



The Corporation of the Municipality of South Huron

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

**Re: Zoning By-Law Amendment Application File #: Z04-2025**  
**Location:** 150 Waterloo Street (*PLAN 376 S PT LOT 273 S PT; LOT 274*)  
**Owner:** 2720924 ONTARIO LTD  
**Applicant:** MR Engineering and Design C/O Matt Runge

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Please be advised that Council of the Municipality of South Huron passed By-law #44-2025 on the 14<sup>th</sup> day of July, 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 application proposes to rezone the subject property from Residential - Low Density (R1) to Residential - Medium Density – Special Provisions (R2-8), to permit a rowhouse development. The special provisions would:

- Clarify that Waterloo Street is the front property line;
- Allow a reduced property depth of 36.5 metres where 38 metres would be required;
- Allow an increased zone coverage of 55% where 40% would be required;
- Allow a privacy fence rather than a planting strip; and
- Allow garages which project a maximum of 4.5 metres forward from the front wall where a 1 metre recess would be required, and which take up 58% of the front of the building where a maximum of 40% would be permitted.

**Effect of Written and Oral Submissions**

The planning report was presented with a recommendation to Council. No comments were received from the public or agencies. 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.

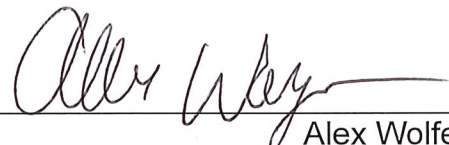
An appeal to the Ontario Land Tribunal (OLT) must be submitted within twenty days of the notice of the decision, may be made by filing a notice of appeal with the Municipal Clerk either via the Ontario Land Tribunal e-file service (first time users will need to register for a My Ontario Account at <https://olt.gov.on.ca/e-file-service> 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 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 August 6<sup>th</sup>, 2025, at 4:30 pm. 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 17<sup>th</sup> day of July, 2025

  
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Alex Wolfe  
Clerk