



South Huron 5 year Official Plan Review – Public Comments

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15. October 16, 2024 – Sara Nogueira
16. October 29, 2024 – Mike Goor on behalf of Stubbes
17. December 2, 2024 – Collin Webb
18. December 9, 2024 – Mark Killens
19. December 9, 2024 – Caroline Baker on behalf of James Mark Stephan and Annette Veronica Stephan
20. December 9, 2024 – Caroline Baker on behalf of Tridon Group LTD

From: [Kathy Baiger](#)
To: [OP](#)
Cc: [Kathy Baiger](#)
Subject: Official Plan Review 2024 Suggestion from K.Baiger
Date: Monday, April 15, 2024 9:57:39 AM

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Official Plan Review 2024

To: Official Plan Review Team

From : Kathy Baiger, South Huron

April 15, 2024

Dear Official Plan Review Team,

In response to your invitation to the public to participate in the Official Plan Review, I submit the following suggestion:

My suggestion is:

That the recommendations presented by the (former) Climate Change Advisory Committee, be incorporated into the revised Official Plan.

On September 8, 2020, Council adopted the report of the Climate Change Advisory Committee.

The following are excerpts from the Climate Change Adaptation Report:

Impact statements represent a climate variable (anticipated change), what happens (outcome) and what the impact to the municipality is (consequence).

Through municipal staff workshops, public survey responses and input from the Climate Change Adaptation Advisory Committee a total of 75 impacts from climate change were identified for the Municipality to consider related to the following themes:

- * Administration (municipal)
- * Built Infrastructure (roads, sidewalks, buildings)
- * Community Well-being

- * Community Facilities
- * Emergency Services
- * Energy
- * Fire Services
- * Insects, Pests and Invasive Species
- * Natural Environment
- * Outdoor Maintenance and Construction
- * Private Property
- * Sewage Services
- * Stormwater and Flooding
- * Water Services
- * Winter Maintenance

Vision:

A future-ready South Huron that is resilient to the impacts of a changing climate.

Goals:

Goal 1: Integrate climate change adaptation into municipal planning, asset management and operations;

Goal 2: Support municipal and community resilience awareness and action;

Goal 3: Ensure community readiness and a coordinated response to extreme weather events;

Goal 4: Reduce risks to buildings, properties and people from flooding;

Goal 5: Minimize disruption to municipal service delivery;

Goal 6: Reduce health and safety risks to municipal workers and community members from extreme temperatures;

Goal 7: Protect and enhance the natural landscape to mitigate impact; and

Goal 8: Strengthen the resiliency of municipal infrastructure and facilities.

The following actions for the Municipality to implement to address the impacts from climate change:

Goal 1: Integrate climate change adaptation into municipal planning, asset management and operations

Goal 2: Support municipal and community resilience awareness and action;

Goal 3: Ensure community readiness and a coordinated response to extreme weather events;

Goal 4: Reduce risks to buildings, properties and people from flooding;

Goal 5: Minimize disruption to municipal service delivery

Goal 6: Reduce health and safety risks to municipal workers and community members from extreme temperatures;

Goal 7: Protect and enhance the natural landscape to mitigate impact;

Goal 8: Strengthen the resiliency of municipal infrastructure and facilities

End of excerpts.

Thank you

Kathy Baiger

South Huron

From: [Janet Kurasz](#)
To: [OP](#)
Cc: [Councillor Vaughan](#); [Councillor Dietrich](#); [Rebekah Msuya-Collison](#); [Denise Van Amersfoort](#)
Subject: South Huron Official Plan Review
Date: Friday, April 19, 2024 5:27:19 PM

April, 2024

TO: Celina McIntosh, Planner & Vanessa Culbert, Planning Coordinator

FROM: Janet and Michael Kurasz

RE: South Huron Official Plan Review

1.

The need for a **Secondary Plan** for the Port Blake Planning Area is stated 30 times in the current South Huron Official Plan (SHOP) and should not be discarded in this Official Plan review process. Official Plan > >

<https://www.southhuron.ca/en/invest-and-do-business/resources/Documents/SHu-OP-Text-Consolidated-May-2023.pdf>

This is a unique area within the municipality; Port Blake itself, the municipality's only public access to the lake, is not owned by South Huron; it is leased from the provincial government. Going South, the Lakeshore Residential communities are privately owned and self-servicing. Private/ No Trespass signage abounds. These residential enclaves are incorporated or syndicated. The neighbourhoods of Oakwood Park (130+ homes), Oakwood Links, Kingsmere, Maple Grove Syndicate and - across the highway - Grand Cove Estates (400+ homes) are incorporated gated communities. In the Official Plan, this area is known as the Port Blake Settlement area. Aside from Bluewater Recycling bin pick-ups, South Huron provides no amenities to the Port Blake Settlement area which, in housing terminology, is considered a "fringe" settlement and development here is considered "sprawl." South Huron does not maintain our roads and sidewalks, plough our roads, service our water and sewer mains or provide nearby recreational venues. The homes here are mostly vacation homes or retirement homes.

