



**NOTICE OF APPROVAL  
CONCERNING A DRAFT PLAN OF SUBDIVISION  
IN THE MUNICIPALITY OF SOUTH HURON**

**OWNER:** Hensall District Co-operative  
**APPLICANT:** Monteith Brown Planning Consultants c/o Jay McGuffin  
**FILE NUMBER:** 40T15002  
**LOCATION:** Part of Lot 23, Concession 1 (Geographic Township of Stephen) and all of Lots 633 to 656 and all of lots 661 to 668 and all of lots 720 to 747 and all of lots 761, 762 and 902 and Part of lots 758, 764 and 884 and Part of Nelson Street and Part of Marlborough Street, Registered Plan No. 376, (Formerly Town of Exeter) now the Municipality of South Huron, Huron County.

**TAKE NOTICE** that the Council of the Corporation of the County of Huron granted approval to draft plan of subdivision 40T15002 on September 7, 2016 pursuant to Section 51 of the Planning Act, subject to the attached terms and conditions.

**AND TAKE NOTICE** that any person or public body who made oral submissions at a public meeting or written submissions to the County of Huron and/or the Municipality of South Huron before the decision was made, may appeal this decision to the Ontario Municipal Board by filing with the Clerk of the County of Huron, not later than **WEDNESDAY OCTOBER 5, 2016**. A notice of appeal must set out the reasons for the appeal and must be accompanied by the fee prescribed under the Ontario Municipal Board Act (\$300).

The applicant or any public body who made oral submissions at a public meeting or written submissions before the decision was made by the County of Huron may, at any time before the approval of the final plan of subdivision under Section 51, appeal any of the conditions imposed to the Municipal Board by filing with the Clerk of the County of Huron. A notice of appeal must set out the reasons for the appeal and be accompanied by the fee prescribed under the Ontario Municipal Board Act (\$300).

You will be entitled to receive notice of any changes to the conditions of approval of the draft plan of subdivision if you have made a written request to be notified of changes to the conditions of approval of the draft plan of subdivision.

No person or public body shall be added as a party to the hearing of an appeal regarding any changes to the conditions of approval unless the person or public body, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority, or made a written request to be notified of the changes to the conditions.

Only individuals, corporations or public bodies may appeal decisions in respect of a proposed plan of subdivision to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal of the decision of the approval authority, including the lapsing provisions or the conditions, unless the person or public body, before the decision of the approval authority, made oral submissions at a public

meeting or written submissions to the council or, in the Ontario Municipal Board's opinion, there are reasonable grounds to add the person or public body as a party.

There is a corresponding application for Zoning By-law Amendment under the Planning Act for the subject lands.

**ADDITIONAL INFORMATION** relating to the draft plan of subdivision is available for inspection during regular office hours at the South Huron Municipal Office (322 Main Street, Exeter) and the County of Huron Planning and Development Department (57 Napier Street, Goderich).

DATED AT THE COUNTY OF HURON  
THIS 15<sup>th</sup> DAY OF SEPTEMBER, 2016.

Susan Cronin, County Clerk  
County of Huron  
1 Court House Square  
Goderich, ON N7A 1M2

### **PLAN OF SUBDIVISION DESCRIPTION**

The subject lands are located the northwest end of Exeter and have a total area of approximately 60 hectares (150 acres). The lands front onto Wellington Street. The holding is divided into two portions, the subject lands under the plan of subdivision account for approximately 32.3 hectares (81.2 acres) and lie on the east side of the existing Goderich-Exeter Railway.

The plan of subdivision is proposed to develop in two stages. The land proposed for development under Phase 1 is approximately 10.7 hectares (26.4 acres) located on the northern portion of the subject lands. Phase 1 consists of an eighty (80) single lot subdivision of single detached dwellings. This phase also includes two parks with a total area of 0.5 hectares (1.2 acres), and a stormwater management facility in the northwest portion. Municipal water and sewer will be extended to service both Phases of this development. Phase 2 will be dealt with at a future time.

