



## PLANNING & DEVELOPMENT

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[www.huroncounty.ca](http://www.huroncounty.ca)

To: Municipality of South Huron  
From: Craig Metzger, Senior Planner  
Date: January 8, 2024

**Re: Subdivision 40T20006 Tridon: Redline Plan Modifications**

Part Lots 2-4, Lake Road East Concession, Stephen Ward, Municipality of South Huron

Address: 70786 Bluewater Highway

Owner: Tridon Properties Ltd.

Applicant: Baker Planning Group (c/o Caroline Baker)

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### RECOMMENDATION

South Huron Council recommend the County of Huron **approve** the application to modify the layout of the draft plan for subdivision file 40T20006.

### BACKGROUND

Subdivision file 40T20006 received draft plan approval in 2021 as a residential subdivision comprised of 97 lots/blocks for 188 residential dwellings (92 single detached, 25 street townhouses, and a cluster of 71 stacked townhomes/multiple attached), a stormwater management pond, and new municipal roads. Draft plan approval is set to expire on November 3, 2024.

The developer is moving to obtain final approval for the first phase of the subdivision. Through this process and in response to comments received from the Municipality and commenting agencies (Ministry of Transportation and Ausable Bayfield Conservation Authority) there are changes proposed to the subdivision's layout of blocks and lots to satisfy these comments. Earlier this year, a zoning by-law amendment was approved for a portion of the remaining subdivision lands to permit these proposed changes.

### REVIEW

The subdivision lands are designated *Residential Low Density* and *Residential Medium Density* on Schedule "H" of the South Huron Official Plan and zoned *R1-17-H (Residential Low Density – Special Zone with a holding symbol)*, *R3-14-H (Residential High Density – Special Zone with a holding symbol)*, *R3-15-H (Residential High Density – Special Zone with a holding symbol)*, *U (Utility)*, and *OS (Parks & Open Space)* in the South Huron Zoning By-law (Zone Map 1A).

On the following page, Figure 1 shows the current subdivision layout superimposed on the 2020 air photo of the subject lands while Figure 2 shows the subdivision layout with changes shown in red with the enlarged Block 5 shown with shading. The updated subdivision draft plan approval document reflecting the proposed changes are appended to this report.

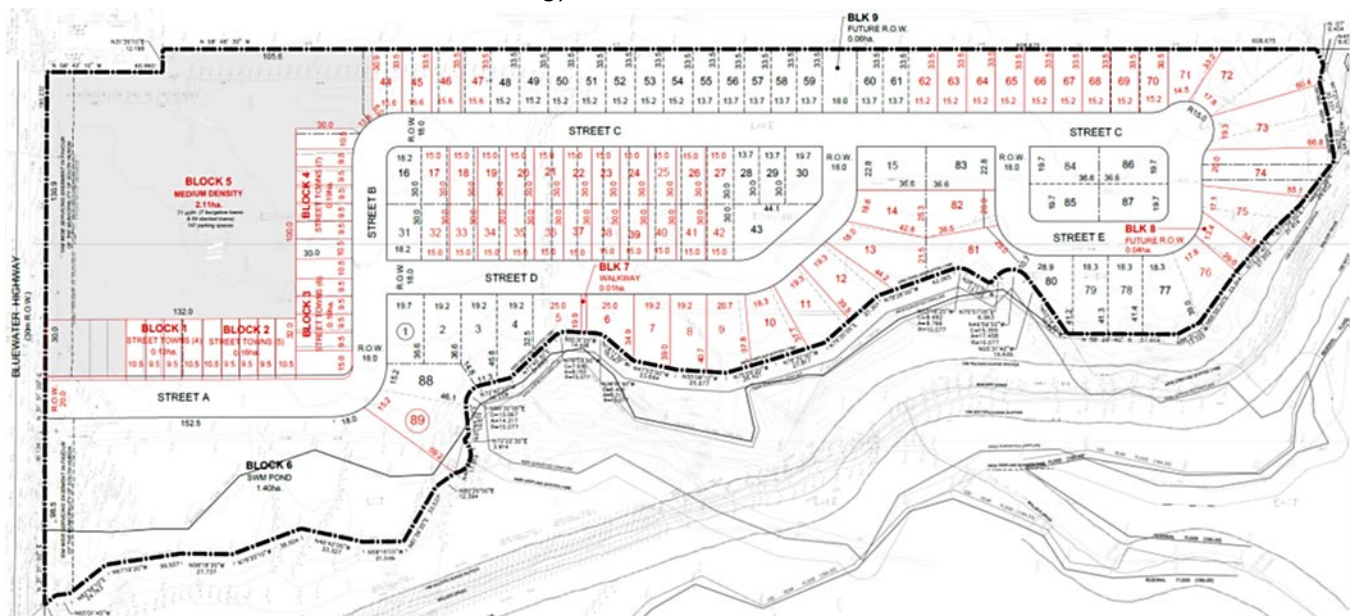
The proposed changes result in six fewer proposed dwelling units (three less single detached dwelling lots and three fewer street townhouses). The decreased number of units is due to two factors:

