



The Corporation of the Municipality of South Huron

Notice of No Appeals

Under Section 45 of the *Planning Act*, R.S.O. 1990

Re: **Minor Variance Application File #SHu MV01-2026**
Location: USBORNE CON 1 PT LOT 15 PLAN;376 LOT 1320 AND RP 22R3785;PT PART 3
Applicant: Baker Planning Group C/O Caroline Baker and Pol Quality Homes C/O Daryl Pol
Owner: 1343877 ONTARIO LTD

► You are being notified because you are the owner or applicant for this application or you are an agency requiring notice.

Take Notice that the statutory time for filing an appeal against the decision of the South Huron Committee of Adjustment made on the above referenced application has now elapsed and

- No appeals have been received
- All appeals to the Ontario Land Tribunal have been withdrawn.

The Decision of the Committee is now final and binding.

Alex Wolfe
Clerk

Dated at the Municipality of South Huron
28th day of April, 2026

Purpose and Effect

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