



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 #: Z03-2025

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

3)

Owner: Dennis Helder

Applicant: Zelinka Priamo

► 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 #06-2026 passed by the Council of the Municipality of South Huron on the 2nd day of February 2026 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 2nd day of March, 2026, to this date no notice of appeal of By-law #06-2026 has been filed.

By-law #06-2026 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 3rd day of March 2026

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).