
From: Peggy Heaslip [REDACTED] >

Sent: Sunday, December 3, 2023 5:04 PM

To: Councillor Neeb <aneeb@southhuron.ca>

Cc: Mayor Finch <gfinch@southhuron.ca>; Deputy Mayor Dietrich <[jdietch@southhuron.ca](mailto:jdietrich@southhuron.ca)>;
Councillor Vaughan <mvaughan@southhuron.ca>; Councillor Dietrich <[mdietch@southhuron.ca](mailto:mdietrich@southhuron.ca)>;
Councillor Oke <toke@southhuron.ca>

Subject: Regarding Comments Made at Council Meeting of Monday, November 20th, 2023

Dear Councillor Neeb,

At the November 20 2023 Council Meeting, you said that **"Our Official Plan, also states, and 'I quote', in some areas of the Port Blake planning area there has been development interest in establishing permanent, residential and highway commercial developments" and "without sewer access we cannot realize or fulfill our communities expectations to create more housing in this area".**

However, a Memorandum from N. Barry Lyon Consultants to Tridon Group, dated February 2021 <https://www.southhuron.ca/en/invest-and-do-business/resources/Planning-and-Development/Proposed-Development->

[Projects/70786-Bluewatery-Highway/Updated-Functional-Servicing-Report-MTE.pdf](#)

states on its page 15 that, ***"The data indicates that South Huron is not experiencing the level of market forecasted by the Development Charges Background Study"***, and continuing on page 15, ***"Within Port Blake, there are no vacant lands currently designated for residential development aside from two small lots that likely could accommodate a single home each, if they were ever to be developed (Figure 11). There is therefore no ability to accommodate future development and satisfy market demand within Port Blake"***. While on page 16 it is stated that, ***"Like Port Blake, the majority of lands available for residential development on the north side of Ontario Street South are developed with limited to no potential for additional housing to be built"***.

Your statements to Council apparently contradict those of the Memorandum. Can you help us understand why the Memorandum that was requested by Tridon is not being used as a tool to assist in making a decision in regards to the up-sizing of the sewer line along Bluewater Highway?

We appreciate your time and consideration.

Regards,
Margaret and Larry Heaslip
Kingsmere