



The Corporation of the Municipality of South Huron

**Decision of Committee of Adjustment**  
Pursuant to Section 45 of *The Planning Act*, R.S.O. 1990

Re: **Minor Variance Application File #SHu D13-MV01-2020**  
**Location:** Lot 885, Part Lot 884 and Part Lot 888, Registered Plan 376 (103 Alexander Street West, Exeter)  
**Applicant:** Jeremy Geoffrey  
**Owner:** 2139740 Ontario Limited

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**Purpose and Effect**

The purpose of this application is to reduce the permitted minimum lot frontage for the proposed retained parcel that will be created following a proposed severance under a separate application from the required 25 metres as indicated under Section 29.3 of the South Huron Zoning By-law to 20 metres.

**Decision and Reasons of the Committee**

It is the decision of the Committee of Adjustment to approve this variance application with the below conditions for the following reasons:

- The variance is minor in nature;
- The proposed minor variance represents appropriate use of the subject property;
- The requested variance conforms to the general intent and purpose of the South Huron Official Plan;
- The requested variance conforms to the general intent and purpose of the Municipality of South Huron Comprehensive Zoning By-law #69-2018.

This Decision has been made to approve the application with no conditions.

**Effect of Public and Agency Comments on Decision of Committee of Adjustment**

No public comments were received on this application so there was no effect on the decision.

Agency comments were received in support of the application, the effect of which resulted in a decision to approve the application.

**Dated this 10<sup>th</sup> day of August 2020.**

"Aaron Neeb"  
Signed electronically

"Ted Oke"  
Signed electronically

**Certification of the Committee's Decision**

I, Rebekah Msuya-Collison, being the Secretary- Treasurer of the Committee of Adjustment for the Corporation of the Municipality of South Huron, certify that this is a true copy of the Committee's Decision.

  
Secretary- Treasurer

August 11, 2020  
Date

**Appeals**

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of South Huron Committee of Adjustment before the minor variance is granted, the person or public body is not entitled to appeal the decision of the Municipality of South Huron to the Local Planning Appeal Tribunal.

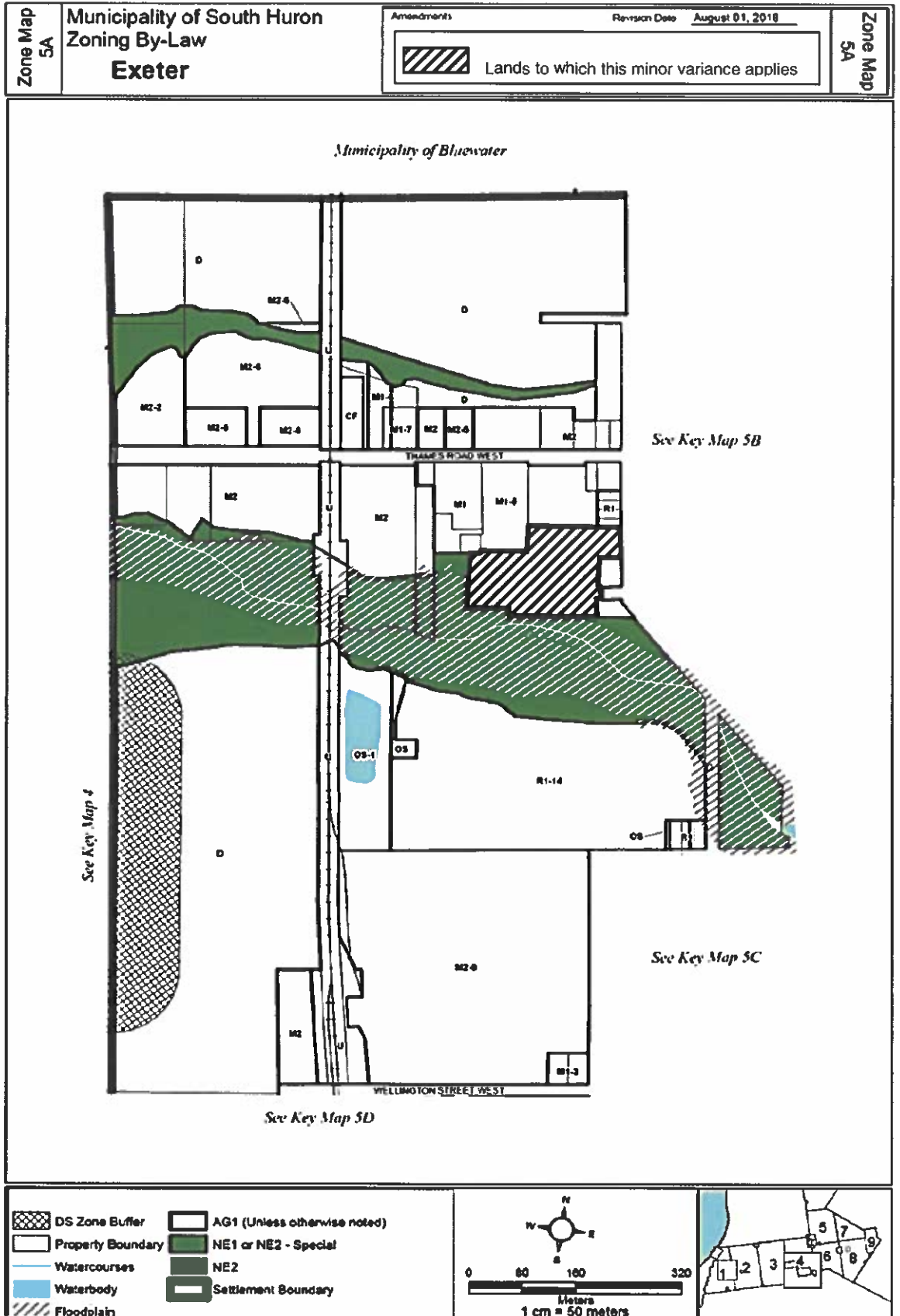
If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of South Huron Committee of Adjustment before the minor variance is granted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal, unless in the opinion of the Tribunal, there are reasonable grounds to do so.