2.

Below are suggestions which would apply to the Port Blake area as well as to other South Huron communities:

- maintain prime agricultural land
- conduct municipally sponsored Environmental Assessments when/where appropriate

- designate greenspace, floodplain, and natural hazard sites
- **update flood maps**; keep development away from land adjacent to floodplain; Ford;s government having stripped power from conservation agencies means the municipality itself must exercise enhanced due diligence in these matters
- parse and summarize the document *Protecting People and Property – Ontario’s Flooding Strategy (March 2020)*
- incorporate South Huron’s *Climate Change Adaptation Strategy (2020)* into land use planning (<https://pub-southhuron.escribemeetings.com/filestream.ashx?DocumentId=27300>)
- develop a recreation/tourism strategy
- incorporate the *County Cultural Plan 2022-2023* into land use planning > > <https://www.huroncountymuseum.ca/wp-content/uploads/2022/02/Huron-County-Cultural-Plan-2020-2023-FINAL-2-003.pdf>
- undertake municipally generated traffic studies when/where appropriate
- *utilize* current municipal and county commissioned studies
- establish a vetting protocol based on the premise that developers’ studies included in applications may not be complete, relevant, and/or accurate

3. As for the Official Plan Review process passed by Council at the end of March, 2024:

- reconsider the April 2024 agenda which wants public consultation early in the month – (deadline date not stipulated) – followed by a “Background Report” and “ What we heard” Report to Council. This window is too small to accommodate initial public input that is informed and useful .

- don't spend Staff time on drafting and finalizing the OP until after the province has passed its new Provincial Policy Statement (PPS) document. Comments and feedback from the public on the current PPS expired August 2023. The new PPS will be released some time in early 2024 > >
<https://ero.ontario.ca/notice/019-6813>
- consider an on-site or near-site community meeting for residents of Grand Cove.

Respectfully submitted,

Janet & Michael Kurasz

[REDACTED]

Grand Bend (South Huron), ON

[REDACTED]

From: [Bill Legge](#)
To: [OP; cmcintosh@southhuron.ca](mailto:cmcintosh@southhuron.ca); [Vanessa Culbert](#)
Subject: Official Plan - Comments
Date: Tuesday, May 14, 2024 1:43:45 PM

Dear Planning Department/Huron County/Municipality of South Huron

I have been made aware of a meeting to be held on Thursday, May 16th in regards to receiving comments and suggestions regarding the upcoming Official Plan Review for the Municipality of South Huron. I would like the following comments to be recorded:


- 1. I am interested in seeing the removal of the "secondary plan" that is directed towards the intense development of the Port Blake area.***
- 2. Since most of the settlement boundary is made up of agricultural and forested lands I am against the development of these properties. We have been told that our farmland in Ontario is priceless and that our forests are needed to combat climate change.***
- 3. My property, located west of Highway 21 is dotted with streams (above and underground) that feed into Lake Huron, therefore, these lands are difficult to build on without changing the topography of the lands and possible affecting water quality.***
- 4. We are not interested in the development of our privately owned lands.***
- 5. Developers have been trying to include the Port Blake day park into a selling feature for their properties located south of our land. There is a lease agreement for the use of the park which ends in 2032. If this lease is not renewed what will happen to the value of these properties and the infrastructure for the new communities?***
- 6. We do not think that it is necessary or desirable to develop a plan for intense development of the Port Blake area as there is little to none land available.***

Sincerely

William and Brenda Legge

[REDACTED], Grand Bend, N0M 1T0

From: [Peggy Heaslip](#)
To: [OP](#)
Cc: cmcintosh@huroncounty.ca; vculbert@southuron.ca
Subject: Comments To Be Considered For Official Plan Review - HEASLIP
Date: Wednesday, May 15, 2024 2:15:39 PM

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Dear Planning Department/Huron County/Municipality of South Huron

We have been made aware of a meeting to be held on Thursday, May 16th in regards to receiving comments and suggestions regarding the upcoming Official Plan Review for the Municipality of South Huron. We will be unable to attend this meeting but I would like the following to be recorded:

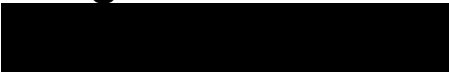
- 1. We are interested in seeing the removal of the "secondary plan" that is directed towards the intense development of the Port Blake area.**
- 2. Since most of the settlement boundary is made up of agricultural and forested lands I am against the development of these properties. We have been told that our farmland in Ontario is priceless and that our forests are needed to combat climate change.**
- 3. Our property, located west of Highway 21 is dotted with streams (above and underground) that feed into Lake Huron, therefore, these lands are difficult to build on without changing the topography**

of the lands and possible affecting water quality.

