

## Sarah Smith

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**From:** Maneesh Poddar <[planner@tridongroup.com](mailto:planner@tridongroup.com)>  
**Sent:** July 30, 2018 4:03 PM  
**To:** Sarah Smith  
**Subject:** RE: Follow up to Voicemail

**Categories:** SHu ZBL Public Open House Comments

Thank you very much Sarah – greatly appreciate that email. Please share a PDF of your report going to Council when it is completed.

Thank you again.

Best Regards,



**Maneesh Poddar**  
**Planner**

T: [\(519\) 690-0068](tel:(519)690-0068) | M: [\(519\) 657-5989](tel:(519)657-5989)  
E: [planner@tridongroup.com](mailto:planner@tridongroup.com) | W: [www.tridongroup.com](http://www.tridongroup.com)



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**From:** Sarah Smith [<mailto:sarahsmith@huroncounty.ca>]  
**Sent:** July 30, 2018 3:41 PM  
**To:** Maneesh Poddar  
**Subject:** Follow up to Voicemail

Hello Maneesh,

Please consider this email receipt of your voicemail from late last week.

As noted, a report will be going back to Council at the upcoming August 13<sup>th</sup>, 2018 meeting in regards to the new Comprehensive Zoning By-law. This report will include further correspondence on the Zoning By-law, some already directed changes from Council, and a request for Council direction on a few matters. The items you have requested will be provided to Council for consideration in this report. As the Planner I do not provide assurances on requests or items brought forward to Council. At this time we ask that you understand the process to be followed, and that a report will be brought forward to Council with some items, including your requests as received. Council will make a decision on this matter at the meeting.

Thank you, Sarah

Thanks  
Sarah

Sarah Smith  
Planner

Huron County Planning & Development Department  
57 Napier Street, 2nd Floor, Goderich, ON, N7A 1W2  
P. 519-524-8394 x3 | F. 519-524-5677 | [sarahsmith@huroncounty.ca](mailto:sarahsmith@huroncounty.ca)

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## Sarah Smith

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**From:** Maneesh Poddar <planner@tridongroup.com>  
**Sent:** July 24, 2018 2:15 PM  
**To:** Sarah Smith; Sandra Weber  
**Cc:** 'Don De Jong'  
**Subject:** RE: Municipality of South Huron - 5 & 51/2 Lakeshore Drive - Meeting Request Pertaining to Subject Lands and Proposed Zoning By-law

**Categories:** SHu ZBL Public Open House Comments

Hi Sarah - thanks very much for your email. Greatly appreciate your assistance. When your report is prepared, we would be most grateful if you could share that with us prior to the Council meeting.

Thank you again.

Best Regards,

Maneesh Poddar  
Planner  
T: (519) 690-0068 | M: (519) 657-5989  
E: planner@tridongroup.com | W: www.tridongroup.com

-----Original Message-----

From: Sarah Smith [mailto:sarahsmith@huroncounty.ca]  
Sent: July 24, 2018 1:16 PM  
To: Maneesh Poddar; Sandra Weber  
Cc: 'Don De Jong'  
Subject: RE: Municipality of South Huron - 5 & 51/2 Lakeshore Drive - Meeting Request Pertaining to Subject Lands and Proposed Zoning By-law

Hello Maneesh,

Thank you for the email and others received over the last few days. Ypur comments will be included in package to council at an upcoming meeting as is standard process. I will be bringing a report back to Council at an upcoming meeting regarding the Zoning By-law seeking Council direction for a few items, and this will be one of them.

Regarding your email to my director Sandra Weber, she is on vacation at present. Planning matters regarding South Huron would be directed back to my attention as planner for the Municipality.

Thank You,  
Sarah

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From: Maneesh Poddar [planner@tridongroup.com]  
Sent: Tuesday, July 24, 2018 1:00 PM  
To: Sandra Weber  
Cc: Sarah Smith; 'Don De Jong'

Subject: Municipality of South Huron - 5 & 51/2 Lakeshore Drive - Meeting Request Pertaining to Subject Lands and Proposed Zoning By-law

Hi Sandra,

Good afternoon. I am the agent acting on behalf of the owners of the properties municipally addressed as 5 and 5 ½ Lakeshore Drive in South Huron.

