



The Corporation of the Municipality of South Huron

**Notice of Decision of Committee of Adjustment**  
Pursuant to Section 45 of *The Planning Act*, R.S.O. 1990

Re: **Minor Variance Application File #SHu MV01-2025**  
**Location:** 188 Centre Street (CON N BDY PT LOT 23 AS RP;22R-4210  
PART 1)  
**Applicant/Owner:** Scott Masse

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Please be advised that the Municipality of South Huron Committee of Adjustment made a decision to approve the above noted minor variance application at the public meeting held on the 18th day of February 2025 in the Municipality of South Huron Council Chambers, 322 Main Street South Exeter. A certified copy of the decision of the Committee of Adjustment is attached. This notice was circulated out on the 19th day of February 2025

► You are being notified of this application because you are an agency requiring notice, or you appeared in person or by counsel at the hearing and filed a written request with the secretary-treasurer to receive the notice of decision.

Dated the Municipality of South Huron this 19th day of February 2025

  
\_\_\_\_\_  
Alex Wolfe  
Secretary of the Committee of Adjustment



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**Purpose and Effect**

The applicant is seeking relief from Section 3.2.5 of the South Huron Zoning By-law, which requires that the total ground floor area of accessory structures within settlement areas in South Huron not exceed 50% of that of the main dwelling, or 10% of the zone area, whichever is smaller. In this case, the applicant is seeking to construct a detached garage with a total ground floor area that is approximately 70% of that of their residence. In the case of the subject property, the ground floor area of the residence is smaller than 10% of the zone area on the property. If approved, the applicant will be permitted to construct the garage at the size aforementioned.

**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 proposed garage be constructed in general conformity with the submitted site plan and elevation drawings, to the satisfaction of the Chief Building Official, and
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 or agency comments were received on this application so there was no effect on the decision.

**Dated this 18th day of February 2025**



"Milt Dietrich"



"Aaron Neeb"



"Wendy McLeod-Haggitt"

**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"  
Secretary- Treasurer

February 18<sup>th</sup>, 2025  
Date

**Appeals**

Members of the public do not have the right to appeal the decision; only the applicant, the Minister of Municipal Affairs and Housing, a specified person under the Planning Act or public body that has an interest in the matter, may appeal the decision. Please refer to the County of Huron website for details about appeal rights. Any appeals of the decision of the Committee of Adjustment must be filed with the Secretary-Treasurer of the Committee setting out the reasons for the appeal **not later than the 10<sup>th</sup> day of March, 2025**. A payment of \$400.00 to the Minister of Finance is required. A copy of the appeal form is available from the Ontario Land Tribunal website.

If no appeal is received before the date above, a Notice of No Appeal will be sent 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 Polselli, 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)).