



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

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www.huroncounty.ca

May 27, 2025

Huron Green Inc.

c/o Paul Colvin

25 Lesmill Road, Unit 5

Toronto, ON M3B 2H0

-and-

Ruth Victor & Associates

191 Main Street, Box 575

Waterdown, ON L0R 2H0

c/o Len Radomski and Ruth Victor

VIA EMAIL

Dear: Len, Ruth, and Paul

Re: 40T20001 Huron Green - Draft Plan of Subdivision

Application for a 1-year extension – Extension File No. 40T-E-004-2025

Lot 6 and South Part Lot 7, Concession 2, Stephen Ward, Municipality of South Huron

Please be advised your request for an extension of the draft plan approval has been approved by the Director of Planning on May 26, 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 Victor Kloeze, Senior Planner, to extend Draft Plan approval for a one-year period, until August 10, 2026.

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, Senior Planner, Huron County Planning & Development

Department



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To: Municipality of South Huron
From: Victor Kloeze, Senior Planner
Date: May 22nd, 2025

Re: Plan of Subdivision 40T20001 Extension of Draft Plan Approval 40T-E-004-2025

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)

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. In 2024, a one year extension was approved which would lapse on August 10, 2025.

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 394 parts (378 proposed lots and 16 blocks). A copy of the current draft M plan is attached to this report.

The developer has made significant progress towards final approval over the past year. Most conditions are satisfied and discussions with the Municipality have been on-going. Extending draft plan approval would provide an additional year for the applicant to satisfy the remaining conditions, obtain final approval, and register the subdivision.

The applicant has indicated that additional time is required to address outstanding matters relating to the site's overall lot grading and drainage plan. Staff concur that additional time is required to address this issue.


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.

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

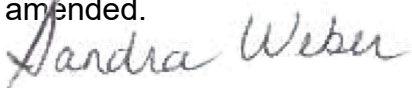


The request for draft plan approval extension was circulated to the Municipality of South Huron. Staff have no objections or concerns, and have provided a letter of support for the extension.

Sincerely;


Victor Kloeze, Senior Planner
RPP MCIP

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 August 10, 2026 is hereby approved under Section 51 of the Planning Act, RSO 1990, as amended.



May 26, 2025

Sandra Weber
Director
Planning & Development Department
County of Huron

Date