Don de Jong is the owner of 5 Lakeshore Drive, and Jamie Crnich is the owner of 5 ½ Lakeshore Drive.

5 Lakeshore Drive has a single detached dwelling unit. The lot is planned to be severed to establish a new vacant residential lot.

5 ½ Lakeshore Drive is an existing lot of record. The current structure on the lot will be demolished and a single detached dwelling will be created.

Accordingly, applications for consent and building permit will be made respectively and imminently for 5 and 5 ½ Lakeshore Drive.

Being cognizant the new By-law, which would zone these properties Lakeshore Residential, the said property owners have sought dialogue with municipal planning staff.

Sarah Smith kindly met with Don de Jong approximately a week ago, however given the feedback received, concerns were raised related to certain proposed zoning provisions.

The primary concerns pertain to 'non-conforming' existing lots of record (compare Sections 3.22 and 15.6 of the proposed By-law), and changes to how frontage is defined.

Under the proposed By-law, frontage would only be defined from the lake. At present, frontage may either be defined from the lake or the street.

In the context of 5 Lakeshore Drive, we have requested that frontage for the lot with the existing dwelling, and the planned vacant lot to be created, would be considered from the street moving forward.

As such, your clarification on these matters and how they will be addressed would be most appreciated.

We can meet with you in person at your earliest convenience. Please let us know what date(s)/time(s) you are available.

Thank you, and hope to meet you soon.

Best Regards,

[Tridon Group]<<http://www.tridongroup.com/>>

Maneesh Poddar

Planner

T: (519) 690-0068 | M: (519) 657-5989

E: [planner@tridongroup.com](mailto:planner@tridongroup.com)<<mailto:planner@tridongroup.com>> | W: [www.tridongroup.com](http://www.tridongroup.com)<<http://www.tridongroup.com>>

[<https://a8b03ffbc00ed4da54a1-0c6684360696717b63d89dbc0edb802c.ssl.cf1.rackc>

dn.com/icon-facebook\_28x28.jpg]<<https://www.facebook.com/TridonGroup/?ref=nf>>

[[https://a8b03ffbc00ed4da54a1-0c6684360696717b63d89dbc0edb802c.ssl.cf1.rackcdn.com/icon-twitter\\_28x28.jpg](https://a8b03ffbc00ed4da54a1-0c6684360696717b63d89dbc0edb802c.ssl.cf1.rackcdn.com/icon-twitter_28x28.jpg)]<<https://twitter.com/tridongroup>>

[[https://a8b03ffbc00ed4da54a1-0c6684360696717b63d89dbc0edb802c.ssl.cf1.rackcdn.com/icon-linkedin\\_28x28.jpg](https://a8b03ffbc00ed4da54a1-0c6684360696717b63d89dbc0edb802c.ssl.cf1.rackcdn.com/icon-linkedin_28x28.jpg)]<<https://www.linkedin.com/company/tridon-group>>



## Sarah Smith

---

**From:** Maneesh Poddar <planner@tridongroup.com>  
**Sent:** July 23, 2018 4:02 PM  
**To:** Sarah Smith  
**Cc:** ddejong@tridongroup.com; marketing@tridongroup.com  
**Subject:** RE: South Huron - Committee of Adjustment/Minor Variance

**Categories:** SHu ZBL Public Open House Comments

Hi Sarah:

Good afternoon. Hope this finds you well. Further to my email of July 18, and our subsequent correspondence, I want to verify that we will be proceeding with development applications for 5 1/2 Lakeshore Drive (existing lot of record) and 5 Lakeshore Drive.


Bearing in the mind the timing of the adoption of the new Zoning By-law, and in an effort not to unduly delay the Municipality, we would like to suggest site specific zoning for the above mentioned lands.

For these lands, we would ask that the existing frontage/front yard definition be maintained (i.e. either from the lake or street), and to have the lake frontage for the lot of record recognized as is.


We would appreciate your feedback on the above mentioned Lakeshore Residential site specific zoning as soon as possible.

Thank you, and look forward to hearing from you soon.

