



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- MV14-2021**

Location: PLAN 376 PT LOT 183 PT LOT;184 AS RP 22R4149 PARTS 1,2;AND 3 SUBJ
TO ROW and PLAN 376 PT LOT 183 (360 and 370 William Street, Exeter)

Applicant: Susan Haskett

Owner: Haskett Funeral Home Ltd.

Purpose and Effect

The application proposes to recognize the existing landscaped open space for two parcels that are being created by a concurrent severance application (file C90-2021) that separates the north parking lot containing two rows of parking from the remainder of the property which contains an existing funeral home. In addition, the parking available on the funeral home parcel is also to be recognized through the minor variance application. As a result, this application proposes to vary Section 25.3 of the South Huron Zoning By-law to reduce the minimum landscaped open space required from 30% to 5% for the north parcel and 9% for the south parcel as well as to vary Section 3.26.1 to reduce the minimum required parking spaces for the south parcel from 31 to 20 spaces.

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;
- Desirable for the appropriate development or use of the land, building or structure,
- Maintain the general intent and purpose of the zoning by-law, and
- Maintain the general intent of the official plan.

This Decision has been made subject to the following conditions:

1. 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

Comments were received from the applicant in respect to the original timeline condition of 18 months, and inquired about an extension due to delays in the construction industry resulting from the pandemic. The committee discussed the request and agreed to revise the condition to reflect 24 months rather than 18 months. No other public or agency comments were received on this application so there was no effect on the decision.

Dated this 10th day of November 2021.

“Dianne Faubert”
Signed electronically

“Aaron Neeb”
Signed electronically

“Ted Oke”
Signed electronically

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”
Signed electronically
Secretary- Treasurer

November 10th, 2021
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 Ontario Land Tribunal

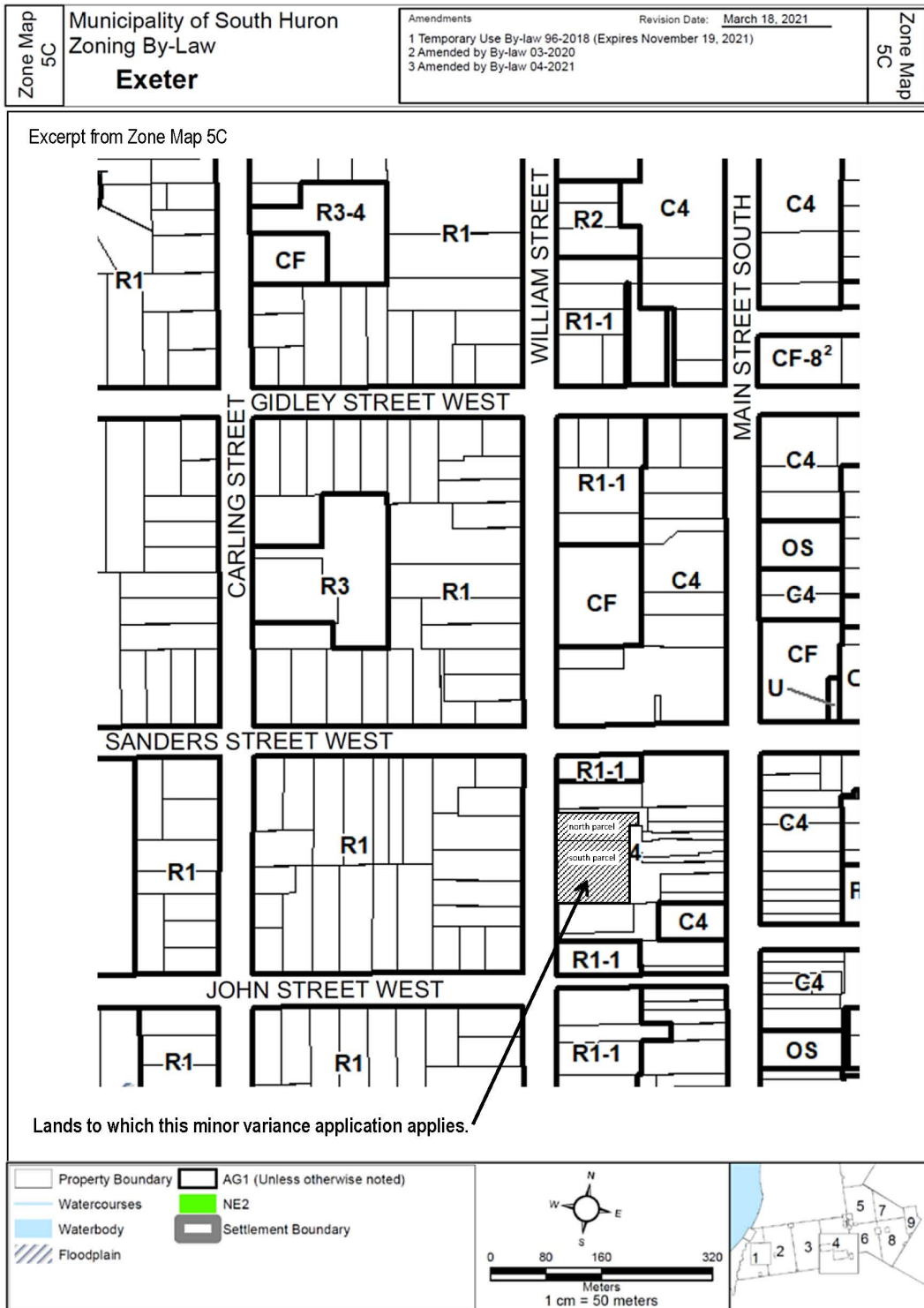
If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of South Huron Committee of Adjustment before the minor variance is granted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land 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 28th day of November, 2021** 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 Ontario Land 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 Vanessa Culbert, 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).