Any appeals of the Decision of the South Huron Committee of Adjustment must be filed with the Secretary-Treasurer of the Committee of Adjustment, **not later than the 30 day of August, 2020** setting out the reasons for the appeal together with a certified cheque or money order in the amount prescribed payable to the Minister of Finance. A copy of the appeal form is available from the Local Planning Appeal Tribunal website at <http://elto.gov.on.ca/>. If no appeal is received within the prescribed, a Notice of No Appeal will be sent out to the applicant.

**Additional Information**

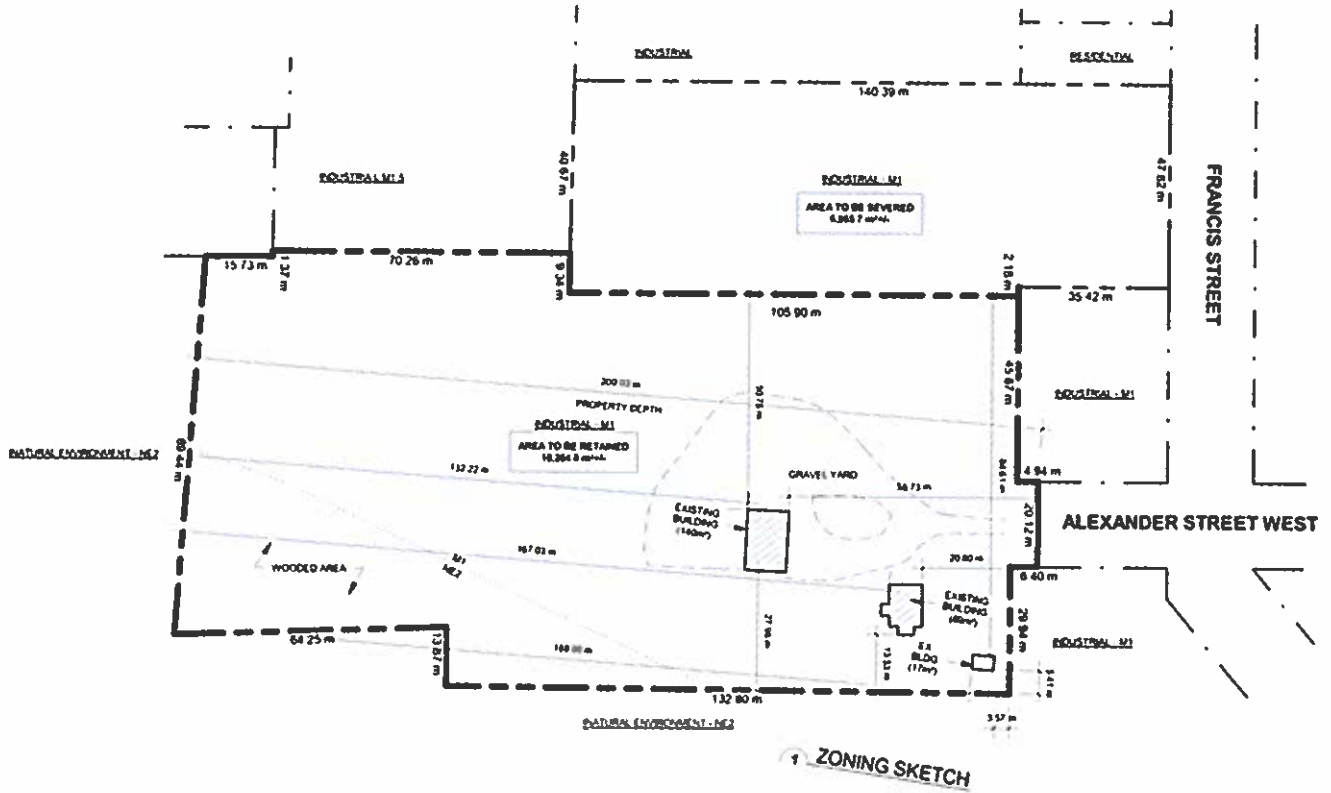
Additional information related to this minor variance may be obtained at the South Huron Municipal office or by contacting Rebekah Msuya-Collison, Director of Legislative Services/Clerk at 519-235-0310, between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday). Information may also be posted on our website ([www.southhuron.ca](http://www.southhuron.ca)).

