

Official Plan Amendment                      OPA 19  
Zoning By-law Amendment                      Z15-2020  
Plan of Subdivision                                40T20006

Location: Part Lots 2-4, Lake Road East Concession, Stephen Ward,  
Municipality of South Huron

Address: 70786 Bluewater Highway

Owner: Tridon Properties Ltd.

Applicant: Baker Planning Group (c/o Caroline Baker)



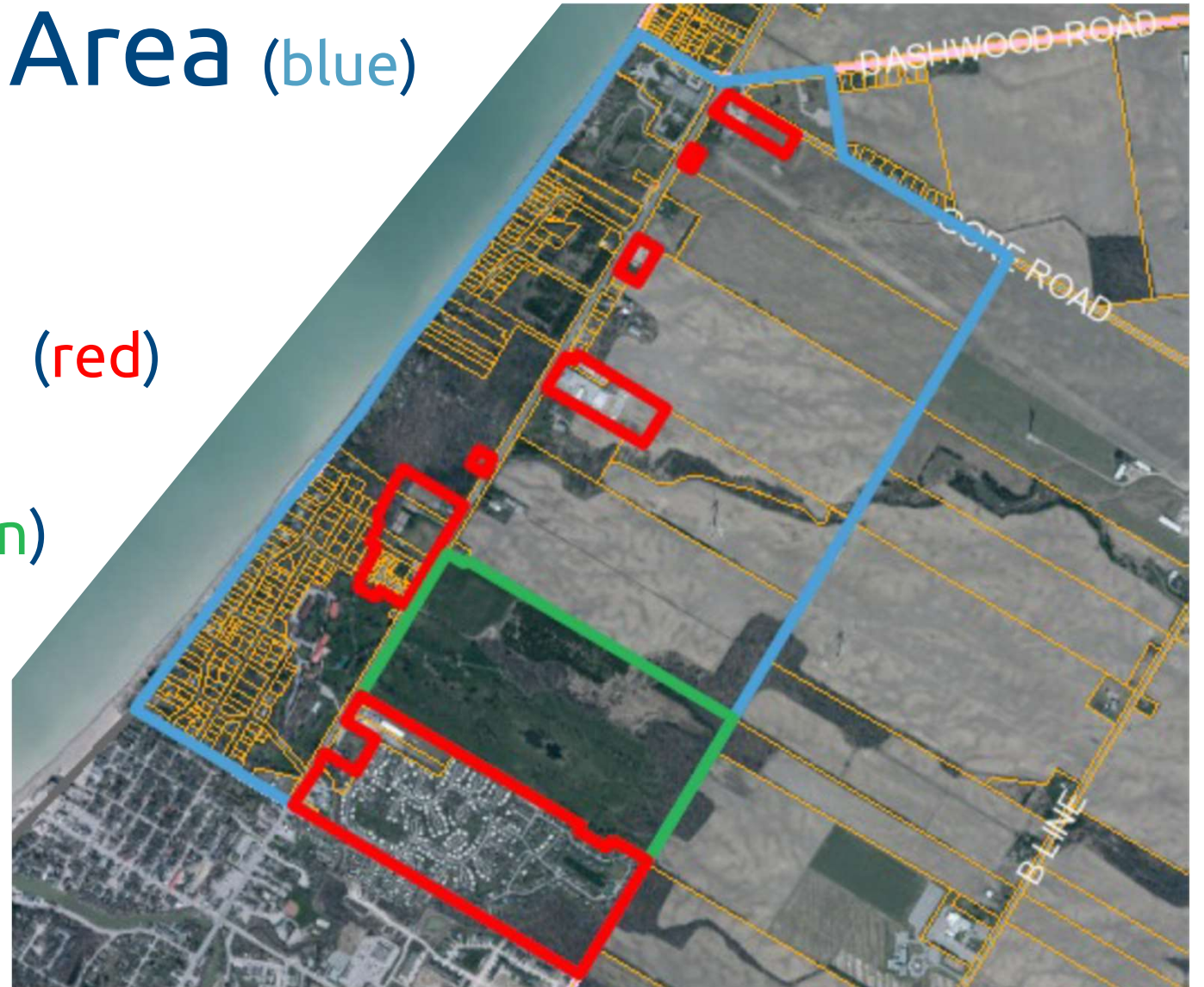
# Items from Sept. 7<sup>th</sup> Council Meeting

