
From: Craig Metzger [mailto:cmetzger@huroncounty.ca]

Sent: Friday, June 26, 2020 9:55 AM

To: Marlan Siren <marlansiren@hotmail.com>

Cc: Councillor Faubert <dfaibert@southhuron.ca>; Alex Wolfe <awolfe@southhuron.ca>; Rebekah Msuya-Collison <clerk@southhuron.ca>; Mayor Finch <gfinch@southhuron.ca>; Councillor Vaughan <mvaughan@southhuron.ca>; Dan Best <cao@southhuron.ca>; Caroline Baker (caroline@bakerpg.com) <caroline@bakerpg.com>

Subject: RE: proposed TRIDON development in Grand Bend

Hi Marlan,

In response to your questions:

1. As Tridon's representatives have announced, Tridon has submitted an application to amend South Huron's Official Plan. However, it is in the very early stages of the process and the review to determine whether it is complete and can move forward as an official application has not yet been completed. "Complete" means the application includes all the information required by the Planning Act as well as any studies required by South Huron's Official Plan.
2. Mr. DeJong's Lakeshore project that you refer to was a severance at 5A Lakeshore Drive. The requested material was submitted and the severance was approved by Huron County Council on February 5, 2020.
3. The application consideration process is broadly laid out in a flowchart in the attached guide prepared by the County Planning & Development Department. Please note the drive-by open house and Zoom presentation by Tridon were not a requirement of the process but an effort by Tridon to reach out to the community in advance of the formal process. The formal process begins with circulating notice of the application and South Huron hosting a formal public meeting under the Planning Act once the application is determined to be complete.
4. Full municipal services are not currently available throughout the Port Blake Planning Area but will be available for the Tridon property.
5. A Secondary Plan has not been adopted for the Port Blake Planning Area. The Official Plan amendment proposed by Tridon is to function as a Secondary Plan for their property.

Thank-you for your questions and comments. They will be included as part of the file for this application.

Have a good weekend,
Craig

Craig Metzger, Senior Planner

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From: Marlan Siren <marlansiren@hotmail.com>

Sent: June 21, 2020 6:11 PM

To: gfinch@southhuron.ca; mvaughan@southhuron.ca; dfaubert@southhuron.ca; Craig Metzger <cmetzger@huroncounty.ca>; jbest@huroncounty.ca; awolfe@southhuron.ca; Rebekah Msuya-Collison <clerk@southhuron.ca>

Subject: proposed TRIDON development in Grand Bend

I hope I'm sending my questions to the right people. If not, please forward this note to relevant parties.

It is my understanding (per Caroline Baker, their PR person) that Tridon submitted their Application for an Official Plan Amendment on May 15- (yup, in the middle of a pandemic) yet I do NOT see this on your list of Active Planning Applications on your Planning and Development page, though I DO see the owner, Don DeJong, has an application dating back to June 11, 2019, (to re-zone a single-family lot on the Oakwood Park shoreline.) Your site states the status of this one is "*under review. Applicant providing additional information requested from commenting agencies per circulation.*"

Questions:

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1. Has Tridon's Application for an Official Plan Amendment for the PORT BLAKE Planning Area in fact been submitted?
2. Has DeJong come forward yet with the information requested a year ago by your Planners in order to proceed with his Lakeshore project?

I can sure understand that – like the rest of the world – Council and Staff are occupied with pandemic protocol, yet I noticed the Official Plan was last amended June 9, 2020, so I'm assuming information there is current. But I ask because we all know assuming is foolish.

3. Would you please read below and tell me if I have a correct grasp of the process:
 - Staff Planners and CAO review the application
 - SH Planner takes decision to County whose Planners make the final decision
 - CAO takes decision (to approve or not) to SH Council for a vote
 - Before that Council meeting, topic is listed on the agenda for the meeting so the public can apply to be heard as a delegation (singly or group)

I pasted this from your Official Plan (2014) document:

7.10.4.1. Residential Designation The Residential policies of the Port Blake Planning

Area recognize the existing developments of Grand Cove Estates and Oakwood Links Condominium by designating them “Residential” on Schedule “H” on the Port Blake Planning Area Land Use Schedule. New residential developments shall not be permitted in the Port Blake Planning Area until such time as full municipal services are extended throughout the Port Blake Planning Area and a secondary plan has been adopted for this area .

4. Have full municipal services been extended throughout the Port Blake Planning Area?

5. Has a secondary plan been adopted for this area yet?

Personal comments

I moved to Grand Cove to grow old(er) and write bad poetry in a peaceful setting that accommodates my health issues. I don't want to be researching Municipal documents and floodplains. Did you know that a mature tree consumes 50 to 300 gallons of water a day and turns it into oxygen and water vapour?

The “Information” panel boards installed by Tridon are remarkably uninformative. So much missing one doesn't know where to start. Reading through the OP Port Blake pages, I was stunned by the number of studies required to even begin to vett what Tridon suggests.

I predict you will see very few Zoom participants- (authentic public, and not PR plants)- at the “public” meeting staged by Tridon on June 25. Most stakeholders don't even know about it; they're in Chicago, Toronto, etc.

Don't you think it's odd that: Tridon's COMMUNITY CONNECTIONS info panel identifies Grand Bend Main Beach and Grand Bend Services as the first 2 selling points? Then come Port Blake, Darkhorse, and the Playhouse.? **Don't you think it's odd that:** the Oakwood Inn Resort and the west 9 holes aren't even mentioned? Can you figure out why? These last 2 questions are rhetorical, yet they speak volumes.

**If it's easier for you to answer my questions by phone., I'm at 519-238-8309.
I look forward to your answers. -with thanks from marlan siren**