



The Corporation of the Municipality of South Huron

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

Re: Zoning By-Law Amendment Application File #: Z07-2025

Location: 10 Lawrence St (PLAN 376 PT LOT 301 RP;22R5795 PARTS 5 TO 7
PT;PARTS 4 AND 8)

Owner: Southbridge Health Care GP

Applicant: Zelinka Priamo

Please be advised that Council of the Municipality of South Huron passed By-law #76-2025 on the 15th day of December, 2025 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 modify the existing Residential - High Density - Special Zone (R3-18), to allow for a portion of the ground floor of the long-term care home to be used for a clinic. The applicants propose for the physiotherapists serving the residents of the long-term care home to also have a 104 square metre space on the ground floor of the building that allows them to serve other clients.

The proposed amendment would allow for a clinic within a long term care home with a maximum floor area of 150 square metres.

Effect of Written and Oral Submissions

The planning report was presented with a recommendation to Council. Oral Comments were received from a member of the public in regard to traffic. Ausable Bayfield Conservation Authority as commenting agency noted no concerns or objections.

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

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 January 7th, 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 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).

Dated at the Municipality of South Huron this 18th day of December, 2025



Alex Wolfe
Clerk