

TRANSMITTAL

January 29, 2019

File No: 18106

Huron County
57 Napier Street, 2nd Floor
Goderich, ON
N7A 1W2

Attn: Ms. Denise Van Amersfoort, RPP, MCIP
Senior Planner

Re: **Integrated Class Environmental Assessments with Planning Act Applications
Application for Draft Plan of Subdivision, Official Plan Amendment
and Zoning By-law Amendment
Simcoe Street – Exeter, Municipality of South Huron
Pinnacle Quality Homes**

On behalf of our client Pinnacle Quality Homes, and further to our discussions regarding the above noted applications and process to integrate a Class Environmental Assessment (“Class EA”) with Planning Act Applications. I have prepared this memo to outline the requirements when processing these two application types simultaneously.

Class Environmental Assessments are prepared under the policies of the Environmental Assessment Act. A Class EA applies to projects that can be approved subject to compliance with the approved Class EA Process. There are many types of Classes. In this case the construction of a new municipal road which will be required as a condition of approval of a Draft Plan of Subdivision to be approved under the Planning Act is considered a Schedule “A+” pre-approved project under Section A.1.2.2 and Appendix 1 of the Municipal Class Environmental Assessment Manual.

Section A.1.2.2 of the Municipal Class Environmental Assessment Manual outlines the purpose of the various types of Class EA’s. With respect to Schedule A+ projects the manual states:

The purpose of Schedule A+ is to ensure some type of public notification for certain projects that are pre-approved under the Municipal Class EA, it is appropriate to inform the public of municipal infrastructure project(s) being constructed or implemented in their area. There, however, would be no ability for the public to request a Part II Order. If the public has any comments, they should be directed to the municipal council where they would be more appropriately addressed.

Schedule A+ activities may have been previously approved by a municipal council through annual budgets or specific mandates. Advising the public of the project implementation is a means to inform the public of what is to be undertaken in their local area. The public retains the opportunity to comment to municipal council. Given that these projects are pre-approved, there is no appeal to MECP on these projects.

The manner in which the public is advised is to be determined by the proponent. This could be a notice provided to adjacent property owners, a notice posted at the site, a report to council, a list of projects posted on the municipality's website etc. (Note: the mandatory requirements for a "Public Notice" as outlined in Section A.3.5.3 do not apply to Schedule A+).

Given the above direction our proposed approach to inform the public of the new municipal road is to provide details of this road during our public presentation. The section of road beyond the limits of the Proposed Subdivision will be highlighted and clearly identified. Notice of the Public Meeting has been circulated by the Municipality to all land owners within 120m of the subject property. The statutory public meeting is open to all members of the public and presentation materials are available following the meeting.

The finer details of the road construction will be reviewed during the detailed design process for the Draft Plan of Subdivision. Any necessary documentation supporting the construction of the road will be contained within a Development Agreement to be signed by the proponent and the Municipality.

I trust the above letter confirms our approach to inform the public of the proposed Municipal Road beyond the limits of the subdivision. We look forward to working with the County of Huron and Municipality of South Huron on these applications. Should you require any further information please do not hesitate to contact me.

Yours truly,

GSP GROUP INC.

A handwritten signature in blue ink, appearing to read 'Brandon Flewwelling', is written over the company name.

Brandon Flewwelling, MCIP, RPP

cc. Montana Wilson - MTE Consultants Inc.
John Meinen – Pinnacle Quality Homes
Dan Best – CAO, Municipality of South Huron
Don Giberson - Director of Operations and Infrastructure, Municipality of South Huron