Best Regards,

  
**TRIDON**

**Maneesh Poddar**  
**Planner**  
T: (519) 690-0068 | M: (519) 657-5989  
E: [planner@tridongroup.com](mailto:planner@tridongroup.com) | W: [www.tridongroup.com](http://www.tridongroup.com)


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**From:** Maneesh Poddar [<mailto:planner@tridongroup.com>]  
**Sent:** July 20, 2018 3:32 PM  
**To:** 'Sarah Smith'  
**Subject:** RE: South Huron - Committee of Adjustment/Minor Variance




Hi Sarah – thanks, look forward to hearing from you. If we can talk Monday, let me know.

Take care, and have a good weekend.

Best Regards,

  
**TRIDON**

**Maneesh Poddar**  
**Planner**  
T: (519) 690-0068 | M: (519) 657-5989  
E: [planner@tridongroup.com](mailto:planner@tridongroup.com) | W: [www.tridongroup.com](http://www.tridongroup.com)

**From:** Sarah Smith [mailto:sarahsmith@huroncounty.ca]  
**Sent:** July 19, 2018 1:58 PM  
**To:** Maneesh Poddar  
**Cc:** ddejong@tridongroup.com; marketing@tridongroup.com  
**Subject:** RE: South Huron - Committee of Adjustment/Minor Variance

Hello Maneesh,

Thanks for the email. I am out of the office tomorrow but will review the email and will be in touch next week.

Thanks.

Thanks  
Sarah

Sarah Smith  
Planner

Huron County Planning & Development Department  
57 Napier Street, 2nd Floor, Goderich, ON, N7A 1W2  
P. 519-524-8394 x3 | F. 519-524-5677 | [sarahsmith@huroncounty.ca](mailto:sarahsmith@huroncounty.ca)

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**From:** Maneesh Poddar [mailto:planner@tridongroup.com]  
**Sent:** July 18, 2018 2:49 PM  
**To:** Sarah Smith <sarahsmith@huroncounty.ca>  
**Cc:** ddejong@tridongroup.com; marketing@tridongroup.com  
**Subject:** RE: South Huron - Committee of Adjustment/Minor Variance

Hi Sarah:

Good afternoon. Hope this finds you well. Further to the our last correspondence/email below, would you be able to give myself or Don a call this afternoon or tomorrow morning.

I may have to be on the road, but should be reachable by cell 519-657-5989. You can reach Don at 519-521-7777.

At this time, can you please verify how many readings the By-law has had? What was Council's opinion/position on the request to refer the South Huron Zoning By-law back to staff for further review?

Also, did you have any thoughts pertaining to Don's message regarding the garage? It's our understanding that there should be no issue for parking in the side yard for an attached garage (including driveway), but would like to have further discussion on this point.

Again, I want to emphasize that we are sincerely looking to be as cooperative as possible, and not cause undue delay in the adoption of the new Zoning By-law. However, we want to ensure the properties 5 and 5 1/2 Lakeshore Drive are not adversely impacted



Despite the divergence of opinion of the impacts/benefits of certain proposed Zoning By-law changes, in the context of the subject properties, we will refrain from appealing provided site specific zoning is granted for subject lands.

For the existing lot of record (5 1/2 Lakeshore), we accept the frontage being from the lake side, however, ask that the corresponding existing frontage along the lake be deemed as in compliance with the new Zoning By-law when passed.

5 Lakeshore Drive, which has an existing house, but also a large amount of vacant space, is planned to be divided into 2 lots in the future.

Going forward with the aforementioned, we would ask that the new lots (retained and severed) be recognized as having frontage from the street and that those frontages be recognized as being in compliance with the new By-law.

We can accept all other provisions, and are comfortable that the septic/servicing requirements can be met.

We can provide the wording and/or work with you on the wording for the respective site specific zoning.

Part of the impetus for the request for the site specific zoning are zoning provisions under the proposed By-law, pertaining to existing lots, that appear to be contradictory.

More specifically, I am referring to Section 3.22 and Section under the proposed By-law.

Section 3.22 Non-Complying Properties (General Provisions) states:

Where an existing property does not meet the zone area and/or frontage and/or property depth requirements of this by-law, these existing conditions are recognized and the existing property is deemed to comply with the zone area, frontage, and property depth requirements.

