



**NOTICE OF PUBLIC MEETING
FOR
A DRAFT PLAN OF SUBDIVISION
AFFECTING THE MUNICIPALITY OF SOUTH HURON**



The County of Huron has received an application for a Plan of Subdivision for the lands described below in the Municipality of South Huron. The Councils of the Corporation of the County of Huron and the Municipality of South Huron will hold an electronic public meeting to obtain public comment on a proposed Plan of Subdivision under Section 51 of the Planning Act.

Electronic Public Meeting Information:

Monday, February 8th, 2021 at 6pm

APPLICANT: Baker Planning Group c/o Caroline Baker
OWNER: Tridon Properties Ltd.
FILE NUMBER: 40T20006
LOCATION: Part of Lots 2, 3 & 4, LRE Concession in the Municipality of South Huron, municipally known as 70786 Bluewater Highway. See attached maps.

PURPOSE & EFFECT

The purpose of the application is to subdivide the lands north of the Walker Drain on the subject property to create 126 lots/blocks for 188 residential dwellings (92 single detached, 25 multiple attached, and 71 cluster townhomes), a stormwater management pond, new municipal roads, and a naturalized area along the Walker Drain. The subject lands have a total area of approximately 12.2 hectares (30 acres). Access to the property will be from Bluewater Highway (Provincial Highway 21).

The County of Huron considered this application to be complete on January 11th, 2021.

PLANNING POLICIES

There is a concurrent official plan amendment application (file: SHu OPA 19) and zoning by-law amendment application (file: SHu Z15-2020) to designate the subject lands Medium Density Residential, Low Density Residential, and Natural Environment as well as refine the Floodplain overlay in the Municipality of South Huron Official Plan and to zone the subject lands R1-17 (Low Density Residential – Special Zone), R3-14 (High Density Residential – Special Zone), R3-15 (High Density Residential – Special Zone), OS1 (Parks & Open Space), and U (Utility) in the Municipality of South Huron Zoning By-law.

The public meetings for the official plan amendment and zoning by-law amendment are being held together with the plan of subdivision public meeting: Monday, February 8th, 2021 at 6pm.

ADDITIONAL INFORMATION

Due to Covid-19, the offices of the Huron County Planning & Development Department are closed. As a result, in-person services are not available at this time. Staff would be pleased to connect with you via email or phone.

For more information please contact Craig Metzger, Senior Planner with the Huron County Planning & Development Department, at cmetzger@huroncounty.ca or by phone at 519-524-8394 ext. 3235.

Copies of the application and supporting studies are available for viewing by contacting Lisa Finch, Land Division Administrator at lfinch@huroncounty.ca.

HOW TO COMMENT

Revised Procedure due to COVID-19 Pandemic

Public meetings are being held electronically in response to the current situation.

Please forward your comments to the Huron County Planning & Development Department **by February 1, 2021**. Comments can be sent in writing by mail, fax or email to the contact information below:

Huron County Planning & Development Department
57 Napier Street, Goderich, ON, N7A 1W2
Phone: 519-524-8394 x3
Fax: 519-524-5677
Email: planning@huroncounty.ca

For those persons who wish to participate orally at the hearing, there is an option to join the electronic hearing; please contact South Huron's Deputy Clerk, Alex Wolfe, directly for a specific meeting invitation at awolfe@southhuron.ca (519-235-0310). Those who wish to participate orally are to contact the Deputy Clerk no later than **4 p.m. on February 8, 2021**.

Please note that comments and opinions submitted on these matters, including the originator's name and address, become part of the public record and may be viewed by the general public and may be published in a planning report, Council Agenda or Council Minutes.

Please refer to the file number and applicant in all correspondence.

For more information on the providing comments or participating in an electronic hearing, please review the public meeting participation guide attached as Appendix 1 to this notice or contact South Huron's Deputy Clerk.

ANY PERSON may attend the electronic public meeting and/or make written or verbal representation either in support or in opposition to the proposed Plan of Subdivision.

NOTIFICATION OF DECISION: If you wish to be notified of the decision of the County of Huron on this proposed Plan of Subdivision you must make a written request to: Susan Cronin, Clerk, Huron County Administration Dept., 1 Court House Square, Goderich, ON, N7A 1M2

BE ADVISED: Following a decision and notice thereof, there will be a period of 20 days within which appeals may be filed by those who are eligible.

If a person or public body would otherwise have an ability to appeal the decision of the Approval Authority to the Local Planning Appeal Tribunal but does not make oral submissions at the public meeting or make written submissions to the County of Huron in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the County of Huron to the Local Planning Appeal Tribunal.

If a person or public body would otherwise have an ability to appeal the decision of the Approval Authority to the Local Planning Appeal Tribunal but does not make oral submissions at the public meeting or make written submissions to the County of Huron in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion there are reasonable grounds to do so.

DATED AT THE COUNTY OF HURON THIS 14TH DAY OF JANUARY, 2021.

