



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677 Toll Free: 1.888.524.8394 Ext. 3

www.huroncounty.ca

April 8, 2025

Monteith Brown Planning Consultants

610 Princess Avenue

London, ON N6B 2B9

Attention: Patrick Matkowski

-and-

via email

Icon Industrial Limited

521 Nottinghill, Unit 7

London, ON N6G 4X5

Attention: Mohamed Abuhajar

Dear Patrick and Mohamed:

RE: 40T22002 Windermere (Manx)

Application for a 3-year extension – Extension File No. 40T-E-001-2025

Part Lot 1090, Plan 376, Exeter Ward, Municipality of South Huron

72 Wellington Street East, Exeter

Please be advised your request for an extension of the draft plan approval has been approved by the Director of Planning on March 31, 2025, pursuant to Section 51 of the Planning Act, RSO 1990, as amended and pursuant to the County of Huron By-law No. 2022-032.

The Director of Planning has approved the recommendation of Celina McIntosh, Planner, to extend Draft Plan approval for a three-year period, until July 14, 2028.

Should you have any questions or require additional information, please do not hesitate to contact our office.

Yours very truly,

Lisa Finch

Land Division Administrator

County of Huron Consent Granting Authority

lfinch@huroncounty.ca

cc Municipality of South Huron

Victor Kloeze, Planner, Huron County Planning & Development Department

Ausable Bayfield Conservation Authority



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To: Sandra Weber, Director of Planning & Development

From: Celina McIntosh, Planner

Date: March 31st, 2025

Re: Plan of Subdivision 40T22002 Extension of Draft Plan Approval

Location: Plan 376, PT Lot 1090, RP 22R7082 Parts 1 to 9, Exeter Ward,
Municipality of South Huron

Address: 72 Wellington Street East, Exeter

Owner: Windermere Community c/o Mohamed Abuhjar

Applicant: Monteith Brown Planning Consultants c/o Patrick Matkowski

RECOMMENDATION

The application to extend draft plan approval for subdivision file 40T22002 for a further three-year period be approved.

