

From: [REDACTED]
To: Mayor Finch; mwark@huroncounty.ca; jginn@huroncounty.ca
Cc: Deputy Mayor Dietrich; mvaughan@southhuron.ca; Councillor Faubert; aneeb@southhuron.ca; Councillor Ferguson Willard; Councillor Oke; Dan Best; Rebekah Msuya-Collison; [REDACTED]; Alex Wolfe; cmetzger@huroncounty.ca; [REDACTED]; Rebekah Msuya-Collison; Dan Best; Vanessa Culbert
Subject: September 7th South Huron Council Meeting - Tridon Proposed Development
Date: Saturday, September 4, 2021 8:17:16 PM

Thank you Mayor Finch for the confirmation. We understand that staff have chosen to ignore the prescribed planning protocols in their review of the Tridon proposal which we strongly encourage Council not to do. Council prescribes processes to individual constituents to follow when reviewing any application and failure to comply with these protocols carry penalties, sanctions, and potential legal actions by South Huron or other authority. South Huron staff may choose to ignore prescribed procedures and Provincial mandates when reviewing a file but Council cannot. Council is charged with being the moral authority for the community and must conduct themselves accordingly. The Tridon proposal should not go forward until all the prescribed planning activities are completed. Certainly the County, South Huron and Staff all know that this application is deficient and it must not go forward. Council's September 7th review must send this application back and not proceed.

Respectfully
Bob Schram

From: Mayor Finch <gfinch@southhuron.ca>
Sent: September 3, 2021 9:17 AM
To: Bob Schram [REDACTED] huronadmin@huroncounty.ca
Cc: Alex Wolfe <awolfe@southhuron.ca>; cmetzger@huroncounty.ca; 'Geoff Smith' [REDACTED]; 'Jennifer Mossop' [REDACTED]; 'Dave Ross' [REDACTED]; 'Marc Trudell' [REDACTED]; 'Nancy Dubois' [REDACTED]; 'Nancy Joyal' [REDACTED]; Rebekah Msuya-Collison <clerk@southhuron.ca>; Dan Best <cao@southhuron.ca>; Vanessa Culbert <vculbert@southhuron.ca>
Subject: September 7th South Huron Council Meeting - Tridon Proposed Development

Thank you for your email Mr. Schram. I see that you have included both South Huron and Huron County staff members and I thank you for that as they will be able to continue to further advise Council on this file.

George Finch
Mayor of South Huron
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From: Bob Schram [REDACTED]
Sent: Friday, September 3, 2021 6:10 AM
To: Mayor Finch <gfinch@southhuron.ca>; [REDACTED] huronadmin@huroncounty.ca
Cc: Alex Wolfe <awolfe@southhuron.ca>; cmetzger@huroncounty.ca; 'Geoff Smith' [REDACTED]; 'Jennifer Mossop' [REDACTED]; 'Dave Ross' [REDACTED]; 'Marc Trudell' [REDACTED]; 'Nancy Dubois' [REDACTED]; 'Nancy Joyal' [REDACTED]; Rebekah Msuya-Collison <clerk@southhuron.ca>; Dan Best <cao@southhuron.ca>; Vanessa Culbert <vculbert@southhuron.ca>
Subject: RE: September 7th South Huron Council Meeting - Tridon Proposed Development

Hello Mayor Finch

Mr. Fraser's position has been made clear by numerous submissions from community groups and confirmed by Zelinka Priamo Ltd. which was retained by Oakwood Park Association. The Zelinka Priamo review of the planning process pointed out the deficiencies of this application including the need for a Secondary Plan. Zelinka Priamo are professional and qualified planners and neither South Huron or Huron County have provided any written response explaining why the planning protocols are not being followed.

We echo Mr. Fraser's request that South Huron and Huron County retain independent legal council. The Tridon proposal should not be considered any further until the Secondary Plan is in place. Once the Secondary Plan has been established then the Tridon plan of Subdivision can be debated.

Respectfully Submitted

Bob Schram
Oakwood Park Association Inc.

