



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

The Councils of the Corporation of the County of Huron and the Municipality of South Huron will hold a public meeting to obtain public comment on a proposed Plan of Subdivision under Section 51 of the Planning Act.

Public Meeting Information:

**Monday, February 4th, 2019 at 6:00pm
Council Chambers, Exeter Town Hall
322 Main Street South, Exeter, Ontario**

APPLICANT: GSP Group Inc. c/o Brandon Flewwelling
FILE NUMBER: 40T18002
LOCATION: Part of Lot 15, Concession 1, former Usborne Ward, Registered Plan 22R3785 and Registered Plan 22R5066 with Right of Way (ROW), Municipality of South Huron

PURPOSE & EFFECT: The subject lands are located at the southeast end of Exeter and have a total area of approximately 5 hectares (12.4 acres). The applicant proposes to develop a residential subdivision on the subject lands consisting of 57 multiple attached units, 13 single detached dwellings, two stormwater management ponds and two open space blocks. The proposed accesses will be off Simcoe Street south of Albert Street and off Highway 4 to the west of the development. The development is proposed in two phases. Phase 1 includes 8 single detached dwellings, 24 multiple attached units, two stormwater management ponds, and an open space block. Phase 2 includes 5 single detached dwellings, 33 multiple attached units, and an open space block. The County of Huron considered this application to be complete on January 15, 2019.

PLANNING POLICIES: The subject lands are designated Residential in the South Huron Official Plan. The lands are zoned R1 (Low Density Residential) and Development (D) in the South Huron Official Plan. A concurrent application for Official Plan Amendment and Zoning By-law Amendment has been submitted. The Official Plan Amendment requests a maximum number of multiple attached units per building of 6 (six) when the South Huron Official Plan currently limits to 4 (four). The concurrent Zoning By-law Amendment application proposes to rezone the lands to R2-3 (Medium Density Residential Special Provisions), R2-4 (Medium Density Residential Special Provisions), OS (Open Space), and OS-1 (Open Space Special Provisions). The concurrent zoning application also seeks a zone change for an adjacent parcel to the west from D (Development) to R3-9 (Residential High Density Special Provisions) to permit a townhouse development.

HOW TO COMMENT:

Please forward your comments to the Huron County Planning Department and the Municipality of South Huron by February 4, 2018. Comments already received by the Municipality of South Huron and the County of Huron will be taken into consideration.

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: 519-524-8394x3 Fax: 519-524-5677 Email: planning@huroncounty.ca
Municipality of South Huron 322 Main Street South Po Box 759 Exeter, ON, N0M 1S6	Phone: 519-235-0310x227 Fax: 519-235-3304 Email: clerk@southhuron.ca

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

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

BE ADVISED that only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

If a person or public body does not make oral submission at a public meeting or make written submissions to the Municipality of South Huron before the by-law is passed, the person or public body is not entitled to appeal the decision of the Municipality of South Huron to the Local Planning Appeal Tribunal.

If a person or public body does not make an oral submission at a public meeting or make written submissions to the Municipality of South Huron before the by-law is passed, 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.

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

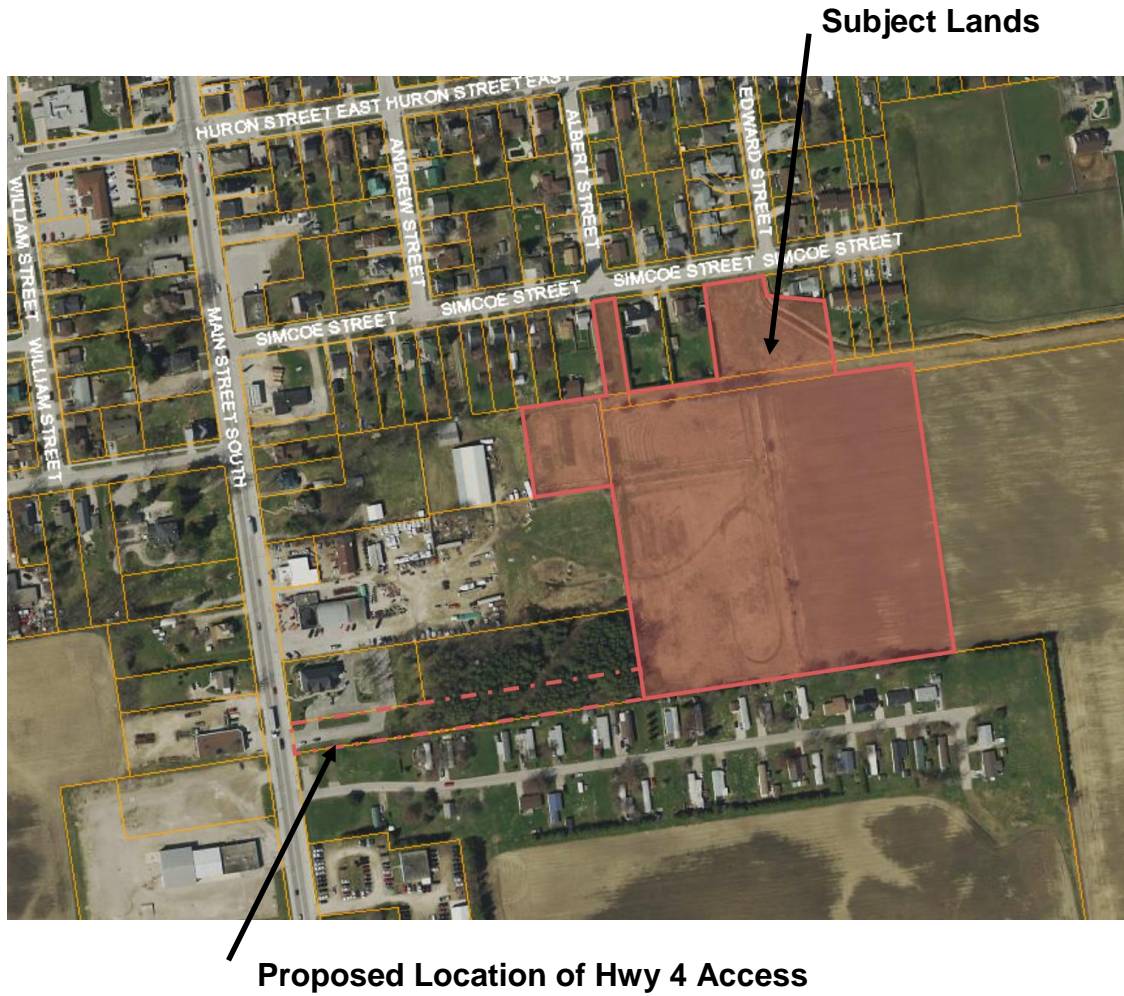
Msuya-Collison, Clerk, Municipality of South Huron, 322 Main Street South, Exeter, ON N0M 1S6.

DATED AT THE COUNTY OF HURON AND THE MUNICIPALITY OF SOUTH HURON
THIS 15th DAY OF JANUARY, 2019.

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

Rebekah Msuya-Collison, Clerk
Municipality of South Huron
322 Main St., P.O. Box 759,
Exeter, Ontario, NOM 1S6
(519) 235-0310 ext.227

APPENDIX 1 – SITE MAP



APPENDIX 2 – DRAFT SUBDIVISION PLAN

