



**THE PLANNING ACT
NOTICE OF DECISION
OF AN OFFICIAL PLAN AMENDMENT
BY THE CORPORATION OF THE
COUNTY OF HURON**

TAKE NOTICE that the County of Huron made a decision to approve Official Plan Amendment No. 19 to the Municipality of South Huron Official Plan on November 3, 2021 under Section 17 of the Planning Act.

When and How to File an Appeal

Any appeal to the Ontario Land Tribunal must be filed with the Clerk of the County of Huron not later than 4:30 p.m. on December 6, 2021.

The appeal should be sent to the attention of the County Clerk, at the address shown below, and it must:

1. Set out the specific part of the proposed official plan amendment to which the appeal applies,
2. Set out the reasons for the appeal, and

Be accompanied by the fee prescribed under the Ontario Land Tribunal Act in the amount of \$1,100.00 payable by Certified Cheque or Money Order in Canadian funds to the Minister of Finance and accompanied by Appellant Form (A1) which is available on the Ontario Land Tribunal website. (An Appellant may request a reduction of the filing fee to \$400, if the Appellant is a private citizen or eligible community group. The request for a reduction in the fee must be made at the time of filing the appeal. Please use the Request for Fee Reduction Form.)

Who Can File an Appeal

Only individuals, corporations or public bodies may appeal a decision of the approval authority to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

When the Decision Is Final

The decision of the County of Huron is final if a notice of appeal is not received on or before the last date for appeal noted above.

Additional Information

Additional information about the application and the decision is available for public inspection between 8:30 a.m. and 4:30 p.m. at the County of Huron Planning and Development Department, 57 Napier St., Goderich ON N7A 1W2 or from the local Municipal Clerk's office.

Dated At The Town Of Goderich This 16th Day Of November, 2021.

Susan Cronin,
County Clerk
1 Court House Square
Goderich ON N7A 1M2
519-524-8394

Purpose and Effect

Official Plan Amendment No. 19 to the South Huron Official Plan affects the lands legally described as Part of Lots 2, 3 & 4, LRE Concession in the Municipality of South Huron, municipally known as 70786 Bluewater Highway.

The applicant proposes to redevelop the property for residential purposes with a combination of single detached dwellings, multiple attached dwellings and stacked townhouses.

The subject lands are currently designated Recreational and Natural Environment in the South Huron Official Plan. The purpose of the application is to:

- 1) Bring this property into the Port Blake Planning Area Settlement Area;
- 2) Re-designate the land intended to accommodate residential uses as "Low Density Residential" and "Medium Density Residential" with site-specific policies;
- 3) Specify that the Regional Market Area for the Port Blake Planning Area to be Huron County and Grand Bend; and,
- 4) Refine the boundaries of the "Natural Environment" designation and "Floodplain" overlap to reflect the findings of the site-specific technical studies.

The subject lands are also the subject of two other planning applications: Plan of Subdivision application file 40T20006 and South Huron Zoning By-law Amendment application file Z15-2020.

Effect of Written and Oral Submissions

Public comments in opposition to the application were received and among the concerns and objections raised, several of the key issues were planning document compliance, stormwater management, traffic impacts, and impact on natural areas. The comments were thoroughly considered but the effect did not influence the decision of Council to approve the application. Agency comments and other public comments were received in support of the application, the effect of which resulted in a decision to approve the application.



RE: Amendment No. 19 to the Municipality of South Huron Official Plan

I, Susan Cronin, County Clerk of the Corporation of the County of Huron, do hereby certify that the attached is a true copy of Amendment No. 19 to the Municipality of South Huron Official Plan and came into effect on November 3, 2021.

Susan Cronin

Digitally signed by Susan Cronin
DN: cn=Susan Cronin, o=County of Huron,
ou=Clerk's Department,
email=scronin@huroncounty.ca, c=CA
Date: 2021.11.10 17:11:30 -05'00'

Date Susan Cronin, County Clerk

COUNTY CLERK

Corporation of the County of Huron, 1 Court House Square, Goderich, Ontario N7A 1M2 CANADA
Tel: 519-524-8394 Fax: 519-524-2044 Toll Free: 1-888-524-8394 (519 area only)
www.huroncounty.ca

The Corporation of the Municipality of South Huron

By-Law #71-2021

Being a By-Law of the Corporation of the Municipality of South Huron to amend the South Huron Official Plan.