From: Mayor Finch <gfinch@southhuron.ca>
Sent: September 2, 2021 6:08 PM
To: [REDACTED]
Cc: Alex Wolfe <awolfe@southhuron.ca>; cmetzger@huroncounty.ca; Bob Schram [REDACTED]; 'Geoff Smith' [REDACTED]; 'Jennifer Mossop' [REDACTED]; 'Dave Ross' [REDACTED]; 'Marc Trudell' [REDACTED]; 'Nancy Dubois' [REDACTED]; 'Nancy Joyal' <[REDACTED]>; Rebekah Msuya-Collison <clerk@southhuron.ca>; Dan Best <cao@southhuron.ca>; Vanessa Culbert <vculbert@southhuron.ca>
Subject: September 7th South Huron Council Meeting - Tridon Proposed Development

Thank you for your email Mr. Fraser. Staff will add your comments to the file which will be available for discussion by members of South Huron Council.

George Finch
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From: [REDACTED]
Sent: Thursday, September 2, 2021 3:47 PM
To: Vanessa Culbert <vculbert@southhuron.ca>; Mayor Finch <gfinch@southhuron.ca>; Deputy Mayor Dietrich <jdietrich@southhuron.ca>; Councillor Vaughan <mvaughan@southhuron.ca>; Councillor Faubert <dfaibert@southhuron.ca>; Councillor Neeb <aneeb@southhuron.ca>; Councillor Ferguson Willard <bwillard@southhuron.ca>; Councillor Oke <toke@southhuron.ca>; Rebekah Msuya-Collison <clerk@southhuron.ca>; Dan Best <cao@southhuron.ca>
Cc: Alex Wolfe <awolfe@southhuron.ca>; cmetzger@huroncounty.ca; 'Bob Schram' [REDACTED]; 'Geoff Smith' <[REDACTED]>; 'Jennifer Mossop' [REDACTED]; 'Dave Ross' [REDACTED]; 'Marc Trudell' [REDACTED]; 'Nancy Dubois' [REDACTED]; 'Nancy Joyal' <[REDACTED]>
Subject: September 7th South Huron Council Meeting - Tridon Proposed Development

To Mayor Finch and the Members of South Huron Council

I learned on Tuesday that South Huron Council is scheduled on Sept 7 to vote on whether or not to approve phase 1 of Tridon's propose development on the east side highway 21, some of which is on golf course lands, some of which is on driving range lands, but most of which is on reforested lands.

I am a long time seasonal resident of Maple Grove. I am also a real estate lawyer with over 45 years of experiance. I am not a municipal law expert, but my practice often has me working with lawyers and planers who are experts in the area of municipal planning.

I have had an opportunity to read the August 31 submission to South Huron Counsel from Oakwood Park Association, Inc. and find it most compelling in support of rejecting Tridon's application, for all of the reasons set out in its submission. However one point is set out in its submission, which has been repeated by many in questioning the appropriateness of Tridon's application at this time, which needs to be emphasized:

South Huron's Official Plan requires that before any new residential development can take place in the Port Blake Planning Area, a Secondary Plan addressing the appropriate planning considerations for new residential development in the Port Blake Planning Area must be completed.

I would have thought that the requirement of a Secondary Plan would have been a non-starter for Tridon's proposal and that the application would have been immediately rejected by planning staff after a cursory review. If this provision in South Huron's Official Plan, which I understand is consistent with the County of Huron Official Plan and Provincial Policy, is to have any meaning at all, why is South Huron Counsel being asked to consider and possibly vote on Tridon's proposal? Why has South Huron staff and Council been spending the past year and a half plus considering an "ad hoc" major residential development in the Port Blake Planning Area without a Secondary Plan being in place?

I have not seen any justification from the Applicant or South Huron's planner as to why the requirement for a Secondary Plan in South Huron's Official Plan can be ignored.

Has South Huron Council or its planner considered obtaining an opinion from an independent municipal planning law lawyer, at the Applicant's cost, as to whether or not a Secondary Plan needs to be in place before Tridon's Application can be considered?

All of which is respectfully submitted.

Jim Fraser