1. A requirement from the Ministry of Transportation that there be no residential driveways on Street A within 45 metres of the intersection with Bluewater Highway; and
2. Further detailed design work completed by the developer identified the need to widen the proposed interior street townhouse units and the single detached lots in the area bounded by Streets B, C, & D.

**Figure 1. Current Subdivision Layout – 2020 Air Photo (green outline)**



**Figure 2. Proposed Revision to Subdivision Layout (changes shown in red with the enlarged Block 5 shown with shading)**



There are no outstanding concerns or objections from municipal staff or agencies regarding the requested modifications to the layout of lots/blocks in the subdivision.

The Provincial Policy Statement, 2020 promotes fully serviced Settlement Areas, such as this parcel in the Port Blake Settlement Area, as the focus of growth and development. It requires residential intensification and emphasizes the efficient use of land and municipal infrastructure; all of which are still maintained by the proposed modifications to the draft plan of subdivision. The proposed modifications are consistent with the Provincial Policy Statement.

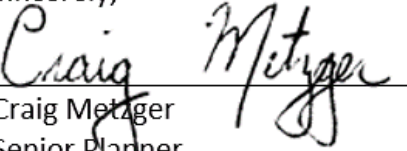
The subject lands are located within an identified Primary Settlement Area (Port Blake Settlement Area) in the Huron County Official Plan (OP). These areas are intended to be the primary focus of growth in the County due to their full municipal services. Residential intensification is also encouraged by the Huron County OP. These proposed subdivision layout modifications maintain these policy directions and therefore conform to the Huron County OP.

The South Huron Official Plan also identifies the Port Blake Settlement Area as a focus for development and the importance of residential intensification. It also promotes a mixing of densities which this revised subdivision layout will continue to achieve. The proposed modifications conform to the South Huron Official Plan.

The modifications to the draft plan subdivision layout require County of Huron approval.

It is recommended the Municipality of South Huron recommend the County of Huron approve the application to modify the layout of the draft plan for subdivision file 40T20006.

Sincerely,

  
Craig Metzger  
Senior Planner

**DRAFT PLAN APPROVAL FOR PLAN OF SUBDIVISION**  
(including redline changes approved: January XX, 2024)

**File:** 40T20006

**Developer:** Baker Planning Group for Tridon Properties Ltd.

**Lower Tier:** Municipality of South Huron

**Subject Lands:** Part Lots 2-4, Lake Road East Concession, Stephen Ward,  
Municipality of South Huron, County of Huron

**Date of Draft Approval:** November 3, 2021

WHEREAS the application for subdivision 40T20006 has been circulated according to the Delegation Orders of the Minister of Municipal Affairs and the County of Huron's Procedures Manual;

AND WHEREAS the application affects an area designated for residential development in the Municipality of South Huron Official Plan;

AND WHEREAS any issues raised during the circulation of the application are addressed by the following conditions to draft approval;

NOW, THEREFORE the Council of the Corporation of Huron hereby issues draft approval to file 40T20006 which pertains to Part Lots 2-4, Lake Road East Concession, Stephen Ward, Municipality of South Huron and the following conditions shall apply.

