk