



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- MV15-2021**  
**Location:** Lots 28-30, 45-47, and 56-58, Plan 22M-19.  
**Applicant:** Monteith Brown Planning Consultants (c/o Jay McGuffin)  
**Owner:** Buckingham Estates Ontario Ltd.

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**Purpose and Effect**

The application proposes to recognize the existing zone area for nine interior lots that were recently created through a plan of subdivision (file 40T15002) by reducing the minimum required zone area for these lots from 420 metres to 410 metres. The number of lots and their property lines are not changing as a result of this application.

**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 was approved with no conditions

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

The applicant spoke in support of the application, and Agency comments were received from the Ausable Bayfield Conservation Authority (ABCA) who stated they have no concerns with the minor variance. No other public or agency comments were received.

**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 10<sup>th</sup>, 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 28<sup>th</sup> 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](http://www.southhuron.ca)).

### Key Map

**From:** [Councillor Faubert](#)  
**To:** [Alex Wolfe](#)  
**Subject:** RE: MV15-2021 Buckingham Estates  
**Date:** Wednesday, November 10, 2021 9:41:06 AM

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I agree

Dianne Faubert

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**From:** Alex Wolfe  
**Sent:** Tuesday, November 9, 2021 1:58 PM  
**To:** Councillor Oke <toke@southhuron.ca>; Councillor Neeb <aneeb@southhuron.ca>; Councillor Faubert <dfaibert@southhuron.ca>  
**Cc:** Vanessa Culbert <vculbert@southhuron.ca>  
**Subject:** MV15-2021 Buckingham Estates

Good afternoon everyone, please find the draft decision sheet for the above minor variance from last night's Committee of Adjustment for MV15-2021 Buckingham Estates. 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](mailto:awolfe@southhuron.ca)

[www.southhuron.ca](http://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: MV15-2021 Buckingham Estates  
**Date:** Wednesday, November 10, 2021 8:36:10 AM

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I agree.

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**From:** Alex Wolfe  
**Sent:** Tuesday, November 9, 2021 1:58 PM  
**To:** Councillor Oke <toke@southhuron.ca>; Councillor Neeb <aneeb@southhuron.ca>; Councillor Faubert <dfaibert@southhuron.ca>  
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**From:** [Councillor Oke](#)  
**To:** [Alex Wolfe](#)  
**Subject:** RE: MV15-2021 Buckingham Estates  
**Date:** Tuesday, November 9, 2021 4:37:45 PM

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I agree

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

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**From:** Alex Wolfe  
**Sent:** Tuesday, November 9, 2021 1:58 PM  
**To:** Councillor Oke <[toker@southhuron.ca](mailto:toker@southhuron.ca)>; Councillor Neeb <[aneeb@southhuron.ca](mailto:aneeb@southhuron.ca)>; Councillor Faubert <[dfaibert@southhuron.ca](mailto:dfaibert@southhuron.ca)>  
**Cc:** Vanessa Culbert <[vculbert@southhuron.ca](mailto:vculbert@southhuron.ca)>  
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