Key Map



From: [Councillor Faubert](#)
To: [Alex Wolfe](#)
Subject: RE: MV14-2021 Haskett Funeral Home
Date: Wednesday, November 10, 2021 9:40:45 AM

I agree

Dianne Faubert

From: Alex Wolfe
Sent: Tuesday, November 9, 2021 12:28 PM
To: Councillor Oke <toke@southhuron.ca>; Councillor Neeb <aneeb@southhuron.ca>; Councillor Faubert <dfaibert@southhuron.ca>
Cc: Vanessa Culbert <vculbert@southhuron.ca>
Subject: MV14-2021 Haskett Funeral Home

Good morning everyone, please find the draft decision sheet for the above minor variance from last night's Committee of Adjustment for MV14-2021 Haskett Funeral Home. Please reply to this email stating "I agree" or "I disagree" and your emailed responses will be attached to the decision and signed by me and circulated.

Thanks,

Alex Wolfe

Deputy Clerk | Legislative Services Department

Municipality of South Huron

322 Main Street South | PO Box 759 | Exeter, ON, N0M 1S6

519-235-0310 x224 | awolfe@southhuron.ca

www.southhuron.ca

In-person services at town hall are now available for commissioning and marriage licences by appointment only. Staff will continue to be available by phone and email for all other services.

From: [Councillor Neeb](#)
To: [Alex Wolfe](#)
Subject: RE: MV14-2021 Haskett Funeral Home
Date: Wednesday, November 10, 2021 8:36:13 AM

I agree.

From: Alex Wolfe
Sent: Tuesday, November 9, 2021 12:28 PM
To: Councillor Oke <toke@southhuron.ca>; Councillor Neeb <aneeb@southhuron.ca>; Councillor Faubert <dfaibert@southhuron.ca>
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Alex Wolfe

Deputy Clerk | Legislative Services Department

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From: [Councillor Oke](#)
To: [Alex Wolfe](#)
Subject: RE: MV14-2021 Haskett Funeral Home
Date: Tuesday, November 9, 2021 4:37:30 PM

I agree

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

From: Alex Wolfe
Sent: Tuesday, November 9, 2021 12:28 PM
To: Councillor Oke <toke@southhuron.ca>; Councillor Neeb <aneeb@southhuron.ca>; Councillor Faubert <dfaibert@southhuron.ca>
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