



The Corporation of the Municipality of South Huron

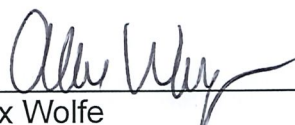
Notice of Decision of Committee of Adjustment
Pursuant to Section 45 of *The Planning Act*, R.S.O. 1990

Re: Minor Variance Application File #: MV03-2026
Location: 32-42 Dearing Drive (Block 92, Plan 22M35) & 44-56 Dearing Drive
(Block 93, Plan 22M35), Stephen Ward, Municipality of South Huron
Owner: 2555212 Ontario Ltd (Magnus Homes c/o Jaime Crncich)
Applicant: Baker Planning Group (Caroline Baker)

Please be advised that the Municipality of South Huron Committee of Adjustment made a decision to approve the above noted minor variance application at the public meeting held on the 13th day of July, 2026 in the Municipality of South Huron Council Chambers, 322 Main Street South Exeter. A certified copy of the decision of the Committee of Adjustment is attached. This notice was circulated out on the 14th day of July, 2026.

► You are being notified of this application because you are an agency requiring notice, or you appeared in person or by counsel at the hearing and filed a written request with the secretary-treasurer to receive the notice of decision.

Dated the Municipality of South Huron this 14th day of July, 2026



Alex Wolfe
Secretary of the Committee of Adjustment



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 MV03-2026**

Location: 32-42 Dearing Drive (Block 92, Plan 22M35) & 44-56 Dearing Drive (Block 93, Plan 22M35), Stephen Ward, Municipality of South Huron

Owner: 2555212 Ontario Ltd (Magnus Homes c/o Jaime Crncich)

Applicant: Baker Planning Group (Caroline Baker)

Purpose and Effect

The applicant is seeking relief from site-specific zoning provisions to increase permitted zone coverage and reduce the minimum rear yard setback. The R3-14 (Residential High Density – Special) zoning that applies permits a maximum zone coverage of 50% and a minimum rear yard setback of 7.5 metres. The applicant is proposing to permit a maximum lot coverage of 54% and a minimum rear yard setback of 6.49 metres. If approved, this will facilitate the development of 13 townhouses within the Sol Haven subdivision development.

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 subject to the following conditions:

1. The proposed townhomes do not encroach into the municipal stormwater easement to the satisfaction of the Chief Building Official, and
2. The variance approval is valid for a period of 24 months from the date of the Committee's decision.

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

Dated this 13th day of July 2026.



"Ted Oke"



"Aaron Neeb"



"Wendy McLeod-Haggitt"

Certification of the Committee's Decision

I, Alex Wolfe, 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.



"Alex Wolfe"

Secretary- Treasurer

July 13th, 2026
Date

Appeals

Members of the public do not have the right to appeal the decision; only the applicant, 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 \$400 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 2nd, 2026, 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.

If no appeal is received before the date above, a Notice of No Appeal will be sent to the Applicant.

Additional Information

Additional information related to this minor variance may be obtained at the South Huron Municipal office or by contacting Shae Stoll, Planning Coordinator 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).