- Port Blake Settlement Area
- Sewage Servicing
- Highway 21 Improvements
- Block 7 & Parkland
- Secondary Plan
- Market Study
- Further Notice Resolution re. rezoning: Section 34(17)

Port Blake Planning Area (blue)

Port Blake  
Settlement Area (red)

Huron Meadows (green)



# Sewage Servicing

Increasing level  
of detail



Official Plan Amendment

Zoning By-law Amendment

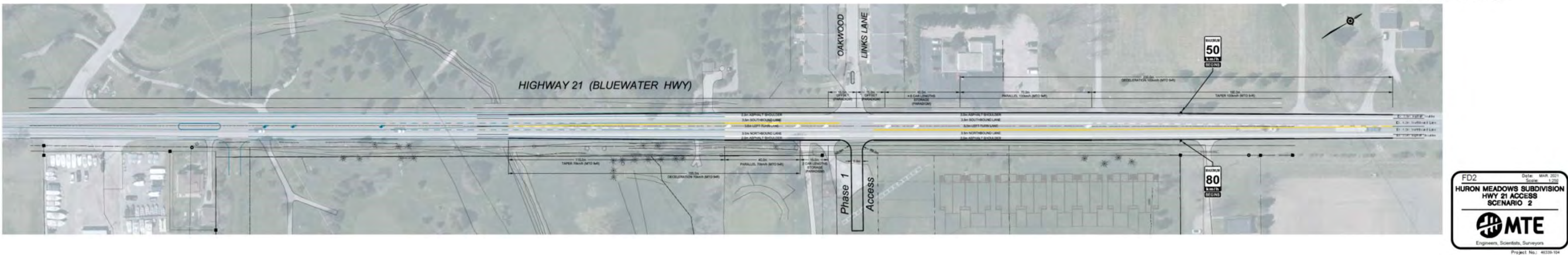
Subdivision: draft plan approval

Subdivision: subdivision agreement

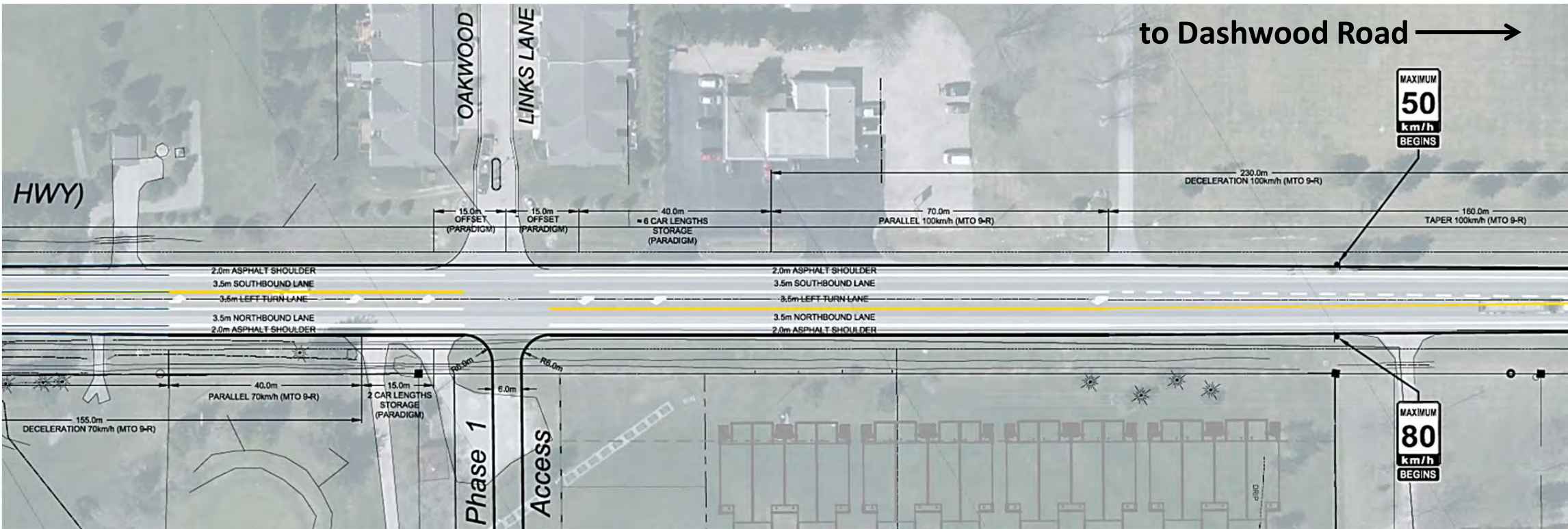
} demonstrate  
capacity  
available

} how to  
service lands

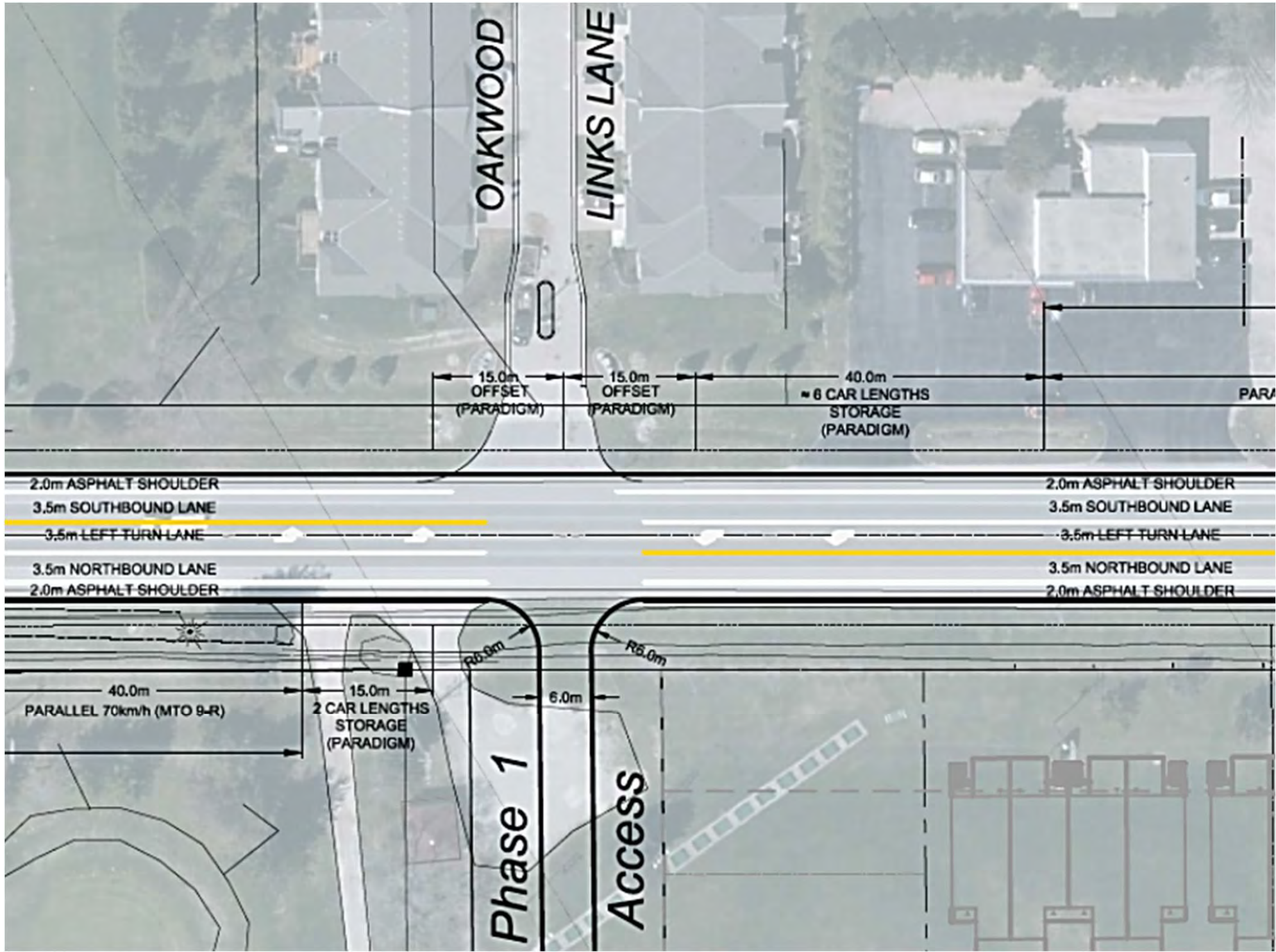
# Highway 21 Improvements



All road improvements designed to MTO standards



All road improvements designed to MTO standards



All road improvements designed to MTO standards





# Secondary Plan

- South Huron Official Plan, Section 7.10.4.1:  
“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.”
- Planning Act’s definition of a Secondary Plan
  - Opinions: 3 Registered Professional Planners, Tridon lawyer
- South Huron’s legal advice:  
“the salient question is whether the Tridon proposal includes all of the material/supporting reviews/studies such that it could be considered a Comprehensive Review and if so do the results of such a review meet the criteria set out in PPS 2020 Policy 1.1.3.8.”
- Comprehensive Review requirements: Provincial Policy Statement, County Official Plan & South Huron Official Plan
- Planning Act, PPS, Huron County OP ← application is not in conflict

# Planning Act Secondary Plan Definition

- Section 22 (2.1.1)

No person or public body shall request an amendment to a secondary plan before the second anniversary of the first day any part of the secondary plan comes into effect.

- Section 22 (2.1.2) Interpretation, secondary plan

