



NOTICE OF APPLICATION TO AMEND THE OFFICIAL PLAN FOR THE MUNICIPALITY OF SOUTH HURON

The Municipality of South Huron has received an application to amend the South Huron Official Plan. In accordance with the requirements of Section 22 of the Planning Act, you are being advised of this application as you are either an agency requiring circulation, a tenant, or a landowner within 120 metres of the subject property.

The Municipality of South Huron considered this application to be complete for the purposes of Section 22(6.1) of the Planning Act on September 18, 2020.

APPLICANT: Baker Planning Group (c/o Caroline Baker) for Tridon Properties Ltd.

FILE NUMBER: OPA #19

LOCATION: Part Lots 2-4, Lake Road East Concession, Stephen Ward, Municipality of South Huron, known municipally as 70786 Bluewater Highway. See attached maps for location and details.

PURPOSE & EFFECT:

The purpose of the application is to:

1. To bring this property into the Port Blake Planning Area Settlement Area;
2. Redesignate the land intended to accommodate residential uses as "Low Density Residential" and "Medium Density Residential" with site-specific policies;
3. Specify that the Regional Market Area for the Port Blake Planning Area to be Huron County and Grand Bend; and,
4. Refine the boundaries of the "Natural Environment" designation to reflect the findings of the site-specific technical studies.

All of these amendments are in preparation for the proposed development of the property for a residential subdivision.

PLANNING POLICIES: The subject property is currently designated Recreational and Natural Environment in the South Huron Official Plan.

ADDITIONAL INFORMATION:

Due to Covid-19, the offices of the Municipality of South Huron 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, Senior Planner** with the Huron County Planning & Development Department, at cmetzger@huroncounty.ca or by phone at 1-888-524-8394 ext. 3235.

Copies of the application and supporting studies are available for viewing at:

- Municipality of South Huron website (www.southhuron.ca); or
- by emailing clerk@southhuron.ca or planning@huroncounty.ca

HOW TO COMMENT:

Please forward your initial comments to the Municipality of South Huron by October 30, 2020. Please note, this is the first comment period and there will be another opportunity to provide further comments before a public meeting is held.

Comments can be sent in writing by mail, fax or email to the contact information below:

Huron County Planning & Development 57 Napier Street, 2 nd Floor Goderich, ON, N7A 1W2	Phone: 519-524-8394 ext.3 Toll Free: 1-888-524-8394 ext.3 Fax: 519-524-5677 Email: planning@huroncounty.ca
Municipality of South Huron 322 Main Street South PO Box 759 Exeter, ON, N0M 1S6	Phone: 519-235-0310 ext.227 Toll Free: 1-877-204-0747 Fax: 519-235-3304 Email: clerk@southhuron.ca

Please refer to the file number and applicant in all correspondence. Comments will be reviewed by South Huron Municipal staff. Please be aware that your comments will become part of the public record on this file.

PUBLIC MEETING: A public meeting for the proposed amendment will be held following the conclusion of this initial agency and public comment period. **You will receive another notice inviting you to attend this meeting.** Any person may attend the public meeting and/or make written or verbal representation either in support or in opposition to the proposed applications.

TO BE NOTIFIED: At a future date, but not before a public meeting, decisions will be made regarding this official plan amendment. The Municipality of South Huron will make a decision on whether or not to adopt the amendment. If the amendment is adopted, then it will be forwarded to the County of Huron who will then decide whether the amendment should be approved, approved with modifications, or refused.

If you wish to be notified of the decision of the Municipality of South Huron, then you must make a written request to: Rebekah Msuya-Collison, Clerk, Municipality of South Huron, 322 Main Street South, Exeter, ON N0M 1S6.

If South Huron adopts the application and you wish to be notified of the decision of the County of Huron, then you must make a written request to: Susan Cronin, Clerk, County of Huron, 1 Court House Square, Goderich, ON N0K 1M2.

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

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 the person or public body does not make oral submissions at a public meeting or make written submissions to the County of Huron and/or the Municipality of South Huron before a decision to approve or refuse, the person or public body is not entitled to appeal the decision.