The County of Huron's conditions, amendments, and administration requirements to final approval for registration of this subdivision (File 40T20006) are as follows (the following conditions must be met prior to final approval):

**CONDITIONS**

Description

1. This approval applies to the draft plan dated October 20, 2021 **as amended by the redline plan dated October 23, 2023**. The subdivision consists of 89 lots/blocks intended for single detached dwelling development, 4 blocks for multiple attached dwelling development, 1 block for future medium density residential development, 1 block for stormwater management, 1 block for a walkway, 2 blocks for right of ways, and road allowances for 5 streets; on an area of 12.2 hectares.

Phasing

2. The subdivision may be registered in phases per a phasing plan acceptable to the Municipality of South Huron.
3. That any road or stormwater management and drainage infrastructure required for the independent development of either phase shall be completed to the satisfaction of the Municipality of South Huron prior to the registration of the respective Phase.

General

4. That the subdivision be named to the satisfaction of the Municipality of South Huron.



5. That South Huron Official Plan Amendment No. 19 be in full force and effect to the satisfaction of the County of Huron.

#### Roads

6. That roads be developed to a standard acceptable to the Municipality of South Huron.
7. The road allowances shown on the draft plan shall be dedicated to the Municipality of South Huron.
8. The roads shown on the draft plan be named and numbered for 911 purposes to the satisfaction of the Municipality of South Huron and the County of Huron
9. Any dead ends and/or open sides of road allowances created by this Plan of Subdivision shall be terminated in 0.3 metre reserve to be conveyed to and held in trust by the Municipality of South Huron until required for future road allowances or the development of adjacent land.

#### Easements and Blocks

10. Any easements required for municipal services, including a 15 metres wide easement adjacent to the Highway 21 right-of-way across the entire property frontage south of Street A and a 14 metres wide easement adjacent to the Highway 21 right-of-way across the property frontage north of Street A to facilitate future trunk sanitary sewer installation, will be provided by the Developer to the satisfaction of the Municipality of South Huron.
11. Any easements as may be required for any utility purposes, including but not limited to electricity, telecommunications, cable, gas and hydro shall be granted by the Developer gratuitously to the appropriate authorities to their satisfaction.
12. Blocks 8 and 9 shall be dedicated to the Municipality of South Huron for future road access.
13. Block 7 shall be dedicated to the Municipality of South Huron for a walkway.

#### Municipal Drain

14. Section 65 of the Drainage Act be addressed to the satisfaction of the Municipality of South Huron.

#### Subdivision Agreement

15. The Developer shall enter into a Subdivision Agreement with the Municipality of South Huron which shall list all requirements, including financial or otherwise for the development of the subdivision plan including but not limited to the following:
  - a. provisions for phases;
  - b. provision for roads to a standard acceptable to the Municipality of South Huron and for the naming of such roads;
  - c. provisions for the allocation of municipal reserve capacity for water and sewer that is coordinated with the phases;

- d. provisions for the installation of and connection to municipal services (water, sanitary and storm systems);
  - e. provision of storm water management facilities;
  - f. provision of grading and drainage plans and related installations;
  - g. provision of trees and landscaping on streets and any other public areas;
  - h. provision of sidewalks;
  - i. provision of public access to the proposed trails on the Developer's abutting property to the south;
  - j. provision of a temporary, asphalt cul-de-sac including a temporary guiderail type barricade installed as per OPSD 912.532 if the subdivision is developed in phases and the cul-de-sac is required by the phasing plan;
  - k. provide for the following 2 notices to be registered on title for the residential lots/blocks:
    - i. *Purchasers/tenants are advised that due to the proximity of the adjacent Grand Bend Wind Farm facility, noise from the facility may at times be audible.*
    - ii. *Purchasers/tenants are advised that due to the proximity of the adjacent Dark Horse Estate Winery, noise from the facility, including noise from pest-scaring devices, may at times be audible.*
  - l. provisions to address requirements by other review agencies;
  - m. see Condition 31 regarding Canada Post; and
  - n. other such matters as determined by the Municipality of South Huron.
16. A copy of the Subdivision Agreement shall be provided to the County of Huron, Planning and Development Department, prior to final approval.
17. The Subdivision Agreement shall be registered against the lands to which it applies by the Municipality of South Huron, and paid for by the Developer.

