

Huron Green Inc.

Two Planning Applications :

- Plan of Subdivision
- Zoning By-law Amendment

No Official Plan Amendment is required

Purpose of Subdivision Application:

- Create 374 lots
 - 202 existing single detached dwellings
 - 3 vacant single detached lots
 - 1 new single detached lot
 - 158 existing semi detached units
 - 10 new semi detached units

Purpose of Zoning By-law Amendment:

- Permit the lot layout as per the Draft Plan of Subdivision.
- Create lots based on the existing dwelling pattern
- Retain majority of open space amenity areas to provide recreational space
- Permit minor infill lot creation within the existing development fabric.
- Zone the former school lands as a future development block.

Public Consultation:

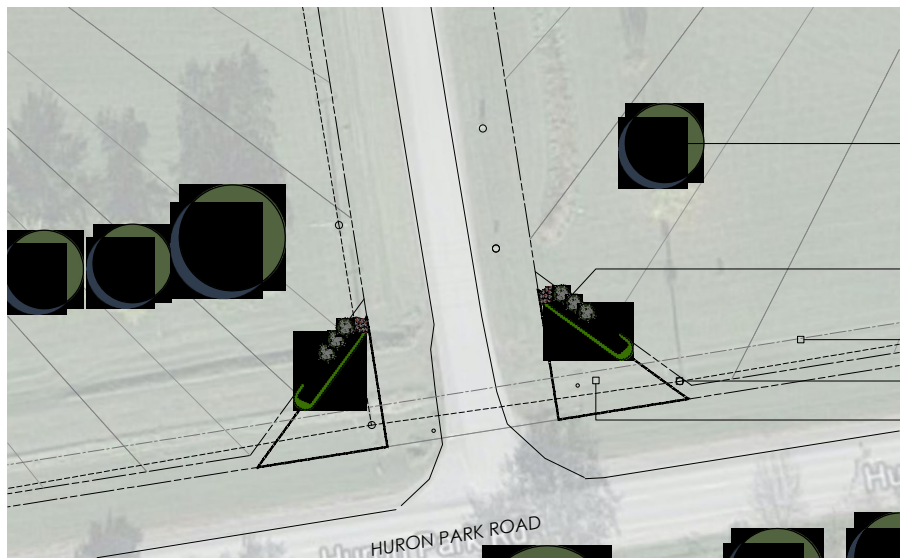
Met with residents on November 26, 2018.

Main issues raised by the Public & Residents:

- 1) Maintenance of Units and vacant homes
- 2) What will happen with current leases, are they transferable?
- 3) Can I buy the house I am renting?
- 4) Will the future development increase traffic?
- 5) Is there enough parking?

Proposed Community Improvements

- Subdivision Entry Feature
- Dedication of existing walking paths, parks and open spaces
- Dedication of approximately 1.3 kilometer graded gravel trail along Huron Park



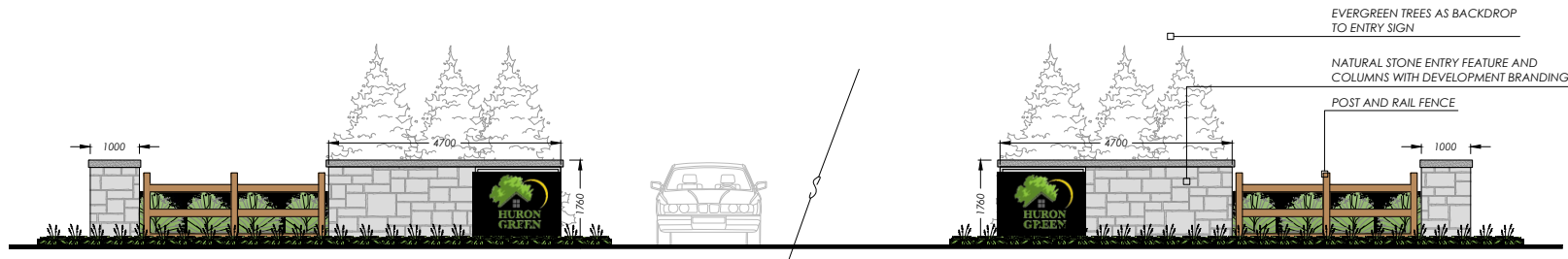
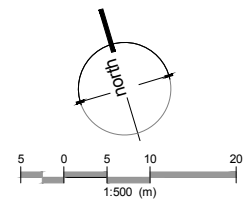
EXISTING TREES TO REMAIN