For the purpose of subsection (2.1.1), a secondary plan is a part of an official plan, added by way of an amendment, that contains policies and land use designations that apply to multiple contiguous parcels of land, but not an entire municipality, and that provides more detailed land use policy direction in respect of those parcels than was provided before the amendment.

# Comprehensive Review

PPS Policy 1.1.3.8, County OP Policy 7.3.3.2, South Huron OP Policy 7.4.7

Requirement	Report/Study
Development's demand/need, location, and type	Planning Justification Report Regional Market Area and Market Demand Assessment Geotechnical Investigation Archaeological Assessment
Agricultural impact	Planning Justification Report
Servicing	Functional Servicing Report Preliminary Storm Water Management Report
Traffic	Traffic Impact Study
Natural Environment	Environmental Impact Study
Hazard Lands	Geotechnical Investigation
Cross-jurisdictional issues	Lambton Shores Council motion

All at a level of detail that corresponds with the complexity and scale of the settlement boundary expansion or development proposal.

# Market Demand Assessment

## Port Blake:

- same Regional Market Area as Grand Bend due to character and proximity.
- only major South Huron Settlement Area without vacant land for future residential development.
- likely best positioned Settlement Area to meet housing market demand from purchasers interested in a community close to Lake Huron.

Significant challenges to develop the largest vacant land area in Grand Bend means that over the near to mid-term, there maybe limited opportunity for new residential development across the entire Grand Bend – Port Blake Regional Market Area.