4. We are not interested in development of our privately owned lands.

Thank you for taking the time to consider our comments. If you have any questions please feel free to contact us vial email

**Regards,
Margaret and Lawrence Heaslip**



Virus-free www.avg.com

South Huron Community Table – Official Plan Review

My name is Janet Kurasz and I am a resident of Grand Cove Estates, located in the area known as Port Blake. I am a founding member of the Port Blake Concerned Citizens group.

When it was first developed, this community was part of the former Stephen Township. Through amalgamation, the Cove became part of South Huron, although there was no physical, cultural, or economic connection to South Huron. The primary settlement area for South Huron is located in Exeter. Residents in the Cove don't depend on South Huron, for most of our services, recreational activities or amenities. We are a private, leasehold community. The landlord looks after sidewalk maintenance, snow removal, and upkeep and repairs of our infrastructure. Our water comes from the Lake Huron Water Supply System, a crown agency of the province of Ontario, and our sewage is pumped to and treated at the Grand Bend sewage treatment facility. South Huron does not maintain nor repair the Cove's infrastructure, such as water lines, sewage lines, stormwater system, roads, sidewalks, green spaces, etc. Grand Cove Estates is not an "assumed subdivision". All of the residential communities along the lakeshore in Port Blake are similarly private communities.

In the early 1900s the Province of Ontario enacted legislation permitting municipalities to engage in land use planning. The legislators recognized that land use planning needed to be regulated at the local level. Each region had its own characteristics and peculiarities so planning decisions must be in the best interest of the particular municipality. Port Blake is very unique having primarily evolved from a cottage community to full time and seasonal, privately-owned communities. This unique condition necessitates a secondary plan to address and recognize the unusual characteristics of Port Blake. A one size fits all approach won't work

Currently, in Ontario, there is a perceived shortage of housing. More pressing is the need for affordable (rental) housing. There are estimates of 300 to 600 Short Term Rental (STR) properties in this area. Lambton Shores, in 2022, registered 350 STR's. The STR market has gobbled up the inventory of properties that could provide affordable housing options. Investors are already looking into the potential for STR's in Sol Haven; STR's are currently not regulated in South Huron while both Bluewater and Lambton Shores have STR by-laws.

Ironically, the Province of Ontario is moving towards the destruction of greenspace in the middle of a climate crisis, sacrificing future generations. Current legislation has opened up protected greenspace in the GTA for redevelopment. Developers are adopting this ideology as justification to bring city-style subdivisions to rural Ontario. This ideology of urban sprawl into greenspace and protected areas **has not been analyzed**, but is a reactionary political response to more complicated social issues. That being said, what is perceived as a strategy for the GTA and big cities in Ontario, should not be considered in rural Ontario. However, the former South Huron Planner, last fall, implemented 38 major amendments to the current S.H. Official Plan based on that PPS. A policy that has been highly contested, resulting in the reversal of some of the directives and is currently under review with a new PPS to be released this year.

The area along Lake Huron is primarily recreational housing, tourism and agriculture with a handful of industrial properties. To implement strategies in small town rural Ontario that are meant to address urban city problems, isn't logical. With the impending loss of greenspace in large urban

areas, it is imperative that we preserve greenspace in rural Ontario. There is much talk about clean air and clean water, but there is another component to the biosphere – soil. There is limited research on the impact of soil loss and degradation on the environment, caused by urban development. South Huron has a Climate Change strategy which includes: “*addressing the impacts from climate change on the municipality, what are the most at risk and vulnerable to climate change, a vision and goals statement, and what actions the municipality will take to implement the strategy.*” Goal 1 states, “*to integrate climate change adaptation into municipal planning, asset management and operations and the actions to address the goals are:*

- *Include a climate change consideration section in staff reports to Council*
- *Develop a qualitative climate lens tool to guide staff and Council decision-making*
- *Develop a process to ensure climate change adaptation is considered during review of existing and future development of new policies and plans for South Huron.*

Goal 7 states, “*Protect and enhance the natural landscape to mitigate the impact of climate change.*”

Where is South Huron on implementing these directives? Are the County Planners even aware that they are supposed to be considering climate change impacts when reviewing development applications? When I contacted South Huron and asked about climate change as part of the planning review process, I was told that climate change considerations are not part of the planning application review process???