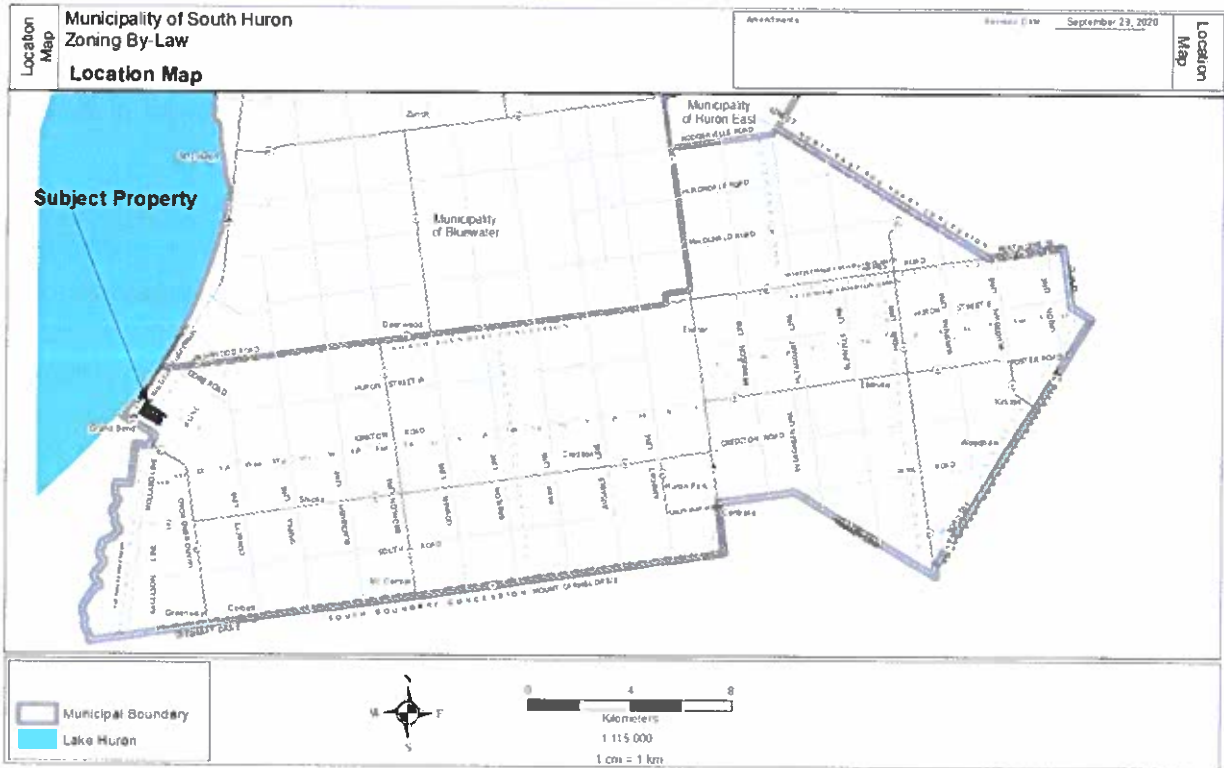
If a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Huron and/or the Municipality of South Huron before a decision to approve or refuse, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Dated at the Municipality of South Huron this 30th day of September, 2020.



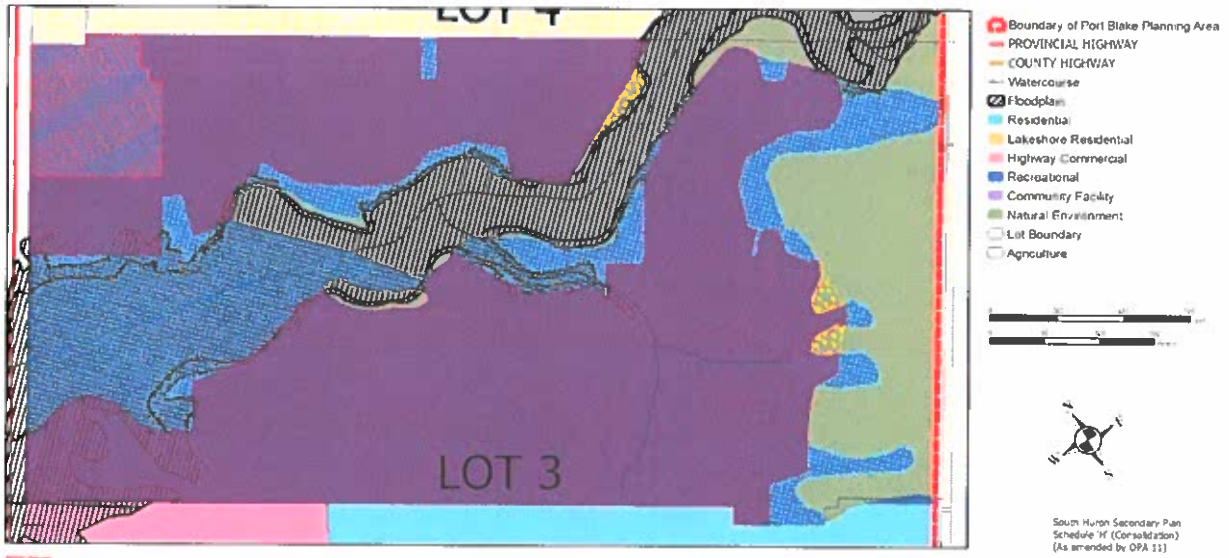
Alex Wolfe, Deputy Clerk
Municipality of South Huron
322 Main St., P.O. Box 759,
Exeter, Ontario, NOM 1S6
(519) 235-0310 ext. 224

Location Map



Map of Proposed Designation Changes

PORT BLAKE PLANNING AREA SOUTH HURON OFFICIAL PLAN DETAIL FROM SCHEDULE 'H'



- Designation change from Recreational to Medium Density Residential
- Designation change from Recreational to Low Density Residential
- Designation change from Natural Environment to Low Density Residential
- Designation change from Recreational to Natural Environment

HURON COUNTY

Produced by the County of Huron Planning and Development Department GIS Services with Data supplied by the Office of Revision of the Ontario Geospatial Data Exchange, 2017 and 2018.

The map is a liability only. Do not rely on it as a precise indicator of zoning, natural resources, or as a guide to navigation. (Copyright) Huron County 2018.