



The Corporation of the Municipality of South Huron

Notice of No Appeals
Under Section 45 of the *Planning Act*, R.S.O. 1990

Re: **Minor Variance Application File #: MV03-2026**

Location: 32-42 Dearing Drive (Block 92, Plan 22M35) & 44-56 Dearing Drive (Block 93, Plan 22M35), Stephen Ward, Municipality of South Huron

Applicant: Baker Planning Group (Caroline Baker)

Owner: 2555212 Ontario Ltd. (Magnus Homes c/o Jamie Crncich)

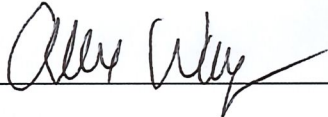
► You are being notified because you are the owner or applicant for this application or you are an agency requiring notice.

Take Notice that the statutory time for filing an appeal against the decision of the South Huron Committee of Adjustment made on the above referenced application has now elapsed and

☒ No appeals have been received

☐ All appeals to the Ontario Land Tribunal have been withdrawn.

The Decision of the Committee is now final and binding.


Alex Wolfe
Clerk

Dated at the Municipality of South Huron
This 5th day of August 2026.

Purpose and Effect

The applicant is seeking relief from site-specific zoning provisions to increase permitted zone coverage and reduce the minimum rear yard setback. The R3-14 (Residential High Density – Special) zoning that applies permits a maximum zone coverage of 50% and a minimum rear yard setback of 7.5 metres. The applicant is proposing to permit a maximum lot coverage of 54% and a minimum rear yard setback of 6.49 metres. If approved, this will facilitate the development of 13 townhouses.