Recently, South Huron by way of Official Plan amendments has attached the Port Blake area to Grand Bend. The Lambton Shores Official Plan states: “*At the present time, Lambton Shores includes a significant surplus of residential land, including approximately 1,115 lots in registered/draft approved Plans of Subdivision and more than 7,320 potential lots/units on vacant land currently designated for residential use, resulting in a total residential land inventory of 8,435 units/Lots.*” If South Huron is going to attach itself to Lambton Shores, then County Planners and municipal staff should be considering what is going on in Grand Bend. Lambton Shores does not have the amenities to sustain development in Port Blake. The Health Unit is not accepting new patients, the public school is at capacity, there is no nearby community centre, no public library, no Service Ontario, no Service Canada and few full-time jobs.

In light of the destruction of greenspace surrounding large urban centers, it is even more imperative that we preserve greenspace in rural Ontario. The Huron County Official Plan, the South Huron Corporate Strategic Plan and the Huron County Cultural Plan all identify this area’s key assets as its rural characteristics and natural features: proximity to Lake Huron, open spaces, agriculture, green space, trails, and forests as a major tourism economic driver. Land use planning must consider this area’s key assets.

Land use planning should be administered through the lens of climate change, the corporate strategic economic development plan and sustainability. **Land use planning does not occur in a vacuum. However, that is exactly what has been happening.** To not review land use planning in conjunction with climate change and a corporate strategic sustainability plan is irresponsible government. The Ontario Flooding Strategy, states:

Mitigation

1. *Keeping people and property out of flood-prone areas and taking steps like floodproofing and other approaches to reduce the impact of flooding; Ministry of Natural Resources and Forestry, Ministry of Municipal Affairs and Housing, Conservation authorities, Municipalities, Other partners.*

The Province is primarily holding local government responsible for flood management through land use planning. Much of the land along the lakeshore including the land on the north side of St. John's-by-the-Lake and the Tridon lands are floodplain. South Huron must update their outdated flood maps, to reflect climate change impacts, as part of the Official Plan review.

If South Huron wants to attract innovative, forward thinking development, you don't lower the bar, you raise it.

Thank you for the opportunity to participate in the S.H. Official Plan review. If you have any questions or wish to discuss my comments further, please do not hesitate to contact me.

Kindest regards,

Janet Kurasz, AMCT (retired)
Environmental Horticulturist
[REDACTED], Grand Bend, ON
[REDACTED]

From: Jeff Kints [REDACTED]
Sent: Friday, May 24, 2024 12:03 PM
To: Mayor Finch <gfinch@southhuron.ca>
Cc: Rebekah Msuya-Collison <cao@southhuron.ca>
Subject: local industrial opportunities

Good morning George,

I wanted to reach out to you directly, and have included Rebekah as well.

Does the Municipality (or County for that matter) have any plans to create some sort of industrial park in our area – or a zoning exemption of some sort? There is virtually no place for local trades to run / expand a business. I understand the County is working on a new Master Plan? Would this be the time to pursue?

[REDACTED]

Let me know your thoughts – happy to discuss further.

Regards,

Jeff Kints

From: [Kathy Baiger](#)
To: [Celina McIntosh](#); [Vanessa Culbert](#); [Denise Van Amersfoort](#)
Cc: [REDACTED]; [Kathy Baiger](#)
Subject: K.Baiger re: OP Review 2024 and my submission to council 2020
Date: Monday, May 27, 2024 3:46:19 PM
Attachments: [Submission from K.Baiger re File OPA19 Baker P.G.Tridon.pdf](#)

May 27 2024

Hello Celina, Vanessa, Denise and those who participated in the Natural Environment OP meeting.

Please find my pdf submission from 2020 attached below.

I met you at the Port Blake and the Natural Environment "This Is What We Heard" public meetings for the Official Plan review.

I am encouraged by the staff expertise and expert knowledge regarding the current and the future state of natural environment in South Huron. Thank you for all the information.

Today I re-read the submission I made to SH Council on October 26, 2020. I think it still has some relevant points and ideas 4 years later. Most of the links still work. So I decided to forward it to the OP Team today, as you probably have not seen it.

Recently, at both OP open meetings, I put forth my opinion on what changes need to occur in the revised plan:

- * a Private Tree Protection By-law.
- to review, update, expand By-law 38-2013 being a by-law to regulate the destruction of trees in woodland and woodlots in the county.
- that the recommendations of the S.H. Climate Advisory Committee be incorporated into the new OP.
- Environmental and Climate Change assessments/studies be updated every 4 years due to the rapid changes occurring.