Whereas the Municipal Council of the Corporation of the Municipality of South Huron considers it advisable to amend the Municipality of South Huron Official Plan, as amended, of the Corporation of the Municipality of South Huron.

Now therefore, the Council of the Municipality of South Huron, in accordance with the provisions of the Planning Act, RSO 1990, hereby enacts as follows:

1. Amendment No. 19 to the Official Plan of the Municipality of South Huron, consisting of the attached maps, is hereby adopted.
2. The Clerk is hereby authorized and directed to give Notice of Adoption of Official Plan Amendment No. 19 and to make application to the Council of the Corporation of the County of Huron for the approval of Amendment No. 19 to the Official Plan of the Municipality of South Huron.
3. This By-law shall come into force and take effect on the day of final passing thereof.

Read a first time and second time this 4th day of October, 2021.

Read a third time and passed this 4th day of October, 2021.



George Finch, Mayor



Rebekah Msuya-Collison, Clerk



AMENDMENT NO. 19

**TO THE OFFICIAL PLAN
FOR THE
MUNICIPALITY OF SOUTH HURON**

AMENDMENT NO. 19
TO THE OFFICIAL PLAN
FOR THE
MUNICIPALITY OF SOUTH HURON

Affecting the lands described as Part Lots 2-4, Lake Road East Concession, Stephen Ward,
Municipality of South Huron as illustrated on the attached schedules.

Statement of Components

PART "A" is the preamble to Amendment No. 19 to the Official Plan for the Municipality of South Huron and does not constitute part of this amendment. It provides general introductory information on the purpose, location and basis of the amendment.

PART "B" consisting of the text and maps, including Schedule "A" (map), constitutes Amendment No. 19 to the Official Plan for the Municipality of South Huron.

PART "C" is the appendix and does not constitute part of this statement. The appendices contain the background data, planning considerations and public participation associated with this amendment. Although the attached appendices do not constitute part of the formal amendment, they do provide explanatory material. In cases where a more detailed interpretation of the amendment is required, such an interpretation will be obtained from the appendices.

PART "A"
THE PREAMBLE

**AMENDMENT NO. 19
TO THE OFFICIAL PLAN
FOR THE
MUNICIPALITY OF SOUTH HURON**

1. PURPOSE

The purpose of the application is to:

1. To bring this property into the Port Blake Planning Area Settlement Area;
2. Redesignate the land intended to accommodate residential uses as "Low Density Residential" and "Medium Density Residential" with site-specific policies;
3. Specify that the Regional Market Area for the Port Blake Planning Area to be Huron County and Grand Bend; and,
4. Refine the boundaries of the "Natural Environment" designation and the Floodplain overlay to reflect the findings of the site-specific technical studies.

All of these amendments are in preparation for the proposed development of the property for a residential subdivision.

2. LOCATION

The lands affected by this Amendment are described as Part Lots 2-4, Lake Road East Concession, Stephen Ward, Municipality of South Huron.

The subject lands comprise an area of approximately 52 hectares.

3. BASIS

The subject lands were used as part of a golf course (Oakwood Resort Golf Course). The lands are currently designated *Recreational* and *Natural Environment* in the South Huron Official Plan with portions also having a Floodplain overlay.

Both the policy and designation changes will facilitate the property being developed for a residential use while expanding the portion of the property to be protected as a natural environment area.

PART "B"

**AMENDMENT NO. 19
TO THE OFFICIAL PLAN FOR THE MUNICIPALITY OF SOUTH HURON**

1. INTRODUCTION

All of this part of the document entitled Part "B", consisting of the following text, and attached map, constitutes Amendment No. 19 to the Official Plan for the Municipality of South Huron.