**Key Map**





**Zoning Sketch**



**From:** [Councillor Oke](#)  
**To:** [Rebekah Msuya-Collison](#)  
**Subject:** RE: Geoffrey D13 MV 01-2020  
**Date:** Tuesday, August 11, 2020 12:19:14 PM

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I agree

Ted Oke  
Councillor Ward 3  
South Huron  
519-229-8249 (home)  
519-440-7382 (cell)

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**From:** Rebekah Msuya-Collison  
**Sent:** Tuesday, August 11, 2020 11:34 AM  
**To:** Councillor Oke <[toke@southhuron.ca](mailto:toke@southhuron.ca)>; Councillor Faubert <[dfaubert@southhuron.ca](mailto:dfaubert@southhuron.ca)>;  
Councillor Neeb <[aneeb@southhuron.ca](mailto:aneeb@southhuron.ca)>  
**Cc:** Alex Wolfe <[awolfe@southhuron.ca](mailto:awolfe@southhuron.ca)>  
**Subject:** Geoffrey D13 MV 01-2020

Hello everyone, please find attached copy of decision for MV01-2020 Geoffrey. Please email confirmation of "I agree or disagree" and reply to this email. Your email responses will be attached to the decision sheet. Thank you

**Rebekah Msuya-Collison** | Director of Legislative Services/Clerk  
Municipality of South Huron | 322 Main Street South | Exeter, ON N0M 1S6  
**519-235-0310 x 227** | [clerk@southhuron.ca](mailto:clerk@southhuron.ca) | [www.southhuron.ca](http://www.southhuron.ca)

**From:** [Councillor Neeb](#)  
**To:** [Rebekah Msuya-Collison](#)  
**Subject:** RE: Geoffrey D13 MV 01-2020  
**Date:** Wednesday, August 12, 2020 11:47:59 PM

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Hi Rebekah,

I agree.

Aaron

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**From:** Rebekah Msuya-Collison  
**Sent:** Tuesday, August 11, 2020 11:34 AM  
**To:** Councillor Oke <[toke@southhuron.ca](mailto:toke@southhuron.ca)>; Councillor Faubert <[dfaubert@southhuron.ca](mailto:dfaubert@southhuron.ca)>;  
Councillor Neeb <[aneeb@southhuron.ca](mailto:aneeb@southhuron.ca)>  
**Cc:** Alex Wolfe <[awolfe@southhuron.ca](mailto:awolfe@southhuron.ca)>  
**Subject:** Geoffrey D13 MV 01-2020

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