



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

Public Hearing Notice

Your comments are welcome on Minor Variance MV01-2026

Date of Hearing: April 7th, 2026 at 5pm

A change is proposed in your neighbourhood:

The applicant is seeking relief from Sections 3.26.12, which requires residential parking areas to be within an interior side yard, rear yard, or driveway; Section 3.6, which permits balconies to project a maximum of 1.5 metres into a minimum required yard; and Section 32.7.9 (d) which establishes the following minimum setbacks to property lines for a stacked/cluster townhouse development buildings:

- North Property Line – 6.8 metres (front yard /interior side yard)
- South Property Line – 6.5 metres (rear yard)
- East Property Line – 6.9 metres (interior side yard)
- West Property Line – 3.1 metres (interior side yard)



If approved, the applicant would be permitted to establish a residential parking area within the front yard; to construct a stacked/cluster townhouse development with balconies projecting 1.6 metres into a minimum required yard, and with the following minimum setbacks to property lines:

- North Property Line – 6.0 metres (front yard /interior side yard), whereas the By-law requires a minimum of 6.8 metres;
- South Property Line – 4.0 metres (rear yard), whereas the By-law requires a minimum of 6.5 metres;
- East Property Line – 4.0 metres (interior side yard), whereas the By-law requires a minimum of 6.9 metres;
- West Property Line – 3.1 metres (interior side yard) – unchanged

Owner: 1343877 ONTARIO LTD

Applicant: Baker Planning Group C/O Caroline Baker and Pol Quality Homes C/O Daryl Pol

Location: USBORNE CON 1 PT LOT 15 PLAN;376 LOT 1320 AND RP 22R3785;PT PART 3

Dated at the Municipality of South Huron this 12th day of March, 2026

Alex Wolfe
Secretary-Treasurer of the Committee of Adjustment

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.

If you rent your property to seven (7) or more tenants, please post a copy of this notice in a location on your property which is visible to all of the residents.

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 (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.

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 or to Vanessa Polselli, Planning Coordinator at 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 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

Stay in the Loop

If you have any inquires and 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 minor variance, 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 to the Planning Coordinator at planning@southhuron.ca.

Updates on this application may also be posted on Southhuron.ca

Planner on this File:

Victor Kloeze, Senior Planner
vkloeze@huroncounty.ca
519-524-8394 ext. 3

Municipal Contact:

Vanessa Polselli, Planning Coordinator
planning@southhuron.ca
519-235-0310 ext. 252