Section 15.6 Existing Undeveloped Property (Lakeshore Residential (LR1) Zone) states:

*Where a property having an area and/or frontage less than the minimum requirement stated Section 15.4 Zone Provisions is held under distinct and separate ownership from abutting properties as shown by a registered conveyance in the records of the Registry Office, at the date of the passing of the By-law, such a property may be used and a single detached dwelling erected on the property provided that all relevant regulations made under The Public Health Act and all relevant requirements of the relevant Health Authority are fulfilled, in addition to the following:*

*Minimum property frontage: 18 metres*

*Minimum property area with public water 604 square metres*

*Minimum property area without public water 1000 square metres*

Thank you for your consideration, and look forward to resolving this matter as quickly as possible.

Best Regards,



**Maneesh Poddar**  
**Planner**

T: (519) 690-0068 | M: (519) 657-5989

E: [planner@tridongroup.com](mailto:planner@tridongroup.com) | W: [www.tridongroup.com](http://www.tridongroup.com)



**To:** 'Sarah Smith'  
**Cc:** [ddejong@tridongroup.com](mailto:ddejong@tridongroup.com)  
**Subject:** FW: South Huron - Committee of Adjustment/Minor Variance

Hi Sarah:

Thank you again for the meeting earlier today.

While the feedback was most appreciated, there remain a number of concerns pertaining to the proposed Zoning By-law.

As such, we have sent the letter below respectfully requesting Council defer the adoption of the proposed By-law until further dialogue/review can be had.

We would be most grateful if you could speak to the email below as well tonight at Council.

We certainly recognize the need to update the By-law, but equally want to ensure the updates do not unintentionally detract from or limit the residential amenity of existing property owners.

I will provide a follow up letter which speaks to the concerns in more detail.

Notwithstanding this, we absolutely want to continue working with you to reach an amicable resolution and Zoning By-law that can be supported by Council.

I will definitely be in touch, but please feel free to connect at any time.

Best Regards,



**Maneesh Poddar**  
**Planner**

T: (519) 690-0068 | M: (519) 657-5989

E: [planner@tridongroup.com](mailto:planner@tridongroup.com) | W: [www.tridongroup.com](http://www.tridongroup.com)



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**From:** Maneesh Poddar [<mailto:planner@tridongroup.com>]  
**Sent:** July 16, 2018 4:29 PM  
**To:** 'clerk@southhuron.ca'  
**Cc:** 'johnson@southhuron.ca'; 'ddejong@tridongroup.com'  
**Subject:** RE: South Huron - Committee of Adjustment/Minor Variance

Dear Rebekah:

I am writing on behalf of the property owners of 5 and 5 ½ Lakeshore Drive.

Further to correspondence with the planner for South Huron, the property owners respectfully request that Council not proceed with readings to adopt the proposed Municipality of South Huron Zoning By-law.

The owners of the respective properties have uncertainty regarding the impacts of proposed zoning changes related to building height, accessory buildings, lot frontage, and parking.

Accordingly it is asked that the proposed Zoning By-law be referred back to staff for further review and discussion with the said property owners.

The owners of the said properties ask that the following email be shared at tonight's Council meeting:

Thank you for your consideration.

Best Regards,



**Maneesh Poddar**  
**Planner**

T: [\(519\) 690-0068](tel:(519)690-0068) | M: [\(519\) 657-5989](tel:(519)657-5989)

E: [planner@tridongroup.com](mailto:planner@tridongroup.com) | W: [www.tridongroup.com](http://www.tridongroup.com)





## Sarah Smith

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**From:** Maneesh Poddar <planner@tridongroup.com>  
**Sent:** July 11, 2018 3:55 PM  
**To:** Sarah Smith  
**Cc:** ddejong@tridongroup.com  
**Subject:** RE: South Huron - Committee of Adjustment/Minor Variance

**Categories:** SHu ZBL Public Open House Comments

Hi Sarah:





Thank you very much for your email. By chance would you have any availability this Friday? Don De Jong, the property owner will be in the municipality that day and is fine to drive to meet you at whichever office location you may be.

