



## 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- MV05-2022**  
**Location:** 36855 CREDITON RD (CON 16 PT LOT 10 AS 22R2529;PART 2  
SUBJT TO EASEMENT)  
**Applicant:** MTE (C/O Doug Reaumne)  
**Owner:** Skyler McIndoe

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#### **Purpose and Effect**

The application proposes to reduce the minimum front yard setback from 7.5 metres to 5 metres for the existing house located at 36855 Crediton Road. The reduced setback is needed as a result of a road allowance widening proposed as part of a residential lot severance (file C68-2022)

#### **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 condition:

1. The Ausable Bayfield Conservation Authority (ABCA) commenting fee of \$150 be paid, to the satisfaction of the ABCA
2. 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**

No public comments were received on this application so there was no effect on the decision. Written comments were received from Ausable Bayfield Conservation Authority noting no concerns with the application. The effect of which resulted in a decision to approve the application.

**Dated this 22nd day of August, 2022**



"Dianne Faubert"



"Aaron Neeb"



"Ted Oke"

**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.



"Rebekah Msuya-Collison"  
Secretary- Treasurer

August 23rd, 2022  
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 11th day of September , 2022** 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**

