

April 23rd, 2026

File No.: 2019-05

Mike Rolph, CBCO
Director of Building and Planning
Chief Building Official
Municipality of South Huron
PO Box 759, 322 Main Street South
Exeter, ON
NoM 1S6

**RE: Minor Variance Application
Block 92 and 93 on Plan 22M-35, Municipality of South Huron, County of Huron
Sol Haven
2555212 Ontario Ltd. o/a Magnus Homes**

On behalf of 2555212 Ontario Ltd o/a Magnus Homes ("Owner"), we are pleased to submit a Minor Variance Application for land legally known as Blocks 92 and 93 in Plan of Subdivision 22M-35, Municipality of South Huron, County of Huron ("Site"). The Site forms part of the Sol Haven development, which includes a range of residential housing types, along with the extension of municipal road, a stormwater management pond and natural areas.

Both blocks have frontage on Dearing Drive and are currently vacant. The Site abuts Block 5, the multi-residential land within the Sol Haven Development.

The Owner intends to construct two street townhouse blocks on the Site, with a total of 13 dwelling units ("Proposed Development"). The Proposed Development includes the following:

- 13 street townhouse dwelling units, each 1-storeys in height;
- A ground floor area of 145.98 square metres per dwelling unit;
- Two (2) off-street parking spaces per dwelling unit;
- Front and rear yard amenity areas.

The Site is designated Residential in the South Huron Official Plan (2025) and zoned Residential High Density (R3-14). The Residential designation permits a full range of low-, medium-, and high-density housing forms, consistent with Section 6.1.2.D.7.2 of the Official Plan. Permitted uses and performance standards are further established in the Comprehensive Zoning By-law.

A review of the applicable R3-14 zoning provisions is summarized below:

Provision (R3-14)	Required	Proposed
Minimum Lot Area (Interior)	285 sq.m.	285 sq.m.
Minimum Lot Area (Exterior)	315 sq.m.	315.09 sq.m
Minimum Lot Frontage	10.5m	10.51m
Minimum Front Yard Depth	4.5m to main building 6.0m to garage	6.0m

Provision (R3-14)	Required	Proposed
Minimum Rear Yard Depth	7.5m with 10% as-of-right relief = 6.75m	6.49m
Minimum Interior Side Yard Depth	1.5m with 10% as-of-right being 1.35m minimum	1.5 m
Maximum Lot Coverage	50%	53.7% - Interior 51.1% - End Unit
Minimum Landscaped Open Space	35%	Minimum 36.9%
Minimum Off-Street Parking	1.5 per unit	2 per unit

Based on the Proposed Development, two (2) variances are required to permit the Proposed Development:

- To permit a maximum lot coverage of 54%, whereas the by-law permits a maximum of 50%; and,
- To permit a rear yard setback of 6.4 metres, whereas the by-law requires a minimum of 6.75 metres.

Tests of Minor Variance

Per Section 45(1) of the Planning Act, R.S.O. 1990, c. P.13, there are four (4) tests to be evaluated when considering a Minor Variance Application. The following section outlines the four (4) tests and provides an analysis in relation to the variance sought by the Owner.

1. Is the application minor?

In our opinion, the proposed lot coverage increase is minor, as the proposed dwelling size does not preclude the ability to meet the required landscape open space and the off-street parking. Generally, the lot coverage exceeds the permissions in the R3-14 Zone as the Municipality of South Huron includes decks within the calculation of lot coverage. It is understood that decks are included in the lot coverage as the municipality wants to ensure that impervious cover and stormwater implications are appropriately addressed.

As part of the registration of the subdivision, the Owner and its consultants provided detailed stormwater management plans that have been approved by the Municipality. There are no negative anticipated impacts on stormwater management as a result of the minor lot coverage increase.

In our professional opinion, the requested relief for the rear yard setback is limited to two (2) building projections on the end units to provide a main-floor bedroom. The proposed dwellings are one-storey in height and abut an undeveloped multi-unit residential block. It is anticipated that there will be a solid wood fence along the mutual property line, providing screening and privacy. With the rear yard reduction, the lots continue to exceed the required landscape open space.

The variances do not alter the use of the Site, do not introduce any new or incompatible built form, and do not generate adverse impacts related to shadowing, privacy, traffic, or servicing. Given the scale of relief and the absence of negative impacts, the variances are minor in nature.

2. Is the application desirable for the appropriate development of the lands in question?

In our opinion, the variance is desirable for the appropriate development of the Site. The Site is located within the defined settlement area and is designated and zoned for residential uses. The variance will allow for the construction of street townhouse dwellings with access to existing municipal infrastructure.

3. Does the application conform to the general intent of the Zoning By-law?

In our opinion, the Minor Variance Application conforms to the general intent of the R3 Zone. The intent of lot coverage maximums and rear yard setbacks in the Zoning By-law is to ensure that sufficient land area is available to:

- a) Accommodate the required building setbacks for a consistent streetwall, maintain privacy and minimize overlook
- b) Accommodate the required off-street parking spaces
- c) Ensure that stormwater management can be accommodated
- d) Provide sufficient landscaping and amenity areas to support the residential use

In our opinion, all of the above-noted items are achieved with increased lot coverage and a minor reduction to the rear yard. The general intent and purpose of the Zoning By-law is therefore maintained.

4. Does the application conform to the general intent of the Official Plan?

The Official Plan encourages efficient use of land, compact built form, and development patterns that optimize existing and planned municipal infrastructure. The requested variances (lot coverage and rear yard depth) do not alter the planned density, land use, or community structure. Instead, they support a townhouse form that remains compatible with surrounding development while achieving a more efficient and functional building footprint.

The Proposed Development maintains the intent of the Residential designation by:

- Delivering ground-oriented housing consistent with the planned character of Sol Haven;
- Supporting compact, efficient development patterns; and
- Providing adequate private amenity space, parking, and landscaped open space.

Accordingly, the variances maintain the general intent and purpose of the Official Plan.

Summary

In support of the Minor Variance Application, please find enclosed the following:

- The Executed Minor Variance Application (CloudPermit); and,
- The Conceptual Site Plan with Variances, prepared by GRIT Engineering.

The Minor Variance Application fee will be paid electronically by the Owner.

We trust the submission can be accepted and circulated for review.

Kind regards,



Caroline Baker, MCIP, RPP
Principal

c.c. Owner