

August 22, 2022

cmetzger@huroncounty.ca

Municipality of South Huron
PO Box 759
322 Main Street South
Exeter, On
N0M1S6

Dear Mr. Metzger:

**RE: Request for Pre-consultation Meeting
Zoning By-law Amendment Application
70266 Grand Bend Line, Grand Bend On
OUR FILE 22284A**

On behalf of our client Idefix Investments Inc. (c/o Ellen Holland) we are pleased to formally submit an application for pre-consultation for Zoning By-law Amendment and Site Plan for the location of a mobile home for an on site employee/caretaker for the property located at 70266 Grand Bend Line, in Grand Bend.

The subject property is located on the east side of Grand Bend Line, approximately 620 m south of the intersection of Grand Bend Line and Kirkton Road. The Grand Bend Airport is located toward the rear of the subject property. The site has an area of approximately 21 ha and has a frontage of 395 m along Grand Bend Line. The property is currently occupied by Bendtech Inc., a specialized bending equipment and custom built machine manufacturer.

Proposal

The applicant proposes to locate a mobile home on the subject property for the exclusive use of an employee/caretaker of the subject property. The caretaker would reside on the premises for the week days and return to his primary residence up north on weekends. Based on our review a minor variance or possible zone change will be required to support this use. A site plan may also be required to implement the request. The submitted Concept Plan shows the location of the existing buildings as well as the proposed mobile home.

Official Plan

The County of Huron Official Plan currently designates the subject property as Prime Agriculture. The municipality of South Huron Official Plan designates the property as Rural Industrial and Rural (Airport) Commercial on Schedule B – Land Use Plan.

Zoning By-law

The subject property is currently zoned Light Industrial (M1-8) in the Municipality of South Huron Zoning By-law (2022). This zone permits a range of light industrial uses.

Request

A Pre Consultation Meeting is being requested to discuss the merits of the project proposal and identify the submission requirements for a complete application.

This application is being submitted through the Municipality's Cloud Permit system, and we have enclosed this Cover Letter and Concept Plan for your review.

We trust you find our application complete and ask that the application be considered at the September 13, 2022 Pre-Consultation Meetings to discuss the proposed development. If you require any additional information or items for clarification to expedite the review process, please contact the undersigned directly.

We look forward to working with staff to proceed to the submission of this development application.
Yours truly,

MHBC



Scott Allen, MA, MCIP, RPP
Partner



Juliane von Westerholt, BES, MCIP, RPP
Associate

cc. Ellen Holland