



**The Corporation of the Municipality of South Huron**  
322 Main Street South  
Exeter, Ontario N0M 1S6  
Southhuron.ca  
519-235-0310

## Public Meeting Notice

### Your comments are welcome on Zoning By-Law Amendment Z03-2025

**Date of Public Meeting: January 12<sup>th</sup>, 2026 at 5:00pm**

#### A change is proposed in your neighbourhood:

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).

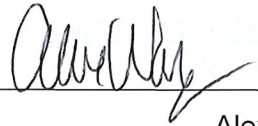


**Owner:** Dennis Helder

**Applicant:** Zelinka Priamo

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

Dated at the Municipality of South Huron this 18<sup>th</sup> day of December 2025

  
Alex Wolfe  
Clerk

If you rent your property to seven (7) or more tenants, please post a copy of this notice in a allocation on your property which is visible to all of the residents. The Municipality of South Huron is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternative formats or other accommodations, please contact the undersigned.

## How to Access the Meeting

This meeting will be for both electronic and in-person. For those persons who wish to participate at the meeting, please contact the Planning Coordinator: [planning@southhuron.ca](mailto:planning@southhuron.ca) (519-235-0310) no later than **4 p.m. on the date of the public meeting**. All Public meetings will be streamed live, available on the Municipality of South Huron's Agendas and Minutes webpage. The meeting will take place in Council Chambers, 322 Main Street South, Exeter.

## Have Your Say

Persons wishing to participate in the planning process are strongly encouraged to send their comments, or concerns via email or mail to Victor Kloeze, Senior Planner at [vkloeze@huroncounty.ca](mailto:vkloeze@huroncounty.ca) or to Vanessa Polselli, Planning Coordinator at [planning@southhuron.ca](mailto:planning@southhuron.ca). Written comments may also be hand delivered or mailed to the Municipal Office: 322 Main Street South, Exeter, ON, N0M 1S6, Attention: Vanessa Polselli. Oral comments may also be expressed at the meeting.

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 maybe published in a Planning Report, Council Agenda or Council Minutes

## Know Your Rights

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.

## Stay in the Loop

If you have any inquires or questions about the application, please contact the Planner.

If you wish to be notified of the decision of the Municipality of South Huron on the proposed 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 Polselli or by email at [planning@southhuron.ca](mailto:planning@southhuron.ca). Updates on this application will be posted on Southhuron.ca

### Planner on this File:

Victor Kloeze, Senior Planner  
[vkloeze@huroncounty.ca](mailto:vkloeze@huroncounty.ca)  
519-524-8394 ext 3

### Municipal Contact:

Vanessa Polselli, Planning Coordinator  
[planning@southhuron.ca](mailto:planning@southhuron.ca)  
519-235-0310 ext. 252