#### Engineering Drawings

18. Prior to final approval of each phase and sub-phase, the Developer shall submit for approval subdivision design drawings (including preliminary design sketches for all public works and services within the entire subdivision as per the Function Servicing Report), prepared and certified by a Professional Engineer to the satisfaction of the Municipality of South Huron.

#### Servicing

19. That the Developer agrees in writing to satisfy all requirements, financial and otherwise, of the Municipality of South Huron concerning the provision of roads, installation of services, drainage, and water and sewage capacity.
20. That a street lighting plan be submitted and approved by the Municipality of South Huron.

21. The Developer shall enter into an agreement with Hydro One Networks Inc. regarding electrical services and supply.
22. That Hay Communications, Bell Canada or any other communication provider selected by the Developer, advise the Municipality of South Huron that satisfactory arrangements have been made for the installation of underground communication facilities on the site and connecting facilities to the site and the developer sign a letter of understanding with the communication provider. The Developer shall confirm with the Municipality of South Huron the number and location of services provided.
23. The Developer agrees to provide Enbridge Gas Inc. (operating as Union Gas) the necessary easements and/or agreements required by Enbridge Gas for the provision of gas services for this project, in a form satisfactory to Enbridge Gas.

#### Storm Water Management

24. Prior to final approval, the Developer shall submit the following reports prepared by a qualified professional engineer, and completed to the satisfaction of the Municipality of South Huron and the Ausable Bayfield Conservation Authority:
  - a. A final storm water management plan;
  - b. Details regarding the maintenance of any stormwater management facilities.
  - c. A storm water management Maintenance Manual.
25. Prior to final approval, the Developer shall submit the following reports, prepared by a qualified professional engineer, and completed to the satisfaction of the Municipality of South Huron and the Ausable Bayfield Conservation Authority:
  - a. A final overall lot grading and drainage plan;
  - b. A final erosion and sedimentation control plan.
26. Block 6 shall be dedicated to the Municipality of South Huron for the purposes of stormwater management following the complete construction of all facilities outlined in the stormwater management plan including any facilities located on lands currently owned by the Municipality of South Huron.

#### Zoning

27. The subject lands be zoned to the satisfaction of the Municipality of South Huron.

#### Park Land

28. Cash in lieu of parkland be conveyed to the Municipality of South Huron as per Section 51.1 of the Planning Act.

#### Fencing

29. That the Developer shall agree to fence the northern side of the Medium Density Block (Block 5) adjacent to the existing residential property to the satisfaction of the Municipality of South Huron.

Canada Post

30. Prior to final approval, the Developer shall consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes and that the locations will be indicated on the appropriate servicing plans.
31. The Subdivision Agreement shall contain the following clauses:
- a. *The Developer covenants and agrees to provide the Municipality of South Huron with evidence that satisfactory arrangements, financial and otherwise, have been made with Canada Post Corporation for the installation of Community Mail Boxes (CMB) as required by Canada Post Corporation and as shown on the approved engineering design drawings/Draft Plan at the time of sidewalk and/or curb installation. The Developer further covenants and agrees to provide notice to prospective purchasers of the locations of CMBs and that home/business mail delivery will be provided via CMB, provided the Developer has paid for the activation and equipment installation of the CMBs;*
  - b. *The Developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.*
  - c. *The Developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box.*
  - d. *The Developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.*
  - e. *The Developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:*
    - *Any required walkway across the boulevard, per Municipal standards;*
    - *Any required curb depressions for wheelchair access, with an opening of at least two metres (consult Canada Post for detailed specifications); and*
    - *A Community Mailbox concrete base pad per Canada Post specifications.*