PROPOSED ENTRY FEATURE
- REFER TO ELEVATION

APPROXIMATE LOCATION
OF EXISTING DITCH

EXISTING HYDRO POLE AND
OVERHEAD WIRES

DAYLIGHT TRIANGLE



EVERGREEN TREES AS BACKDROP
TO ENTRY SIGN

NATURAL STONE ENTRY FEATURE AND
COLUMNS WITH DEVELOPMENT BRANDING

POST AND RAIL FENCE

PROJECT
Huron Green Entry Feature - Concept Three
South Huron
December 4th, 2019
CLIENT
Huron Green Inc.

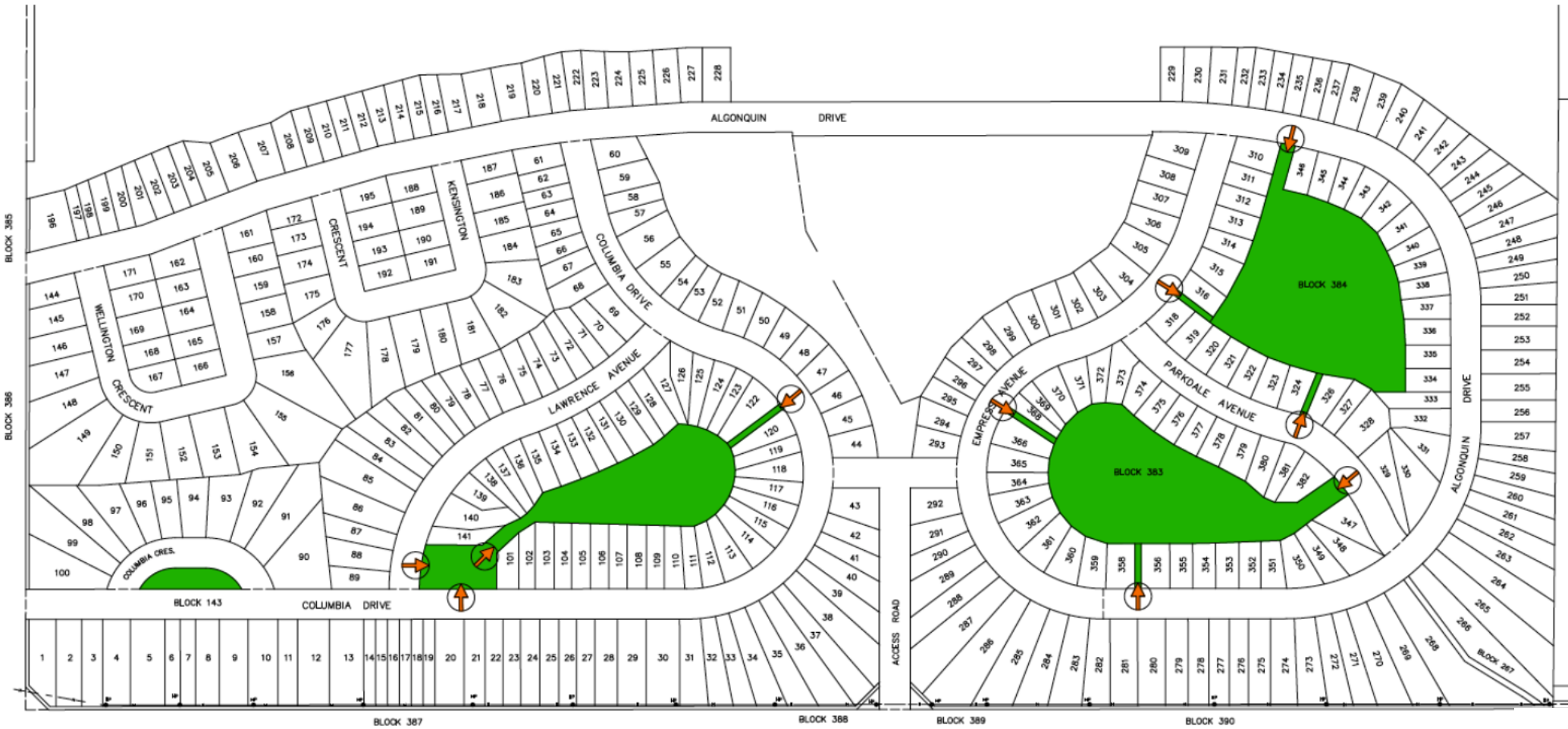
adesso design inc.
landscape architecture

