



## PLANNING & DEVELOPMENT

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**www.huroncounty.ca**

To: Municipality of South Huron

From: Celina McIntosh, Planner

Date: April 12, 2024

**Re: Plan of Subdivision 40T20001 Extension of Draft Plan Approval**

Location: Lot 6 & South Part Lot 7, Concession 2, Stephen Ward, Municipality of South Huron

Owner: Huron Green Inc. (Paul Colvin)

Applicant: Ruth Victor & Associates (Len Radomski)

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### RECOMMENDATION

That the application to extend draft plan approval for subdivision file 40T20001 for a further one-year period be approved.

### BACKGROUND

The applicant seeks a one (1) year extension of draft plan approval for this subdivision. Draft plan approval was initially granted on July 7, 2021 for a three year period. As such, the current draft plan approval lapses on August 10, 2024. No other changes to the draft plan have been requested by the applicant. Extending draft plan approval would provide an additional year 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

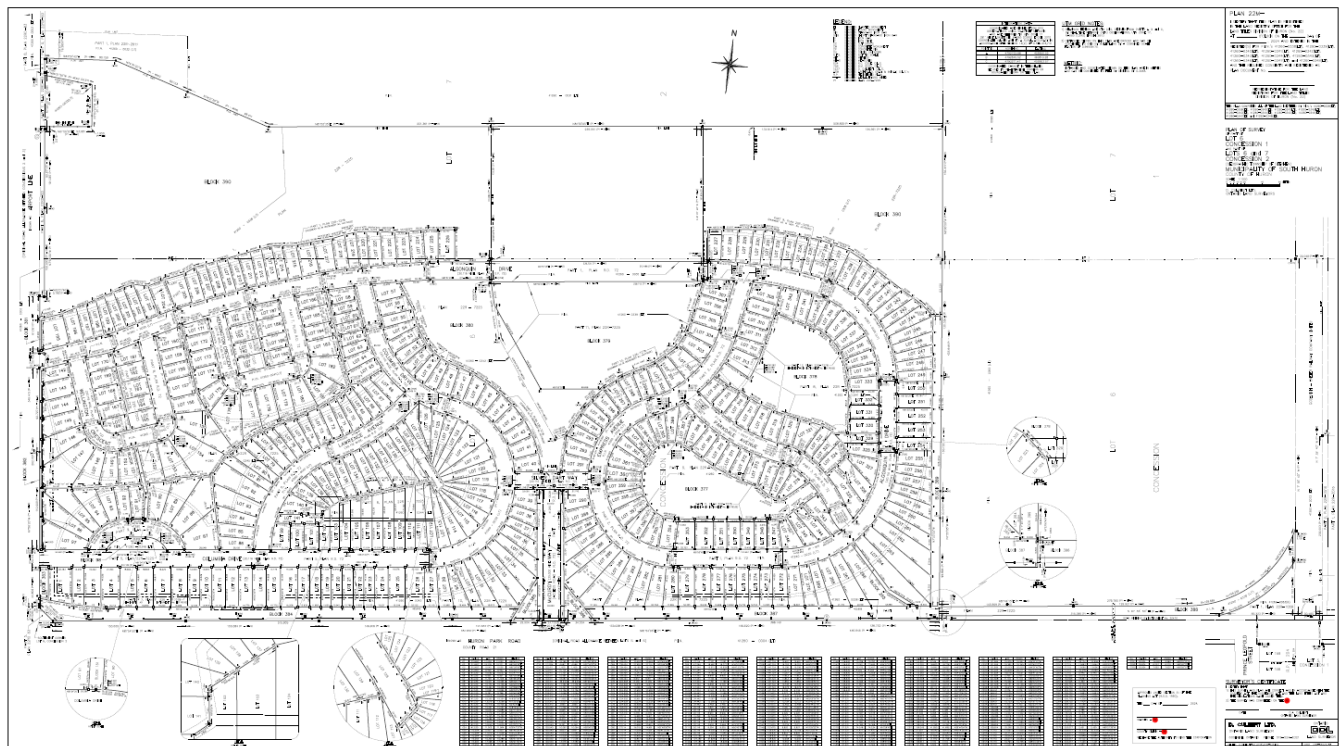
This residential subdivision is an established residential area that comprises 202 single detached dwellings and 156 semi-detached dwellings on 57 hectares (142 acres) within the area referred to as 'Huron Park'. In total, the draft plan of subdivision contains 395 parts (377 proposed lots and 18 blocks), with an addition 7 vacant lots proposed for single detached units and 12 vacant lots proposed for semi-detached units. The subject lands front onto Huron Park Road to the south and Airport Line to the west.

Figure 1 on the following page has the 2020 air photo with the 25 lots of the subdivision outlined in blue.

**Figure 1. 2020 Air Photo of Subject Lands (outlined in red)**



**Figure 2. Draft Plan**



The applicant has indicated that it is their intent to reach final approval prior to the draft plan lapse date but have applied for the one year extension for insurance purposes. He has further stated that repairs to existing buildings have been ongoing, but that new issues have been exposed, requiring additional permits and work time that have impacted timing of final approval.

The request for draft plan approval extension was circulated to the Municipality of South Huron. Staff have no objections or concerns, and have provided a letter of support for the extension.

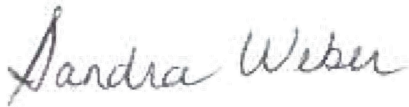
It is recommended that the application to extend draft plan approval for subdivision file 40T20001 for a further one-year period be approved.

Sincerely,



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 July 7, 2021, the extension of draft plan approval to July 7, 2025 is hereby approved under Section 51 of the Planning Act, RSO 1990, as amended.



Sandra Weber  
Director  
Planning & Development Department  
County of Huron

April 15, 2024

Date