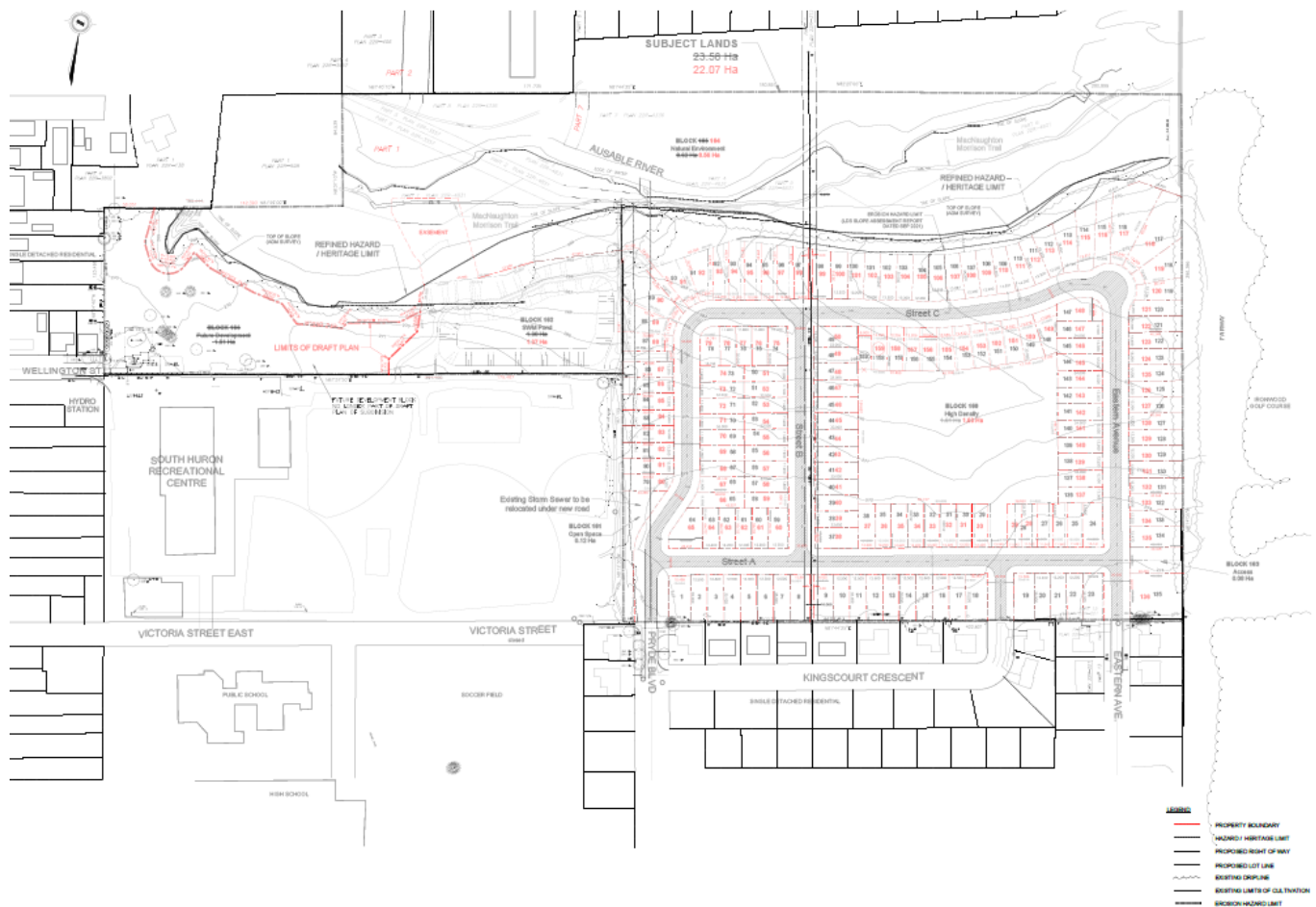
BACKGROUND

The applicant seeks a three (3) year extension of draft plan approval for this subdivision. Draft plan approval was initially granted on June 22, 2022 for a three year period. As such, the current draft plan approval lapses on July 14, 2025. No other changes to the draft plan have been requested by the applicant. Extending draft plan approval would provide an additional three 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 164 lots/blocks for 159 single detached dwellings, 84 residential dwellings within two high density blocks, a stormwater management pond, an open space block, a block for the naturalized area encompassing the Ausable River, and new municipal streets. The subject lands front onto Pryde Boulevard, Kingscourt Crescent, and Easetern Ave all to the east (which are municipal streets). A redline to the originally approved draft plan was granted in August 2024 to remove a high-density block from the west side of the development from the draft plan, make minor changes/realignments along other lots/blocks, and reduce an existing hydro easement from 10 metres down to 3 metres.

Figure 1. Redline Plan



The applicant has indicated that the developer has undertaken extensive detailed design work pertaining to servicing since draft plan approval, as well as a subsequent zoning by-law amendment and the aforementioned redline to address changes resulting from detailed design. The developer is anticipating finalizing detailed design and obtaining final clearance letters to proceed to registration.

Municipal staff and Ausable Bayfield Conservation Authority (ABCA) and Hydron One have confirmed they have no concerns with the extension. The Municipality of South Huron has recommended approval of the extension.

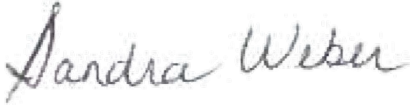
Staff are aware that the owner has been actively working with the Municipality of South Huron and appropriate agencies to advance and finalize the development as it pertains to detailed engineering details and the development agreement(s). Accordingly, based on this activity and the reasons aforementioned,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

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 14, 2022, the extension of draft plan approval to July 14, 2028 is hereby approved under Section 51 of the Planning Act, RSO 1990, as amended.