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Entry Feature Concept Plan





■ PROPOSED GREEN SPACE

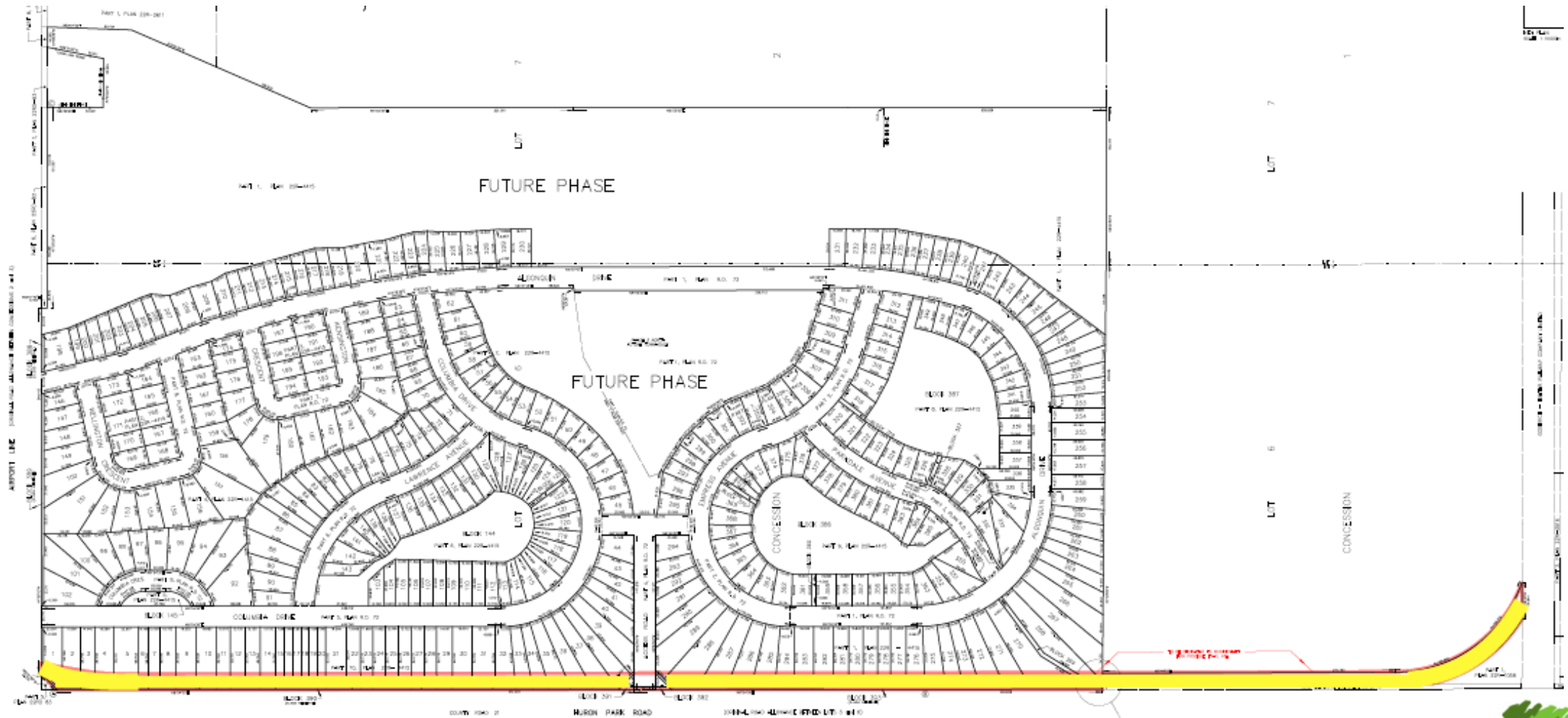
➔ ACCESS POINTS



**Ruth Victor
& Associates**

Lands to be dedicated as Green Space

URBAN & REGIONAL PLANNING



Lands to be dedicated as Trail
(Shown in Yellow)