2. DETAILS OF THE AMENDMENT

The Official Plan for the Municipality of South Huron is hereby amended as follows (text to added shown in **bold** while text to be deleted shown with a ~~strike through~~):

- a) Paragraph 5 of Section 7.10.1 is revised to read:

The boundaries of the South Huron Lakeshore Residential settlement area will include the communities of Oakwood Park, Maple Grove, Sunnyside and Kingsmere. The boundaries of the PII settlement area will include Grand Cove Estates **and Huron Meadows**. The boundaries of agricultural and other designations outside of settlement area boundaries will also be confirmed.

- b) Paragraph 9 of Section 7.10.1 is revised to read:

The Oakwood Inn and Resort, ~~including its golf course~~, provides **significant** recreational **and tourism** opportunities for the residents of Port Blake and ~~many tourists~~ those visiting the South Huron shoreline. These lands are designated Recreation and further development of these lands will be subject to the Recreational policies of this Plan.

- c) The following policies are inserted in Section 7.10.4.1:

7.10.4.1.4. Low Density Residential

- **Permitted uses – single detached dwellings, semi-detached dwellings, duplex dwellings, single storey townhouses with a maximum of 6 attached units, and second residential units, subject to the policies of Section 7.4.4.3, which outlines the policies concerning Affordable Housing and the provisions of the Zoning By-law.**
- **Maximum density – 15 main dwelling units per hectare**
- **All residential uses will be provided with and connected to municipal water and sewage services.**

7.10.4.1.5. Medium Density Residential

- **Permitted uses – medium-high density residential uses including townhouses; multi unit dwellings, apartments; and retirement and nursing homes.**
- **Minimum density – 15 main dwelling units per hectare**
- **Maximum density – 35 main dwelling units per hectare**
- **All residential uses will be provided with and connected to municipal water and sewage services.**
- **A high standard of building and site design including landscaping and on-site amenities which optimize benefits for residents and integration with surrounding land uses shall be provided.**

- **Provision of sufficient off-street parking and pedestrian connections shall be provided.**

d) Sections 7.10.4.1.3.1. and 7.10.4.1.3.2. are renumbered to 7.10.4.1.6. and 7.10.4.1.7. respectively to reflect the insertion of policies 7.10.4.1.4. and 7.10.4.1.5.

e) The following subsection is inserted at the end of Section 7.10.1:

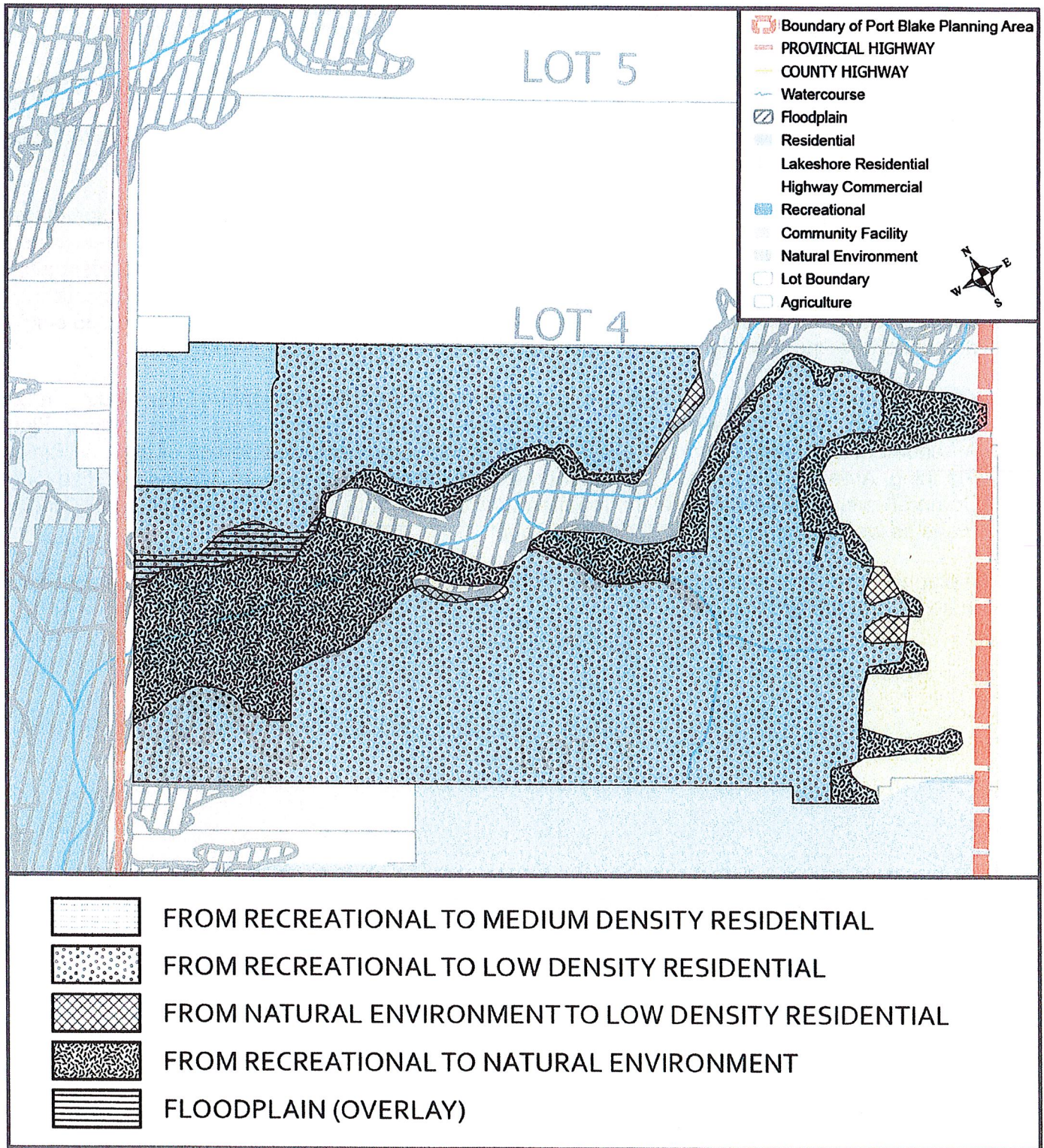
7.10.1.1 Port Blake Regional Market Area

Notwithstanding the policies to the contrary, for the purposes of residential development in the Port Blake Planning Area, the *Regional Market Area* shall be defined as Huron County and the adjacent urban settlement area of Grand Bend.

f) Schedule 'H', Port Blake Planning Area, South Official Plan is hereby amended by changing the designation from "Recreational" to "Medium Density Residential", "Low Density Residential", and "Natural Environment" and from "Natural Environment" to Low Density Residential" on Part of Lots 2-4, Lake Road East Concession, Stephen Ward in the Municipality of South Huron as shown on the attached Schedule 'A'.

SCHEDULE “A”

**PORT BLAKE PLANNING AREA
SOUTH HURON OFFICIAL PLAN
DETAIL FROM SCHEDULE ‘H’**



PART "C"
APPENDICES

The appendices do not form part of Amendment No. 19, but are for information purposes only.

1. Background

Official Plan Amendment No. 19 to the South Huron Official Plan affects the lands described as Part Lots 2-4, Lake Road East Concession, Stephen Ward, Municipality of South Huron. The subject lands are municipally known as 70786 Bluewater Highway and are located immediately to the north of Grand Cove Estates and to the east of the Oakwood Inn Resort.

The applicant proposes to redevelop the property from a golf course use to a combination of low and medium density residential uses while enlarging the portion of the property with a designated natural environment area. Based on early plans submitted by the developer, the residential development could accommodate between 275 and 395 dwelling units in a combination of between 50 to 60 townhouse units in the northwest corner of the property and 225 to 335 single detached dwellings throughout the remainder of the residentially-designated area.

The majority of the subject lands are currently designated Recreational in the South Huron Official Plan while the remainder are designated Natural Environment. The Official Plan Amendment is needed to bring these lands within the settlement area portion of the Port Blake Planning Area and, as such, the amendment functions as a scoped Secondary Plan and Comprehensive Review to meet the requirements of the South Huron and Huron County Official Plans as well as the Provincial Policy Statement.

A planning justification report and various technical studies have been submitted by the applicant in support of the application.