Should you meet Don on Friday, I will join you by conference call.

As a back up, we can go with Monday July 16<sup>th</sup> at 2pm.

Please let me know if Friday can work a your earliest convenience.

Best Regards,

	<p><b>Maneesh Poddar</b> <b>Planner</b> T: (519) 690-0068   M: (519) 657-5989 E: <a href="mailto:planner@tridongroup.com">planner@tridongroup.com</a>   W: <a href="http://www.tridongroup.com">www.tridongroup.com</a></p> <div style="display: flex; align-items: center;"></div>
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**From:** Sarah Smith [mailto:sarahsmith@huroncounty.ca]  
**Sent:** July 11, 2018 2:58 PM  
**To:** Maneesh Poddar  
**Subject:** RE: South Huron - Committee of Adjustment/Minor Variance

Hi Maneesh,

Thanks for the email; I was out of the office Monday and Tuesday and am catching up on emails. I see you wish to meet to discuss the application, and some zoning related matters. I am usually in the South Huron Exeter Office on Monday and Tuesday of each week, we could arrange a time to meet that suits your schedule. Do any of the following times suit?

Monday July 16<sup>th</sup> at 2pm  
Tuesday July 17<sup>th</sup> at 12pm or 3pm  
Monday July 23 after 2pm  
Tuesday July 24<sup>th</sup> 2pm

Thanks  
Sarah

Hi Sarah:

Good morning. Hope this finds you well. Apologies for the previous empty email – accidentally hit send.

It's my understanding in yesterday's presentation for the new South Huron Zoning By-law that for properties abutting Lake Huron, the front yard will now be considered on the lake side of the property.

Notwithstanding the above mentioned, am I correct in stating that frontage will still be measured from the street?

Would greatly appreciate it if you could clarify and share yesterday's presentation.

Thank you, and look forward to hearing from you soon.

Best Regards,



**Maneesh Poddar**  
**Planner**

T: (519) 690-0068 | M: (519) 657-5989

E: [planner@tridongroup.com](mailto:planner@tridongroup.com) | W: [www.tridongroup.com](http://www.tridongroup.com)



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**From:** Maneesh Poddar [<mailto:planner@tridongroup.com>]

**Sent:** July 4, 2018 9:20 AM

**To:** 'Sarah Smith'

**Subject:** RE: South Huron - Committee of Adjustment/Minor Variance

Best Regards,



**Maneesh Poddar**  
**Planner**

T: (519) 690-0068 | M: (519) 657-5989

E: [planner@tridongroup.com](mailto:planner@tridongroup.com) | W: [www.tridongroup.com](http://www.tridongroup.com)



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**From:** Sarah Smith [<mailto:sarahsmith@huroncounty.ca>]

**Sent:** June 18, 2018 4:23 PM

**To:** Maneesh Poddar

**Subject:** RE: South Huron - Committee of Adjustment/Minor Variance

Hi Maneesh,

My apologies for just replying now, this email got buried and I failed to print a copy to come back to. Please accept this as follow up on your email.

I had a voicemail from Don regarding the process and minor variance timeline – I would appreciate if you shared the following with him as information to answer his questions. Thanks.

Thank you for the note and link on the website page for the Committee of Adjustment (COA) – South Huron is updating their website and some links are no longer in use which will be deleted or modified. The Municipality of

South Huron schedules COA meetings as applications are received and a meeting is required. We do have standard review periods and minimum circulation timelines for notice under the Planning Act, but a meeting is scheduled as required depending on when an application is received and deemed complete to be circulated. The meetings are held the same night as regular South Huron Council at 5:00pm. South Huron Council usually meets the first and third Monday of each month. We cannot guarantee when an application would be heard before a respective meeting – applications are scheduled for a meeting once the file is deemed complete. We are also held to statutory notice requirements under the Planning Act with a minimum 10 day notice period prior to the meeting, but also time in addition to this for staff preparation of notice and circulation materials. The next available meeting will be determined when the submitted application is deemed complete and ready to be circulated.