# Section 34(17) of Planning Act

(17) Further notice.—Where a change is made in a proposed by-law after the holding of the public meeting mentioned in subclause (12)(a)(ii), the council shall determine whether any further notice is to be given in respect of the proposed by-law and the determination of the council as to the giving of further notice is final and not subject to review in any court irrespective of the extent of the change made in the proposed by-law.

# Zoning Changes since Public Meeting

- a) add a -H holding symbol to all residential zones (a Municipal request)
- b) schedule change for Block 7 area to reflect widening of neighbouring lots
- c) R1-17-H zone:
  - clarify minimum setback for residential property line to a wind turbine
- d) R3-14-H zone:
  - acknowledge reduced property depth
  - garage not required to be setback from the front of a unit
  - increase maximum width of attached garage as a percentage of unit width

# For Council's Consideration

South Huron Official Plan Amendment #19 **adopted** by by-law and **forwarded** to the County of Huron for approval.

Plan of Subdivision 40T20006 as revised, recommended to the County of Huron for **approval** with the listed conditions.

A **resolution passed pursuant to Section 34(17)** of the Planning Act declaring that the changes to the draft zoning by-law amendment after the public meeting are of such a nature that no further notice in respect of the proposed by-law prior to its passing is necessary.

South Huron Zoning By-law amendment application Z15-2020 **approved** as revised.

# Draft Resolutions

That the Committee of the Whole receive the Tridon planning applications presentation by Craig Metzger, Planner.

**OR**

That the Committee of the Whole receive the Tridon planning applications presentation by Craig Metzger, Planner; and

That the Committee of the Whole recommend that the items identified in the presentation for Council consideration be forwarded to the October 4 Council meeting.