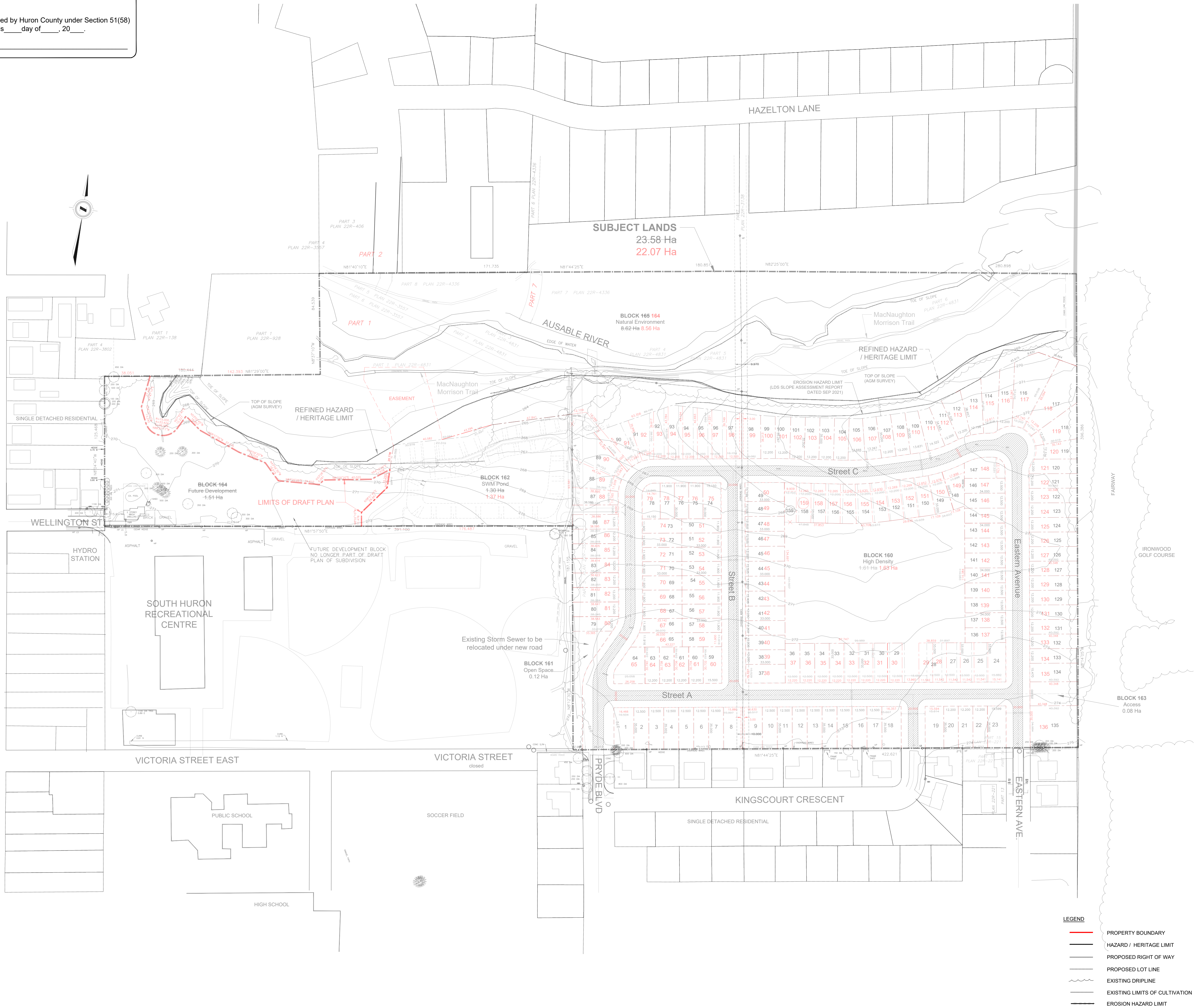
Sandra Weber
Director
Planning & Development Department
County of Huron

March 31, 2025

Date

Approval Authority Certificate

This Final Plan of Subdivision is approved by Huron County under Section 51(58) of the Planning Act, R.S.O. 1990, on this _____ day of _____, 20____.



Monteith Brown
planning consultants
219 OXFORD STREET WEST, UNIT 302
LONDON, ONTARIO, N6H 1S5
519.686.1300 | WWW.MBPC.CA

REDLINED

**DRAFT PLAN OF
SUBDIVISION**

PART LOT 1090 PL 376 EXETER AS IN R299860 &
R142430; S/T EXA7854, EXA7945, R294629,
R316905, R334754, R334755, LT9732
MUNICIPALITY OF SOUTH HURON
HURON COUNTY

