



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-MV05-2020**
Location: Part 2, Lot 440, Registered Plan 376, 22R-3488 (425 William Street, Exeter)
Applicant: Rick McCarty
Owner: Rick McCarty & David Olson

Purpose and Effect

The purpose of this application is to reduce the permitted minimum interior side yard to permit an attached garage addition from 1.8 metres as indicated under Section 19.4 of the South Huron Zoning By-law to 1.2 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 subject to the following conditions:

1. The structure be located within the footprint contained on the sketch that accompanied the application;
2. The structure be as outlined in the elevation drawings that accompanied the application;
3. The water from the downspouts on the garage be directed away from neighbouring property to the south;
4. A lot grading and drainage plan be submitted; and,
5. The variance approval is valid for a period of 18 months from the date of the Committee's decision.

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

Public comments were received on the issues of surface water flow from the subject property, a significant drop in grade and existing water problem with paved driveway. The comments were addressed through conditions to approval.

Comments were received from agencies on the issues of grading and drainage. The comments were addressed through conditions to approval.

Dated this 10th day of August 2020.


Signed electronically
mf

"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.

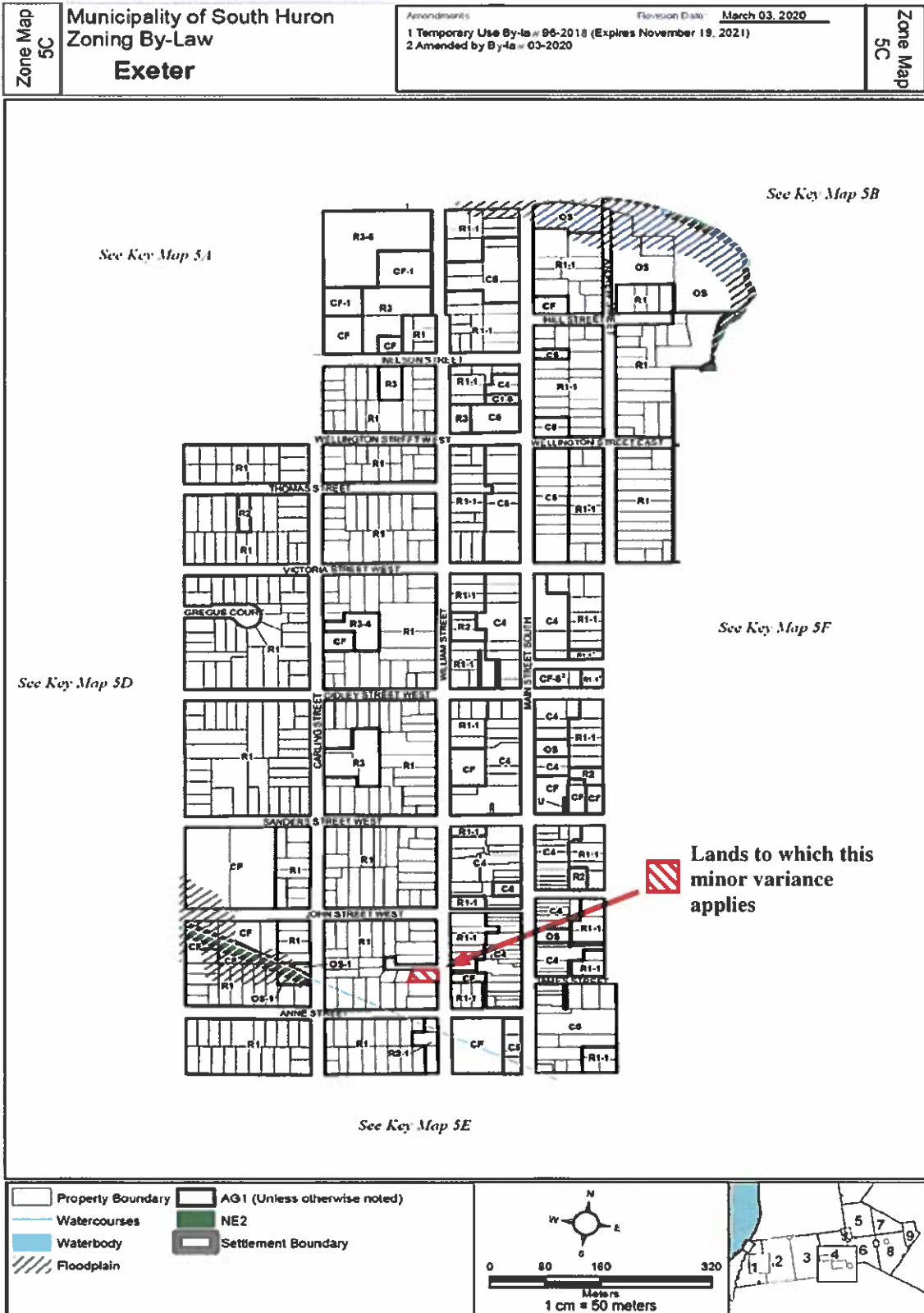
If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of South Huron Committee of Adjustment before the minor variance is granted, the person or public body may not be added as a party to the hearing of an appeal before the Local 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 30th 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