DRAFT APPROVAL FOR  
PLAN OF SUBDIVISION

File: 40T15002 Hensall District Co-operative

WHEREAS the application for subdivision 40T15002 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 40T15002 which pertains to Part of Lot 23, Concession 1 (Geographic Township of Stephen) and all of Lots 633 to 656 and all of lots 661 to 668 and all of lots 720 to 747 and all of lots 761, 762 and 902 and Part of lots 758, 764 and 884 and Part of Nelson Street and Part of Marlborough Street, Registered Plan No. 376, (Formerly Town of Exeter) now the Municipality of South Huron, Huron County, and the following conditions shall apply. The following conditions have been established by the County of Huron and must be met prior to the granting of final approval:

**Draft Conditions 40T15002**

The County of Huron's conditions for registration of this subdivision (File 40T15002) are as follows (the following conditions must be met prior to final approval):

*Description*

1. That this approval applies to the draft plan prepared by MBPC, certified by AGM Surveying, dated August 7 2015, the subdivision Phase 1: showing 80 Lots (shown as Lots 1-80) for single detached dwellings; two Blocks for park (shown as Block 81 and 82); one Block for stormwater management facility (shown as Block 83); two Blocks for service/sidewalk (Block 84 and 85); one Block for land dedication (Block 86); one Block for natural environment (Block 87); two Blocks for reserve (Blocks 88 to 90); and the extension of Carling Street, Marlborough Street, Church Street, and a new street shown as "Street A", on an area of 18.38 hectares.

*Roads*

2. That road allowances included in the draft plan shall be shown and dedicated as public highways.
3. That roads be developed to a standard acceptable to the Municipality of South Huron.
4. That the roads shown on the draft plan be named to the satisfaction of the Municipality of South Huron in accordance with the Municipality's road naming by-law.
5. That any temporary turning circles, dead ends or open sides of road allowances, including lands abutting open spaces, created by this draft plan shall be terminated in 0.3 metre reserves to be conveyed to the Municipality.

6. The Municipality of South Huron will require Church Street be constructed at the Developer's expense and opened to provide access from Church Street and William Street during the first stage of construction. Requirements regarding the staging of construction of services and roads will be established in the subdivision agreement. The desired construction route and truck traffic should come via the sewage lagoon road.

#### *Zoning*

7. That the Municipality advise that appropriate zoning is in effect for this proposed subdivision.
8. That the lands to the south of the proposed subdivision shown as Future Phase be zoned to address compatibility between the industrial use and residential use to the satisfaction of the Municipality of South Huron and the County of Huron.

#### *Servicing*

9. That the owner 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.
10. That a street lighting plan be submitted and approved by the Municipality of South Huron.
11. The owner/developer shall enter into an agreement with Hydro One Networks Inc. regarding electrical services and supply.
12. That Hay Communications advise the County that satisfactory arrangements have been made for the installation of underground telephone facilities on the site and connecting facilities to the site and the developer sign a letter of understanding with Hay Communications. The developer shall confirm with Municipality the number and location of services provided.
13. The owner agrees to provide Union Gas Limited, the necessary easements and/or agreements required by Union Gas Limited for the provision of gas services for this project, in a form satisfactory to Union Gas Limited.
14. That such easements as may be required for utilities, including telephone, television cable, gas and hydro or stormwater/drainage purposes shall be granted gratuitously to the appropriate authorities.
15. That rights-of-way as may be required by the Municipality for common walkways and open space be shown on the final plan.

#### *Parkland and Landscaping*

16. The Municipality shall require parkland or payment-in-lieu of parkland dedication as per Section 51.1 of the Planning Act to include Block 81 (0.2 ha), and Block 82 (0.33ha).
17. That a landscape plan be submitted and approved by the Municipality of South Huron detailing the landscaping within Block 83 (the stormwater management facility), the required planting strips and the boulevard trees within the plan of subdivision.

18. Blocks 81 and 82 (2.88% of total plan area) will be transferred as parkland to the Municipality of South Huron.

*Stormwater Management, Grading and Erosion Control*

19. That before commencing any grading or construction on any lot, to have prepared a detailed report, drawing and site plans acceptable to the Municipality of South Huron and the Ausable Bayfield Conservation Authority which will show:
- a) A final Stormwater Management Plan (SWM) be prepared by a qualified engineering consultant for the subject lands to address the pre- and post-development runoff volumes/flows; and
  - b) A lot grading and drainage plan be prepared by a qualified engineering consultant for the overall subdivision drainage scheme; and
  - c) Erosion and sediment control plans detailing how erosion will be controlled on-site and in downstream areas both during and after construction. This plan will include proposed mitigation measures, an inspection and maintenance regime and a restoration protocol.
  - d) Written details of access to, and maintenance of stormwater management and drainage facilities serving this subdivision.
20. That the provisions of Condition 19 are applied to the construction of roads and services.
21. That the subdivision proceed in phases as determined in the detailed design phase. 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 and the Ausable Bayfield Conservation Authority, prior to the registration of the respective Phase.