Susan Cronin
County Clerk
County of Huron
1 Court House Square
Goderich, ON N7A 1M2
(519) 524-8394 ext.3

Rebekah Msuya-Collison
Director of Legislative Services/Clerk
Municipality of South Huron
322 Main Street South, PO Box 759
Exeter, ON, N0M 1S6
(519) 235-0310

APPENDIX 2 – DRAFT SUBDIVISION PLAN

SITE
KEY MAP

LAND USE SCHEDULE

RESIDENTIAL	100
COMMERCIAL	100
INDUSTRIAL	100
AGRICULTURAL	100
RECREATION	100
CONSERVATION	100
UNDEVELOPED	100
WATER	100
ROAD	100
RAILROAD	100
UTILITY	100
OTHER	100

ADDITIONAL INFORMATION

APPLICANT: [Name]

DATE: [Date]

PROJECT: [Project Name]

LOCATION: [Location]

SCALE: [Scale]

DATE: [Date]

PROJECT: [Project Name]

LOCATION: [Location]

SCALE: [Scale]

DATE: [Date]

PLANNING GROUP

BAKER

Planning Group

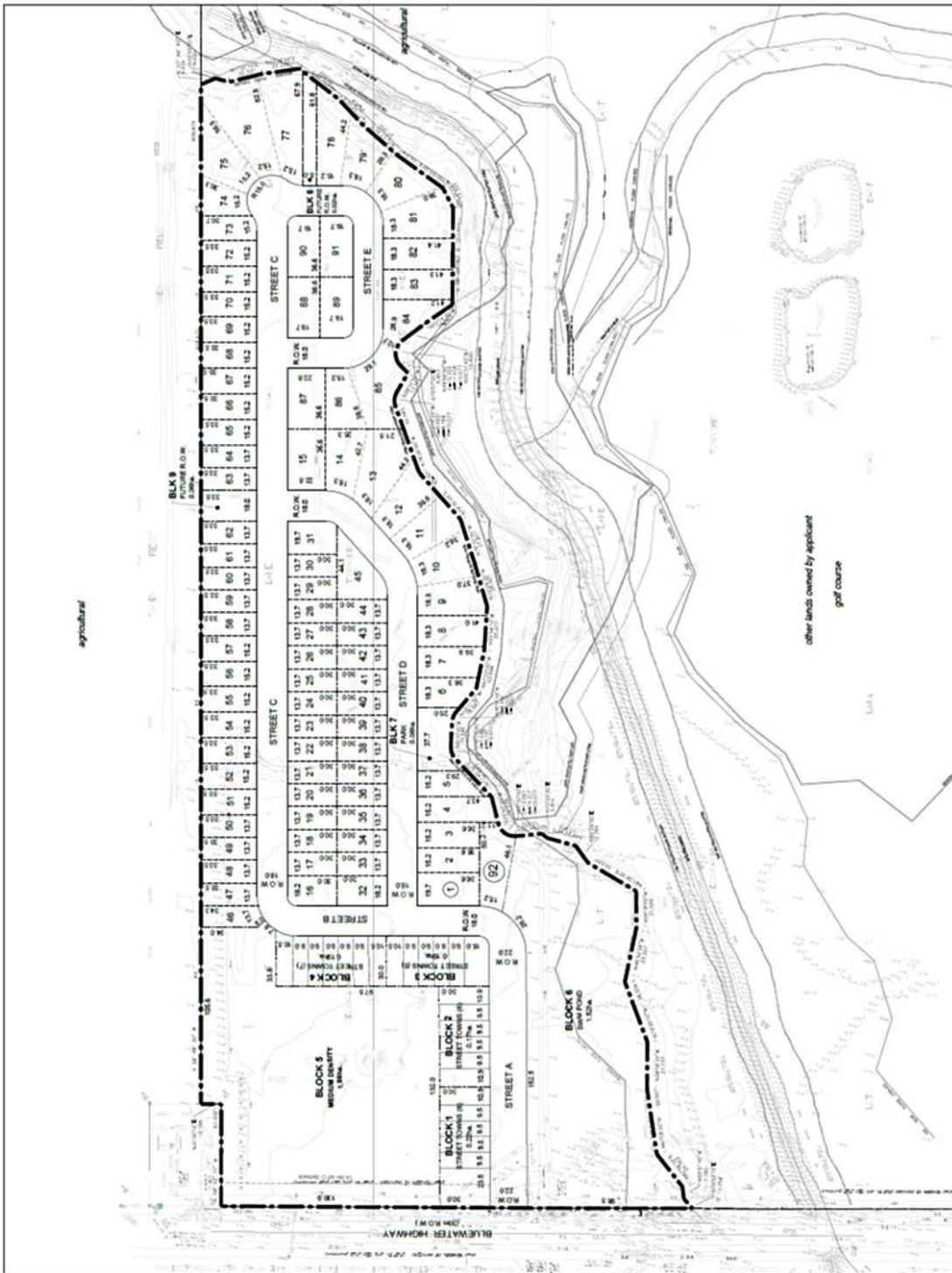
DRAFT PLAN OF SUBDIVISION

Block No: 1 DP-1

DATE: 11/18/2010

DATE: 11/18/2010

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Appendix 1 - South Huron Public Meeting Participation Guide

The Municipality of South Huron is now conducting all Public meetings virtually through Zoom. Members of the public will still have the ability to watch meeting proceedings and participate, where appropriate, as detailed below.