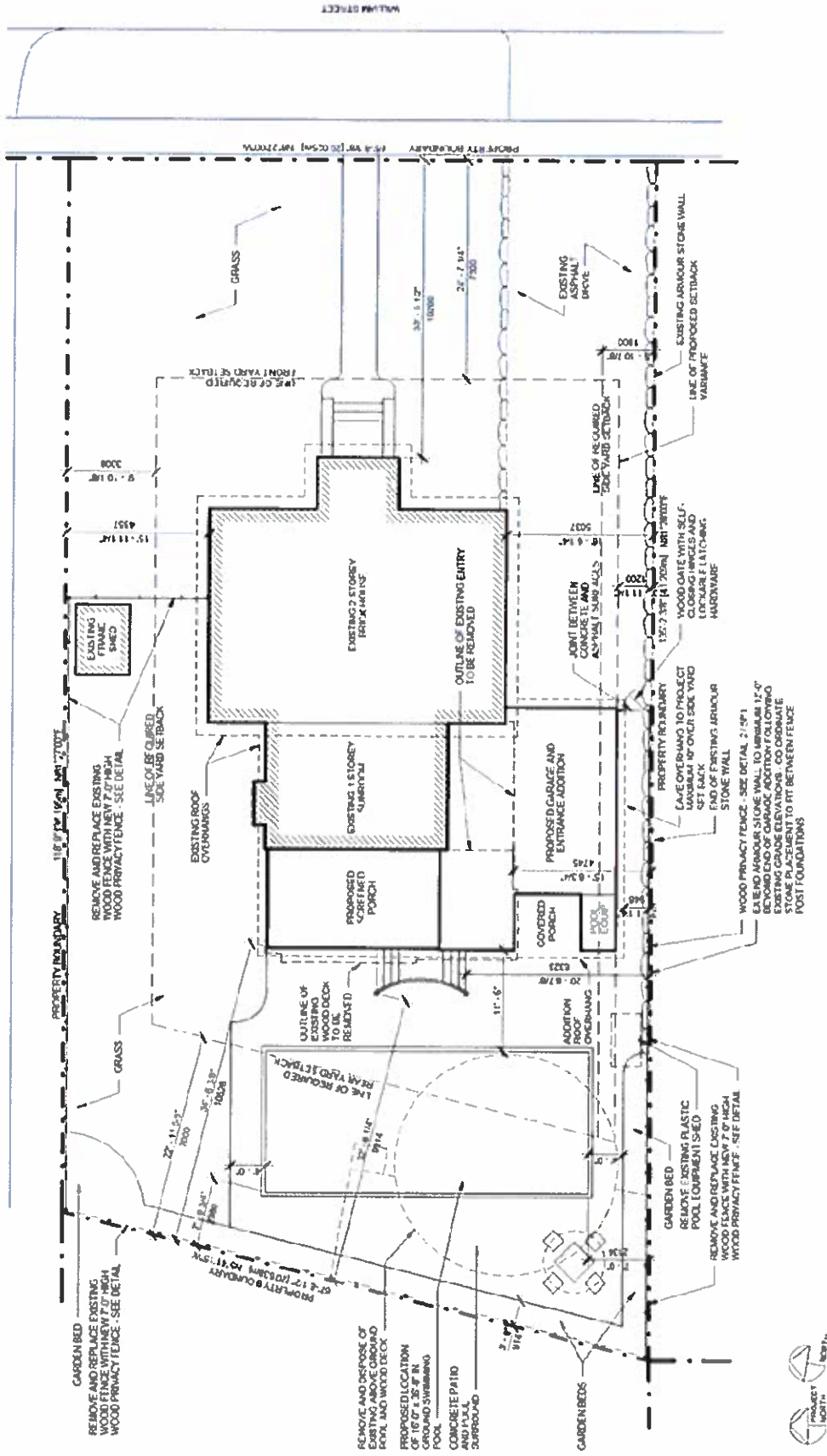
Additional information related to this minor variance may be obtained at the South Huron Municipal office or by contacting Rebekah Msuya-Collison, Director of Legislative Services/Clerk at 519-235-0310, between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday). Information may also be posted on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