*Canada Post*

22. Prior to final approval, the owner shall consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes and that the locations will be included on the appropriate servicing plans.
23. The Subdivision Agreement shall contain the following clauses to the satisfaction of the Municipality:

The owner/developer shall:

- a) Include on all offers of purchase and sale, a statement that advises the prospective purchaser that home/business mail delivery will be from a designated Centralized Mail Box;
- b) Be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sale;
- c) Work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations which may be utilized by Canada Post until curbs, boulevards and sidewalks are in place in the remainder of the subdivision;
- d) Install a concrete pad in accordance with the requirements of, and in locations to be approved by, Canada Post to facilitate the placement of Community Mail Boxes;

- e) Identify the pads above on the engineering servicing drawings. Said pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision;
- f) Determine the location of all centralized mail receiving facilities in co-operation with Canada Post and to indicate the location of these centralized mail facilities on appropriate maps, information boards and plans. Maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations.

#### *Agreement*

- 24. That the owner/developer enters into a subdivision agreement with the Municipality of South Huron to satisfy all servicing, financial and other requirements and that the agreement shall be registered against the lands to which it applies.
- 25. A copy of the subdivision agreement between the owner/developer and the Municipality of South Huron shall be provided to the County of Huron Planning and Development Department prior to final approval of this subdivision.

#### *Fees*

- 26. Arrangements shall be made, satisfactory to both the Municipality of South Huron and the County of Huron, for reimbursement of any legal and/or engineering fees and disbursements incurred by them in connection with the review or approval of this plan of subdivision.

#### *Lapsing*

- 27. The proponent 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, an extension to draft approval may be considered by the County. It is the applicant's responsibility to request this extension and if this does not occur then draft approval shall lapse.

#### *Clearances*

- 28. That the County be advised in writing by appropriate agencies how the foregoing conditions have been satisfied (see below for addresses of agencies).

#### 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. Installation of new or extension of existing piped water supply, a sewage system or a storm drainage system is subject to the approval of the Ministry of the Environment in accordance with the Ontario Water Resources Act.
- 3. Comments were received from the Ausable Bayfield Conservation Authority outlining items that the ABCA will require to be addressed in the final stormwater management report. The final stormwater management report (SWM) must address the following:

- Extent of surface ponding, if applicable, which could occur in the roadway at such sag locations during a 100 year storm event;
  - That maximum ponding depths within the traveled roadway do not exceed 0.3 metres;
  - Supporting engineering calculations will be required
  - Longer term maintenance obligations following assumption
  - Discussion and review of drainage patterns in vicinity of the perimeter of the subdivision lands to substantiate that drainage of lands external to the subdivision boundary has been considered and reviewed. If there is no external drainage from lands external to the subdivision limits that this development will need to accommodate, the final SWM report should make such conclusions.
  - Calculation associated with the determination of the lumped value for site imperviousness which is used in the modelling for Blocks A, B and C (Post Development – Catchment 101)
4. An application for final approval of this subdivision must be submitted to the County of Huron with copies of the required clearance letters. Be advised that the County of Huron requires a minimum of 2 weeks to review an application for final approval of a plan of subdivision.
  5. Clearances are required from the following agencies. If the agency condition concerns provisions in the subdivision agreement, a copy of the agreement should be sent to the agency to expedite clearance of the condition.

Condition # 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, 18, 19, 20, 21, 23, 24, 26

Municipality of South Huron  
Box 759  
Exeter, ON, N0M 1S6

Condition # 8, 25, 26, 27, 28

County of Huron Planning & Development  
Department  
57 Napier Street,  
Goderich, Ontario, N7A 1W2

Condition # 19, 21

Ausable Bayfield Conservation Authority  
RR. #3  
Exeter, ON, N0M 1S5

Condition # 21, 23

Canada Post  
2701 Riverside Drive  
Ottawa, ON, K1A 0B1

Condition # 13, 14

Union Gas  
Shirley Brundritt  
Lands Support Analysis  
Union Gas Limited  
50 Keil Drive North, P.O. Box 2001  
Chatham, Ontario, N7M 5M1

Condition # 11, 14

Hydro One Networks Inc.  
Underground Subdivisions Department

Condition # 12, 14

25 Morrow Road  
Barrie, ON, L4N 3V7

Hay Communications  
72863 Blind Line, PO Box 99  
Zurich, Ontario  
N0M 2T0