How to watch a meeting

All Public meetings will be streamed live, available on the Municipality of South Huron's [Agendas and Minutes page](#) on the Municipal website.

How to participate in a meeting

1. Email

Residents are encouraged to make written submissions to Council: clerk@southhuron.ca

2. Computer/smartphone/tablet and telephone

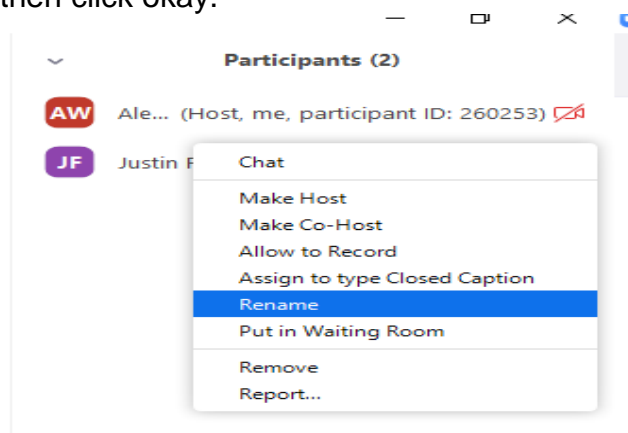
Members of the public will also be able to participate in public meetings through Zoom. Interested residents can register by contacting the Clerk's department. Upon registering for a meeting, members of the public will be emailed a link for the Zoom meeting. Registration will be available until 4 p.m. the day of the meeting.

3. Telephone

To participate in a meeting via telephone, members of the public must register by calling 519-235-0310 extension 227 and leave a message with their name, phone number and the agenda item(s) they wish to speak to. Clerk staff will then contact the member of the public to confirm their participation and provide meeting details. Registration will close at 4 p.m. the day of a meeting.

Updating Name

When you have joined the meeting please be sure that you update your name to include first and last. To update your name, click the more button next to you on the participants list, click on rename, type in your first and last name and then click okay.



How to ask a question during the meeting

Registered members of the public will be able to provide comments and ask questions during public meetings in the same manner as in-person public meetings.

1. Computer/smartphone/tablet

The Chair of the meeting will open the floor to public comments, the Clerk will read through the names of those that registered to attend the meeting. When your name is called, should you wish to speak please turn on your camera and unmute your microphone. If you are participating by telephone please unmute yourself.

Once the Chair recognizes a member of the public, the participant will state their name and address for the record and proceed with making their comments or asking questions. Once the member of the public has finished speaking, the meeting host will turn off the member's video and mute their microphone (mute microphone only if participating by telephone).

Once the Clerk has read through the list of those registered, the Mayor will ask if any other participant has joined that would like to speak.

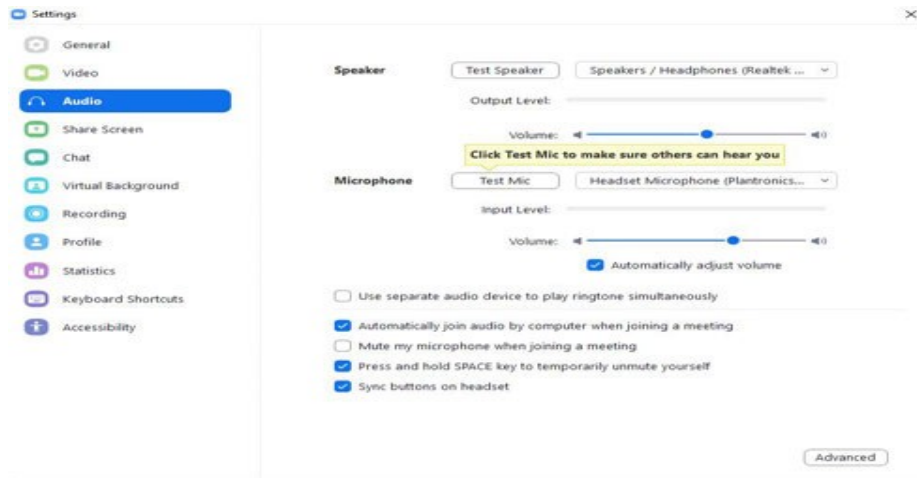
Troubleshooting guide

“I can't hear the meeting participants and/or the meeting participants can't hear me.”

1. Hover the mouse over the bottom left corner and click on the arrow next to the Mute button.



2. A list of options will appear – click the bottom option, Audio Settings.
3. A dialogue box will appear like the one below. Make sure that the check box outlined below in red “Automatically adjust volume” is selected. If it is not selected, check the box. This will ensure that the volume of your speakers and microphone are adjusted automatically by Zoom.



4. If clicking the automatically adjust volume button does not improve the volume, manually move the speaker and/or microphone slider button until you can hear the meeting or you can be heard in the meeting.