OWNER'S CERTIFICATE

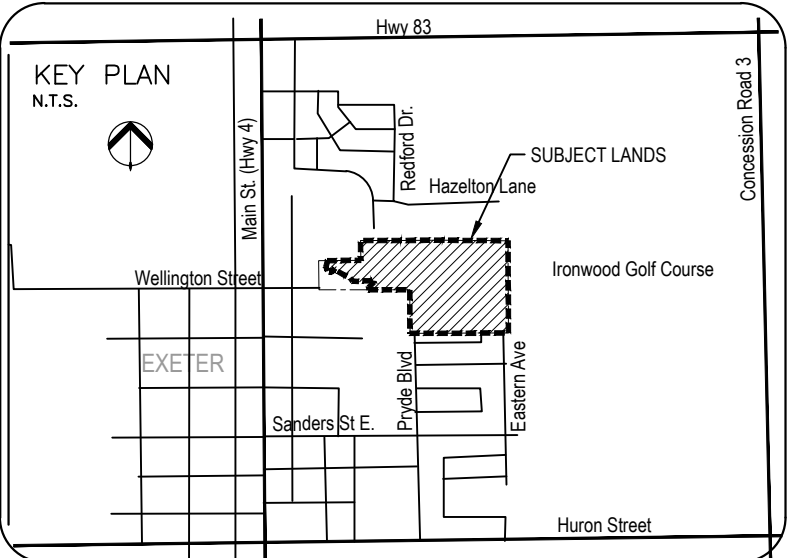
I, Jay McGuffin of Monteith Brown Planning Consultants, am authorized to submit this Draft Plan of Subdivision on behalf of the owners Marx Developments Limited.

Jay McGuffin, MCIP, RPP
Monteith Brown Planning Consultants Ltd.
July 16, 2024
Date

SURVEYOR'S CERTIFICATE

I hereby certify that the boundary of the lands to be subdivided as shown on this plan and their relationship to the adjacent lands are accurately and correctly shown.

Jasper Wilband, O.L.S.
AGM Plan, Survey, Engineer
July 11, 2024
Date



LAND USE SCHEDULE			
LAND USE	Ha	RED	%
SINGLE DETACHED LOTS 1 TO 159	7.60	7.56	56
HIGH DENSITY RESIDENTIAL BLOCK 160	1.61	1.63	12
OPEN SPACE BLOCK 161	0.12	0.12	1
SWM POND BLOCK 162	1.28	1.37	10
ROADS & ACCESS BLOCK 163	2.84	2.83	21
FUTURE DEVELOPMENT BLOCK 164	1.51		
DEVELOPABLE LANDS	14.96	13.51	100
NATURAL ENVIRONMENT BLOCK 165 164	8.62	8.56	
TOTAL AREA		23.58	22.07

DRAFT PLAN SUBMISSION:

No.	Submission	Date	By
1	FOR REVIEW	JAN 2022	BS
2	FOR REVIEW	APR 2022	BS
3	MD BLOCK, PARK PATH, BOUNDARY & CALC PLAN	MAY 2024	BS
4	BLOCK LABELS	JULY 2024	BS

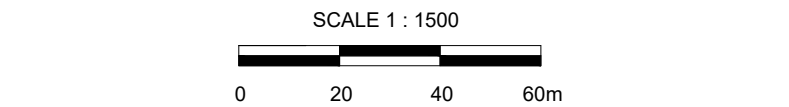
PLANNING ACT:

REQUIREMENTS UNDER SECTION 51 (17) OF THE PLANNING ACT, 1990 (as amended)
a) as shown on plan
b) as shown on plan
c) as shown on key plan
d) as shown on land use schedule
e) as shown on plan
f) as shown on plan
g) as shown on plan
h) municipal water
i) city/sandy/gravelly
j) as shown on plan
k) municipal sewers & water
l) as shown on plan

SURVEYOR

AGM ARCHIBALD, GRAY & MCKAY
ENGINEERING LTD.
PLANNING & ENGINEERING
PHONE: 519-686-5300 FAX: 519-686-5300
EMAIL: info@agm.on.ca WEB: www.agm.on.ca

NOTES: DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



DRAFT PLAN REVISIONS:

No.	Revision	Date	By
1	SWM POND AREA	MAR 2022	BS
2	MD BLOCK ACCESS	FEB 2023	BS
3	PATHWAY BLOCK & REMOVE FUTURE BLOCK	MAY 2024	BS

PROJECT TITLE:

WINDERMERE
72 WELLINGTON STREET EAST
Town of Exeter
Marx Developments Limited

Prepared by: bs
Checked by: jmc
Scale: 1:1500
(24"x36")
Drawn by: bs
Surveyed by: AGM
Date: Jul 11, 2024

Drawing No. DP
County File No. 40T22002
File No. 20-2701