



PLANNING & DEVELOPMENT

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To: Sandra Weber, Director of Planning & Development

From: Celina McIntosh, Planner

Date: September 10, 2024

Re: Plan of Subdivision 40T20006 Extension of Draft Plan Approval

Location: Part Lot 2 as RP22R4055 Part 1, Concession LRE, Stephen Ward,
Municipality of South Huron

Address: 70786 Bluewater Highway

Owner: Tridon Group c/o Adrienne Wieler

Applicant: Baker Planning Group c/o Caroline Baker

RECOMMENDATION

The application to extend draft plan approval for subdivision file 40T20006 for a further two-year period be approved.

BACKGROUND

The applicant seeks a two (2) year extension of draft plan approval for this subdivision. Draft plan approval was initially granted on November 3, 2021 for a three year period. As such, the current draft plan approval lapses on December 7, 2024. No other changes to the draft plan have been requested by the applicant. Extending draft plan approval would provide an additional two years for the applicant to satisfy all conditions, obtain final approval, and register the subdivision; otherwise, the approval lapses and the subdivision file is closed.

REVIEW

This residential subdivision originally comprised 97 lots/blocks for 92 single detached dwellings, 25 street townhouses, and a cluster of 71 stacked townhomes/multiple attached dwellings, a stormwater management pond, and new municipal roads. The subject lands front onto Bluewater Highway (Highway 21) to the west, which is a provincially owned and maintained highway. A redline to the originally approved draft plan was granted in January 2024 to reduce the number of dwelling units by 6 due to design requirements from the Ministry of Transportation (MTO).

Figure 1 on the following page has the 2020 air photo with the lots/blocks of the subdivision outlined in green.

Figure 1. 2020 Air Photo with subdivision lots outlined in green



The applicant has indicated that the owner has experienced delays in their project schedule due primarily to the Ontario Land Tribunal Appeal received for the associated Official Plan Amendment in November 2021 and supplementary study and design requirements necessary to satisfy the MTO as it pertains to the required left-turn lane on Bluewater Highway.

Municipal staff and Ausable Bayfield Conservation Authority (ABCA) have confirmed they have no concerns with the extension. The MTO did not provide comments by the requested September 3rd deadline.

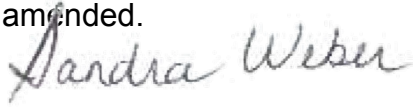
Staff are aware that the owner has been actively working with the Municipality of South Huron and appropriate agencies to advance and finalize the development as it pertains to detailed engineering details and the development agreement(s). Accordingly, based on this activity and the reasons aforementioned, the requested two year draft plan approval extension request is appropriate and can be supported.

Sincerely,

A handwritten signature in black ink, appearing to be 'CM' or similar initials, written over a horizontal line.

Celina McIntosh, Planner

Pursuant to the County of Huron By-law 2022-032 and subject to the conditions set forth in the decision of the County of Huron dated November 3, 2021, the extension of draft plan approval to December 7, 2026 is hereby approved under Section 51 of the Planning Act, RSO 1990, as amended.



Sandra Weber
Director
Planning & Development Department
County of Huron

September 11, 2024

Date