Key Map

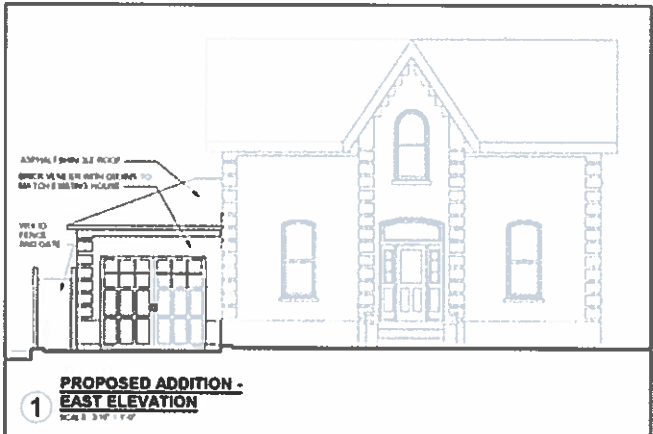
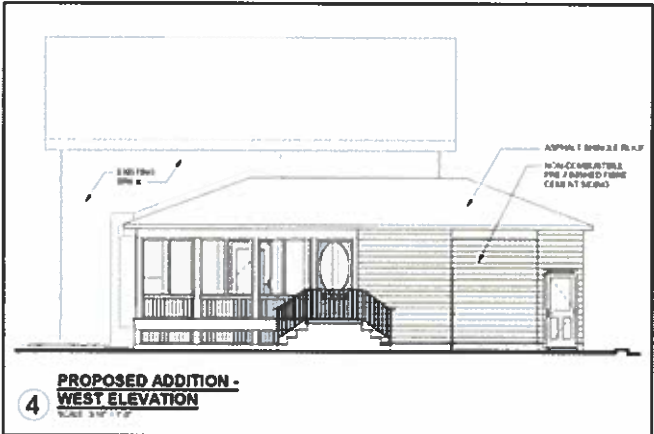
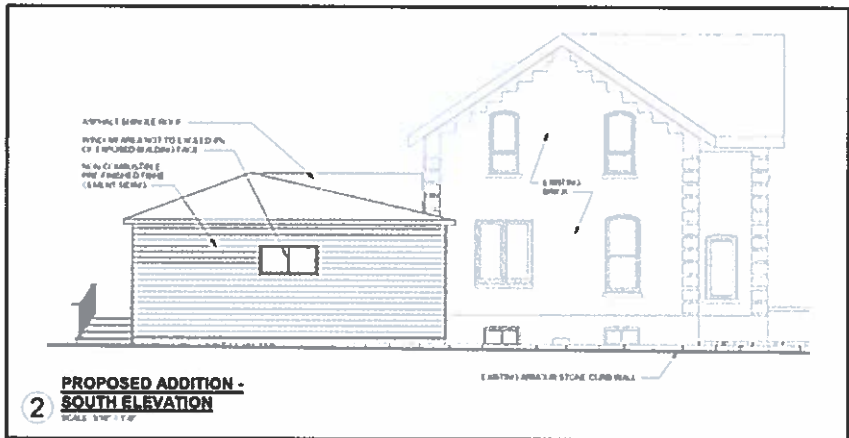
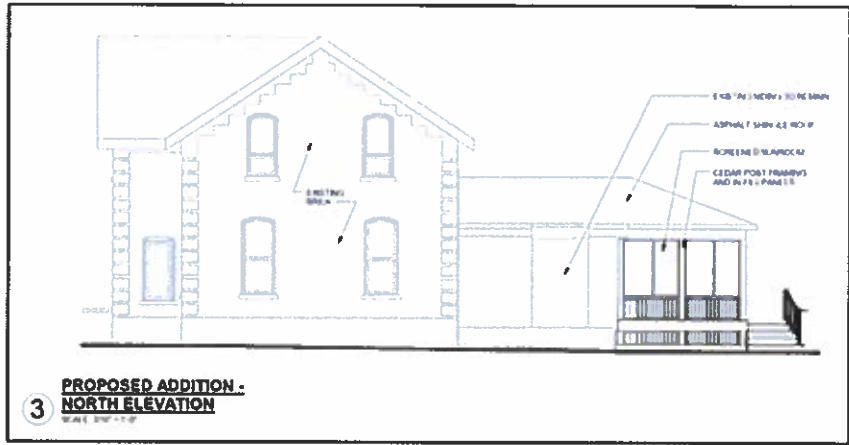


Lands to which this minor variance applies

Site Map



Elevation Drawing



From: [Councillor Oke](#)
To: [Rebekah Msuya-Collison](#)
Subject: RE: MV 05-2020 - McCarty
Date: Tuesday, August 11, 2020 12:19:51 PM

I agree

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

From: Rebekah Msuya-Collison
Sent: Tuesday, August 11, 2020 12:02 PM
To: Councillor Faubert <dfaubert@southhuron.ca>; Councillor Oke <toke@southhuron.ca>;
Councillor Neeb <aneeb@southhuron.ca>
Cc: Alex Wolfe <awolfe@southhuron.ca>
Subject: MV 05-2020 - McCarty

Hello everyone, please find attached copy of decision for MV05-2020 McCarty. 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

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 | www.southhuron.ca

From: [Councillor Neeb](#)
To: [Rebekah Msuya-Collison](#)
Subject: RE: MV 05-2020 - McCarty
Date: Wednesday, August 12, 2020 11:48:21 PM

Hi Rebekah,

I agree.

Aaron

From: Rebekah Msuya-Collison
Sent: Tuesday, August 11, 2020 12:02 PM
To: Councillor Faubert <dfaibert@southhuron.ca>; Councillor Oke <toke@southhuron.ca>;
Councillor Neeb <aneeb@southhuron.ca>
Cc: Alex Wolfe <awolfe@southhuron.ca>
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