Please refer to the following link which includes the most up to date minor variance application form as well as a user guide to the Minor Variance process; this brochure outlines the process along with steps and approximate timeline. <https://www.huroncounty.ca/plandev/forms/minor-variances/>

It would be best to discuss the proposal and request being sought; we do try to arrange pre-consultation meetings to go over the application/request and any questions you may have in completing the application form etc. You will want to include a site plan of the proposed structure and variance sought. Understanding the request is for height you likely will want to provide elevations of the building, and perhaps include visuals of how the building will compare relative to surrounding uses and structures. It may also be asked that you provide a lot grading and drainage plan. Other studies as deemed necessary may be requested following formal submission and review.

Thanks  
Sarah

Sarah Smith  
Planner

Huron County Planning & Development Department  
57 Napier Street, 2nd Floor, Goderich, ON, N7A 1W2  
P. 519-524-8394 x3 | F. 519-524-5677 | [sarahsmith@huroncounty.ca](mailto:sarahsmith@huroncounty.ca)

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**From:** Maneesh Poddar [<mailto:planner@tridongroup.com>]  
**Sent:** June 11, 2018 11:57 AM  
**To:** Sarah Smith <[sarahsmith@huroncounty.ca](mailto:sarahsmith@huroncounty.ca)>  
**Subject:** South Huron - Committee of Adjustment/Minor Variance

Hi Sarah:

Good morning. Hope all is well.

It appears the Committee of Adjustment webpage needs to be updated  
- <http://www.southhuron.ca/event/committee-adjustment-meeting-1> - still showing the last CoA meeting as Feb. 5, 2018

Regardless, could you please let me know what the CoA summer schedule is, or when the next few CoA meeting are.

If we were to make an application next week (right now only appears to be for an increase in maximum permitted

Also, typically how long is the MV processing time?

Would be most grateful for your feedback on the above mentioned at your earliest convenience. Happy to discuss in more detail should you want.

Thank you.

Best Regards,



**Maneesh Poddar**  
**Planner**

T: [\(519\) 690-0068](tel:(519)690-0068) | M: [\(519\) 657-5989](tel:(519)657-5989)

E: [planner@tridongroup.com](mailto:planner@tridongroup.com) | W: [www.tridongroup.com](http://www.tridongroup.com)





## Sarah Smith

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**From:** Maneesh Poddar <planner@tridongroup.com>  
**Sent:** July 9, 2018 5:46 PM  
**To:** Sarah Smith  
**Cc:** ddejong@tridongroup.com  
**Subject:** RE: South Huron - Committee of Adjustment/Minor Variance

**Categories:** SHu ZBL Public Open House Comments

Hi Sarah:

Hope this finds you well. Could you please let me know a good time to connect tomorrow. We are looking to make an application shortly and would greatly appreciate a chance to discuss a few zoning related matters with you.

Thank you and have a good evening.

Best Regards,



**Maneesh Poddar**  
**Planner**

T: (519) 690-0068 | M: (519) 657-5989

E: [planner@tridongroup.com](mailto:planner@tridongroup.com) | W: [www.tridongroup.com](http://www.tridongroup.com)



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**From:** Maneesh Poddar [mailto:planner@tridongroup.com]  
**Sent:** July 5, 2018 11:30 AM  
**To:** 'Sarah Smith'  
**Cc:** 'ddejong@tridongroup.com'  
**Subject:** RE: South Huron - Committee of Adjustment/Minor Variance

Hi Sarah:

Good morning. Greatly appreciate your email and clarification on those definitions

Not sure if there is another impetus but recognize there is a logical desire to protect the lakeshore area and its visual amenity. However, given building designs and frontage considerations (e.g. utilities location, defining building frontage, etc.) are normally done in relation to the street/where there is vehicular access, the proposed definition of front property line in this context would pragmatically be less desirable for property owners than the present/existing definition.

In turn, it would be greatly appreciated if there could be an opportunity for further discussion/examination of the proposed zoning provisions for properties abutting Lake Huron prior to adoption of the By-law. When do you anticipate the new By-law coming into effect?

As always, thank you for your help and consideration.