Ministry of Transportation (MTO)

32. The Developer shall convey by deed, free and clear of all liens, mortgages, and encumbrances to the MTO visibility triangles at the intersection of Highway 21 and Proposed Street A and a 0.3 m reserve extending across the entire highway frontage. These are to be shown as separate blocks.
33. Prior to final approval the Developer shall submit to MTO for review and approval, a copy of a Stormwater Management Report/Plan.
34. That prior to final approval, the Developer shall submit to MTO for review and approval, a copy of a Traffic Impact Study. Highway improvements as a result of the development are the financial responsibility of the Developer.



35. That prior to final approval, the Developer shall enter into a Legal Agreement with the Ministry of Transportation whereby the Developer agrees to assume financial responsibility for the design and construction of all necessary highway improvements as outlined in the Traffic Impact Study.

#### Financial Requirements

36. The Developer shall pay any outstanding charges to the Municipality of South Huron prior to final Approval.
37. The Developer acknowledges that the Grand Bend Sewage Treatment Facility Cost Recovery By-law applies to all lots and dwelling units in this development and is paid at the time of the Building Permit application to the satisfaction of the Municipality of South Huron.
38. Reimbursement by the Developer of any legal, and/or engineering and consulting fees and disbursements incurred by the Municipality of South Huron in connection with the review or approval of this plan of subdivision, shall be made.
39. Reimbursement by the Developer of any legal, and/or engineering and consulting fees and disbursements incurred by the County of Huron in connection with the review or approval of this plan of subdivision, shall be made.

#### Clearances

40. The County is to be advised in writing by the appropriate agencies that the foregoing conditions have been satisfied (see Notes to Draft Approval for addresses of agencies).

### **ADMINISTRATION**

The Developer has three (3) years from the date of draft approval of this plan of subdivision to obtain final approval from the County. If final approval is not obtained before three (3) years from the date of draft approval, and in the absence of an extension applied for by the Developer and approved by the County, then the draft approval shall be deemed to be void.

### **NOTES TO DRAFT APPROVAL**

1. It is the applicant's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the County of Huron Planning and Development Department, quoting the County file number.
2. An application for final approval of the Plan of Subdivision must be submitted to the County of Huron with copies of the required clearance letters. Be advised the County of Huron requires a minimum of two weeks to review an application for final approval of a Plan of Subdivision.
3. A copy of the final M-Plan is required by the County of Huron and the Municipality of South Huron.
4. It is the responsibility of the Developer to provide the approval body with the required information and fees to extend this draft approval. Should this information and fees not be received prior to the lapsing date, the Draft Plan Approval will lapse. There is no

authority to revise the approval after the lapsing date and a new subdivision application under Section 51 of the Planning Act will be required.

5. An updated review of the plan and revisions to the Conditions of Approval may be necessary if an extension is to be granted.
6. Ausable Bayfield Conservation Authority (ABCA) notes to draft approval:
  - a) The Developer is cautioned that storm water management blocks may be subject to change based on the final storm water management plan.
  - b) Formal written permission from ABCA under Ontario Regulation 147/06 is required for all storm water-related facilities within this regulated area, including the storm water management pond, grading, storm outlet features, etc.
7. Ministry of Transportation (MTO) notes to draft approval:
  - a) An MTO Building and Land Use Permit is required. As a condition of MTO permits, the following will be required:
    - The Proponent shall submit an acceptable Site Plan, Grading Plans, Drainage Plan and Site Servicing Plan for MTO review and approval. These plans shall clearly identify all structures/works and parking (existing and proposed).
    - MTO requires all buildings, structures and features integral to the site to be located a minimum of 14 metres from the highway property limit, inclusive of landscaping features, fire-lanes, parking and storm water management facilities.
  - b) Municipal services may be permitted to cross Highway 21 at MTO approved locations. New parallel installations should be constructed outside of MTO right-of-way. Prior to construction, the municipality shall submit for review and approval, copies of engineering drawings and geotechnical investigation. Open cut installations on Highway 21 will not be permitted. An MTO encroachment permit will be required to complete this work.
  - c) The grading/drainage plans shall identify any storm drain infrastructure including - outlets, swales, tiles, direction of flow, etc. A Storm Water Management Report is required for MTO review and approval.
  - d) Any/all signage visible from Highway 21, including temporary development signs, must be identified on the plans, must conform to MTO policies and guidelines, and will require a valid MTO Sign Permit before installation.
8. Clearances are required from the following:

Municipality of South Huron  
322 Main Street South  
Exeter, ON, N0M 1S6  
Conditions #2-4, 6-10, 12-15, 17-20, 22, 24-29, 36-38

Canada Post  
955 Highbury Ave  
London, ON, N5Y 1A3  
Conditions #30, 31

County of Huron Planning & Development  
Department  
57 Napier Street, 2<sup>nd</sup> Floor  
Goderich, ON, N7A 1W2  
Conditions #5, 8, 16, 39, 40

Bell Canada (if applicable)  
F1-575 Riverbend Drive  
Kitchener, ON, N2K 3S3  
Conditions #11, 22

Hydro One Networks Inc.  
Underground Subdivisions Department  
420 Welham Road  
Barrie, ON, L4N 8Z2  
Conditions #11, 21

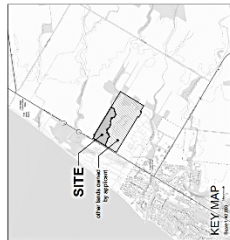
Ausable Bayfield Conservation Authority  
71108 Morrison Line, R.R. #3  
Exeter, ON, N0M 1S5  
Conditions #24, 25

Enbridge Gas Inc.  
50 Keil Drive North  
Chatham, ON, N7M 5M1  
Conditions #11, 23

Hay Communications (if  
applicable)  
72863 Blind Line  
P.O. Box 99  
Zurich, ON, N0M 2T0  
Conditions #11, 22

Ministry of Transportation  
West Operations Branch  
Corridor Management Section  
West  
659 Exeter Road  
London, ON, N6E 1L3  
Conditions #32-35





DESCRIPTION	LOTS/PCS	AREA (sq.)
LOWTERRY RESIDENTIAL	22 008	5.71
STREET TONKONES	BLK 14 (22 u/s)	0.67
MEDICAL OFFICE	BLK 5 (71 u/s)	2.11
SWM POND	BLK 6	1.40
WALKWAY	BLK 7	0.61
FUTURE ROW	BLK 8 & 9	0.10
R.O.W.		2.20
TOTAL	107.000 (14.000 u/s)	12.200

**ADDITIONAL INFORMATION**  
(Your section may or may not include this information.)  
We cannot be held responsible for damages or loss of any kind.

**OWNER'S CERTIFICATE**

### SURVEYOR'S CERTIFICATE

North:	REVISIONS
	12/27/2021 - Planning Act section 11 notes added

[illegible]

Project Name: PART OF LOTS 2, 3 AND 4  
LAKE ROAD EAST CONCESSION  
AND PART OF LOTS 2, AND 3  
LAKE ROAD WEST CONCESSION  
GEOGRAPHIC TOWNSHIP OF STEPHEN  
MUNICIPALITY OF SOUTH HURON  
COUNTY OF HURON

**BAKER**  
Planning Group

Sheet Title:  
**DRAFT PLAN OF  
SUBDIVISION**

Version No:	1	Sheet No:	DP-1
Scale:	1:1,000 METRIC	Date:	12/09/2020
File Location:	2004dp_wj39	Drawn By:	J.THBERT