

TRIDON PROPERTIES LTD.

TRIDON GROUP OF COMPANIES



February 14th, 2022

Mayor Finch and Members of South Huron Council
Municipality of South Huron
322 Main Street South
Exeter ON
N0M 1S6

**RE: Request for Confirmation of Support
"Huron Meadows Subdivision"
Draft Plan of Subdivision Approval 40T-2006, Official Plan Amendment #19 and By-law #72-2021**

On December 6th, 2021, the Huron County and Municipality of South Huron approval of the above-noted planning Official Plan Amendment #19 was appealed to the Ontario Land Tribunal by Ms. Marlan Siren, the Oakwood Park Association, and the Maple Grove Syndicate Ltd. The implementing Zoning By-law Amendment (By-law #72-2021) was appealed by the Oakwood Park Association and the Maple Grove Syndicate Ltd. on January 5th, 2022.

The approvals for the residential development were a culmination of three (3) years of review, evaluation and consultation with County, municipal and agency staff as well as members of the community. A series of open houses and public meetings were held, as well as meetings with the Ausable Bayfield Conservation Authority and Ministry of Transportation. As you are aware, full support was provided by staff and the applicable agencies and ultimately all three applications were approved by Huron County Council and South Huron Council.

Recent provincial and local reports on the housing crisis on Ontario, including "Baby Needs a Home" and the Provinces' "Housing Affordability Task Force Report", have clearly identified the need for additional housing, including attainable housing. The Chair of the Housing Affordability Task Force, Mr. Jake Lawrence, stated that "while the affordability crisis began in our large cities, it has now spread to smaller towns and rural communities" and that one of the five consistent solutions identified is to "prevent abuse of the housing appeals system".

The appeals of our development to the OLT could result in costly delays, with upwards of additional two (2) years to bring the needed housing to South Huron. The cost inputs to the appeal process will serve to increase housing costs and reduce affordability.

In this regard, we will be requesting that the Province consider approving a Minister's Zoning Order to allow the Phase 1 portion of the development to proceed. As part of our request to the Province, we are requesting a letter from South Huron Council confirming that the Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment Applications were supported by Council, including the passing of By-law #72-2021.

Your consideration of this request, as work to move forward with the design and construction of new homes in the community, is greatly appreciated.

We can be available to answer questions or provide further information.

Yours truly,


Don de Jong
Tridon Properties Ltd.

c.c Dan Best, Chief Administration Officer