Best Regards,



**Maneesh Poddar**  
**Planner**

T: (519) 690-0068 | M: (519) 657-5989

E: [planner@tridongroup.com](mailto:planner@tridongroup.com) | W: [www.tridongroup.com](http://www.tridongroup.com)



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**From:** Sarah Smith [mailto:[sarahsmith@huroncounty.ca](mailto:sarahsmith@huroncounty.ca)]  
**Sent:** July 5, 2018 9:29 AM  
**To:** Maneesh Poddar  
**Subject:** RE: South Huron - Committee of Adjustment/Minor Variance

Hello Maneesh,

I will reply to both emails in one response. Hopefully the following provides clarification.

In regard to my reply, please refer to the most recent draft of the proposed South Huron Zoning By-law, available at the following link under header "Proposed Comprehensive Zoning By-law" and selecting "June 26<sup>th</sup> version of draft zoning by-law", available at the following link: <http://southhuron.ca/zoning>

1. Please refer to the definition section, Section 2, definition "*Front Property Line*" on page 34 of the printed text. This definition is included as c) under the main definition for "Property" listed alphabetically in the By-law
  - a. In this definition it explicitly speaks to properties fronting on Lake Huron and for properties abutting or including the top-of-bank
2. Please refer to Section 3.39.4 in the draft By-law regarding Setback from Lake Huron. Also, any regulations and review by applicable Conservation Authority is also required for any review of a property or proposed use.

Thanks  
Sarah

Sarah Smith  
Planner

Huron County Planning & Development Department  
57 Napier Street, 2nd Floor, Goderich, ON, N7A 1W2  
P. 519-524-8394 x3 | F. 519-524-5677 | [sarahsmith@huroncounty.ca](mailto:sarahsmith@huroncounty.ca)

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**From:** Maneesh Poddar [mailto:[planner@tridongroup.com](mailto:planner@tridongroup.com)]  
**Sent:** July 4, 2018 10:03 AM  
**To:** Sarah Smith <[sarahsmith@huroncounty.ca](mailto:sarahsmith@huroncounty.ca)>  
**Subject:** RE: South Huron - Committee of Adjustment/Minor Variance

Hi Sarah:

Good morning. Hope this finds you well. Analogies for the previous emntv email – accidentally hit send.

It's my understanding in yesterday's presentation for the new South Huron Zoning By-law that for properties abutting Lake Huron, the front yard will now be considered on the lake side of the property.

Notwithstanding the above mentioned, am I correct in stating that frontage will still be measured from the street?

Would greatly appreciate it if you could clarify and share yesterday's presentation.

Thank you, and look forward to hearing from you soon.

Best Regards,



**Maneesh Poddar**  
**Planner**

T: (519) 690-0068 | M: (519) 657-5989  
E: [planner@tridongroup.com](mailto:planner@tridongroup.com) | W: [www.tridongroup.com](http://www.tridongroup.com)



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**From:** Maneesh Poddar [<mailto:planner@tridongroup.com>]  
**Sent:** July 4, 2018 9:20 AM  
**To:** 'Sarah Smith'  
**Subject:** RE: South Huron - Committee of Adjustment/Minor Variance

Best Regards,



**Maneesh Poddar**  
**Planner**

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**From:** Sarah Smith [<mailto:sarahsmith@huroncounty.ca>]  
**Sent:** June 18, 2018 4:23 PM  
**To:** Maneesh Poddar  
**Subject:** RE: South Huron - Committee of Adjustment/Minor Variance

Hi Maneesh,

My apologies for just replying now, this email got buried and I failed to print a copy to come back to. Please accept this as follow up on your email.

I had a voicemail from Don regarding the process and minor variance timeline – I would appreciate if you shared the following with him as information to answer his questions. Thanks.

Thank you for the note and link on the website page for the Committee of Adjustment (COA) – South Huron is updating their website and some links are no longer in use which will be deleted or modified. The Municipality of South Huron schedules COA meetings as applications are received and a meeting is required. We do have standard review periods and minimum circultin timelines for notice uner the Planning Act, but a meeting is scheduled as required depending on when an application is received and deemed complete to be circulated. The meetings are held the same night as regular South Huron Council at 5:00pm. South Huron Council usually meets the first and

third Monday of each month. We cannot guarantee when an application would be heard before a respective meeting – applications are scheduled for a meeting once the file is deemed complete. We are also held to statutory notice requirements under the Planning Act with a minimum 10 day notice period prior to the meeting, but also time in addition to this for staff preparation of notice and circulation materials. The next available meeting will be determined when the submitted application is deemed complete and ready to be circulated.

