



**NOTICE OF ELECTRONIC PUBLIC MEETING
FOR DRAFT PLAN OF SUBDIVISION
AFFECTING THE MUNICIPALITY OF SOUTH HURON**

The Councils of the Corporation of the County of Huron and the Municipality of South Huron will hold an electronic public meeting to obtain public comment on a proposed Plan of Subdivision under Section 51 of the Planning Act.

Public Meeting Information:

Monday, October 26th, 2020 at 6:00pm
Via electronic means (please see instructions on separate page)

APPLICANT: Ruth Victor & Associates for Huron Green Inc.
FILE NUMBER: 40T20001
LOCATION: Lot 6, Concession 2, Stephen Ward, Municipality of South Huron, known municipally as Huron Park. See attached maps for location and details.

PURPOSE & EFFECT:

The purpose of the application is to subdivide the residential lands in Huron Park into 374 Lots and 11 Blocks. The lots will contain the 202 existing single detached dwellings, 158 existing semi-detached units (such that each unit will be on a separate lot), and create 4 vacant single detached lots, and 10 vacant semi-detached units. The Blocks will contain public parkland, accesses to the parkland, and trails. The former rail bed which is located along the southern boundary of the subject lands is proposed to be transferred to the Municipality of South Huron for the purpose of a future trail. The developer also owns the section of the former spur which runs between the subject property and the active rail line to the east; these lands are also proposed to be transferred to the Municipality.

This Plan of Subdivision also creates a new road in the location of the access which is currently referred to as 'Access Road' but is not a municipal road. A corresponding Zoning By-law Amendment application has been submitted in conjunction with this application. The County of Huron considered this application to be complete on July 29, 2020.

PLANNING POLICIES:

The subject property is designated Residential in the South Huron Official Plan. The property is zoned Low Density Residential (R1), Community Facility (CF), Open Space (OS) in the South Huron Comprehensive Zoning By-law.

ADDITIONAL INFORMATION:

Due to Covid-19, the offices of the Huron County Planning & Development Department and the Municipality of South Huron are closed. As a result, in-person services are not available at this time. Staff would be pleased to connect with you via email or phone.

For more information **please contact Denise Van Amersfoort, Senior Planner** with the Huron County Planning & Development Department, at dvanamersfoort@huroncounty.ca or by phone at 1-888-524-8394 ext. 3.

Copies of the application and supporting studies are available for viewing at:

- Linwood Management Office located at 110 Algonquin Drive, Huron Park;
- Municipality of South Huron website (www.southhuron.ca); or
- by emailing planning@huroncounty.ca

HOW TO COMMENT:

Please forward your comments to the Huron County Planning Department or the Municipality of South Huron by **October 22, 2020**. Comments already received by the Municipality of South Huron and the County of Huron will be taken into consideration. You can also make verbal comments at the Public Meeting.

Comments can be sent in writing by mail, fax or email to the contact information below:

Huron County Planning & Development Department 57 Napier Street, Goderich, ON, N7A 1W2	Phone: 519-524-8394x3 Fax: 519-524-5677 Email: planning@huroncounty.ca
Municipality of South Huron 322 Main Street South Po Box 759 Exeter, ON, N0M 1S6	Phone: 519-235-0310x227 Fax: 519-235-3304 Email: clerk@southhuron.ca

Please refer to the file number and applicant in all correspondence. Comments will be reviewed by Huron County Planning Department and South Huron Municipal staff. Please be aware that your comments will become part of the public record on this file.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support or in opposition to the proposed plan of subdivision.

BE ADVISED that only public bodies may appeal a by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an individual, unincorporated association or group.

If a public body does not make oral submission at a public meeting or make written submissions to the Municipality of South Huron before the by-law is passed, the public body is not entitled to appeal the decision of the Municipality of South Huron to the Local Planning Appeal Tribunal.

If a person or public body does not make an oral submission at a public meeting or make written submissions to the Municipality of South Huron before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local

Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body.

NOTIFICATION OF DECISION:

If you wish to be notified of the decision of Huron County on this proposed Plan of Subdivision you must make a written request to: Susan Cronin, Clerk, Huron County Administration Dept., 1 Court House Square, Goderich, ON, N7A 1M2.

DATED AT THE COUNTY OF HURON AND THE MUNICIPALITY OF SOUTH HURON
THIS 1st day of October, 2020.

Susan Cronin, County Clerk
County of Huron
1 Court House Square
Goderich, ON N7A 1M2
(519) 524-8394 ext.3

Rebekah Msuya-Collison, Clerk
Municipality of South Huron
322 Main St., P.O. Box 759,
Exeter, Ontario, NOM 1S6
(519) 235-0310 ext.227

[illegible]

Subject Property

APPENDIX 2 – DRAFT SUBDIVISION PLAN

Note: A high-quality copy of the Draft Plan is available on the South Huron website under ‘Active Planning Files’.