Please refer to the following link which includes the most up to date minor variance application form as well as a user guide to the Minor Variance process; this brochure outlines the process along with steps and approximate timeline. <https://www.huroncounty.ca/plandev/forms/minor-variances/>

It would be best to discuss the proposal and request being sought; we do try to arrange pre-consultation meetings to go over the application/request and any questions you may have in completing the application form etc. You will want to include a site plan of the proposed structure and variance sought. Understanding the request is for height you likely will want to provide elevations of the building, and perhaps include visuals of how the building will compare relative to surrounding uses and structures. It may also be asked that you provide a lot grading and drainage plan. Other studies as deemed necessary may be requested following formal submission and review.

Thanks  
Sarah

Sarah Smith  
Planner

Huron County Planning & Development Department  
57 Napier Street, 2nd Floor, Goderich, ON, N7A 1W2  
P. 519-524-8394 x3 | F. 519-524-5677 | [sarahsmith@huroncounty.ca](mailto:sarahsmith@huroncounty.ca)

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**From:** Maneesh Poddar [<mailto:planner@tridongroup.com>]  
**Sent:** June 11, 2018 11:57 AM  
**To:** Sarah Smith <[sarahsmith@huroncounty.ca](mailto:sarahsmith@huroncounty.ca)>  
**Subject:** South Huron - Committee of Adjustment/Minor Variance

Hi Sarah:

Good morning. Hope all is well.

It appears the Committee of Adjustment webpage needs to be updated  
- <http://www.southhuron.ca/event/committee-adjustment-meeting-1> - still showing the last CoA meeting as Feb. 5, 2018

Regardless, could you please let me know what the CoA summer schedule is, or when the next few CoA meetings are.

If we were to make an application next week (right now only appears to be for an increase in maximum permitted residential building height: 9.0m max, whereas ~ 11.75m requested), tentatively how early could we be scheduled?

Also, typically how long is the MV processing time?

Would be most grateful for your feedback on the above mentioned at your earliest convenience. Happy to discuss in more detail should you want.

Thank you.

Best Regards,



**Maneesh Poddar**

**Planner**

T: [\(519\) 690-0068](tel:(519)690-0068) | M: [\(519\) 657-5989](tel:(519)657-5989)

E: [planner@tridongroup.com](mailto:planner@tridongroup.com) | W: [www.tridongroup.com](http://www.tridongroup.com)





## Sarah Smith

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**From:** Maneesh Poddar <planner@tridongroup.com>  
**Sent:** July 4, 2018 11:58 AM  
**To:** Sarah Smith  
**Cc:** ddejong@tridongroup.com  
**Subject:** FW: South Huron - Committee of Adjustment/Minor Variance

**Categories:** SHu ZBL Public Open House Comments

Hi Sarah:

Further to my previous email, just wanted confirmation of whether or not the present 30.0m lakeshore area setback (consistent with current ABCA/provincial requirements) would remain in effect going forward.

Would be most grateful if you could verify.

Thank you again.

Best Regards,



**Maneesh Poddar**  
**Planner**

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---

**From:** Maneesh Poddar [mailto:[planner@tridongroup.com](mailto:planner@tridongroup.com)]  
**Sent:** July 4, 2018 10:03 AM  
**To:** 'Sarah Smith'  
**Subject:** RE: South Huron - Committee of Adjustment/Minor Variance

Hi Sarah:

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**Sent:** July 4, 2018 9:20 AM  
**To:** 'Sarah Smith'  
**Subject:** RE: South Huron - Committee of Adjustment/Minor Variance

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**From:** Sarah Smith [mailto:[sarahsmith@huroncounty.ca](mailto:sarahsmith@huroncounty.ca)]  
**Sent:** June 18, 2018 4:23 PM  
**To:** Maneesh Poddar  
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