Its funny to think that many of you will be about my age 50 years from now. I wonder what the Port Blake area will look like then. I would like to acknowledge the university students (U.B.C. and U of Guelph I believe) that I met and who are assisting the OP Team.

Thanks.
Any feedback is welcome.
Kathy Baiger
Grand Cove, South Huron

SUBMISSION FOR CONSIDERATION

FILE NUMBER: OPA #19

APPLICANT: Baker Planning Group (c/o Caroline Baker) for Tridon Properties Ltd.

LOCATION: Part Lots 2-4, Lake Road East Concession, Stephen Ward, Municipality of South Huron, known municipally as 70786 Bluewater Highway.

Submission for Consideration to: Huron County, Municipality of South Huron, Council and Staff

Respectfully submitted by Kathleen Baiger, October 26,2020.

PURPOSE

The purpose of this submission, regarding 52 hectares land, privately owned, known as Part Lots 2-4, Lake Road East Concession, Stephen Ward, Municipality of South Huron, known municipally as 70786 Bluewater Highway, is to:

Maintain the current zoning being:

17. Recreational Commercial (RC3)

Within the following zones, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

17.1. Permitted Uses ♣ golf course ♣ guest cabin ♣ hotel ♣ motel ♣ restaurant ♣ retail store for the sale of personal convenience goods and foodstuffs, and recreational equipment ♣ 1 accessory dwelling unit ♣ more than 1 main use is permitted ♣ uses accessory to the permitted uses.

Or zone change to:

8. Natural Environment Zone 1 (NE1)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

8.1. Permitted Uses: ♣ agricultural uses, as they existed on the date of passage of the by-law; ♣ conservation ♣ forestry ♣ passive recreation ♣ uses accessory to a permitted use

Or zone change to:

9. Natural Environment Zone 2 (NE2)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

9.1. Permitted Uses: ♣ conservation ♣ dwelling in existence at the date of passage of this by-law and the replacement of such dwelling ♣ forestry ♣ home occupation or home industry in or accessory to a permitted dwelling ♣ maple syrup production ♣ passive recreation ♣ uses accessory to a permitted use

Or zone change to :

10. Parks & Open Space (OS)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

10.1. Permitted Uses ♣ conservation ♣ dwelling in existence at the date of passing of this by-law and the replacement of such dwelling ♣ passive recreation ♣ public park ♣ private park ♣ forestry ♣ uses accessory to a permitted use

Introductory Remarks

Henry D. Thoreau: "What is the use of a house if you haven't got a tolerable planet to put it on?"

Don de Jong, Principal, Tridon Group and Owner of subject land: "In a smaller community, you can sit down with staff and work through issues – the normal points of discussion that come up during any planning of a development – very quickly," says de Jong. Both also admit that the current residents of the areas in which they are working have not always been entirely happy".

"Working with municipalities that recognize the value of building the tax base by increasing the population is attractive to developers", according to Don de Jong of The Tridon Group.

<http://lifestylemagazineonline.com/articles/new-homes/goingwest.html>

Mayor Finch: "We are building a community for our children, our youth. This is no longer about us...We are just stewards of this time period".

On May 7 2019 Mayor Finch spoke to the Exeter Business Improvement Area and the South Huron Chamber of Commerce. The Exeter Lakeshore Times reported that Mayor Finch spoke about what the future holds for South Huron, which included plans to attract developers and improve recreation, while emphasising the importance of supporting younger members of the community. Mayor Finch said: "We are building a community for our children, our youth. This is no longer about us...We are just stewards of this time period". He spoke about a need for housing in Exeter to attract new young workers and said "a lot of people come to the community for jobs. That's why I came here."

Most often important decisions should not be made quickly. Important decisions, as this one, require time to study and research ALL parameters, options and opportunities.

The decisions that Huron County and the Council and Staff of the Municipality of South Huron make regarding the zoning of the property known as Part Lots 2-4, Lake Road East Concession, Stephen Ward, Municipality of South Huron, known municipally as 70786 Bluewater Highway, will affect the decisions and actions of our youth in the future. This is an important leadership and visionary opportunity for the Municipality and County.

Now is the time to look 50, or 100 years, into the future, not just through the eyes of housing speculation 25 years from now. Long term financial and economic predictions are as unpredictable as novel viruses; however, we can, with certainty, predict the results of a healthy environment. Now is the opportunity for South Huron Municipal Council and Huron County Council to create a Living Legacy.

As of this date, I have read the submissions and studies provided to the Public and Municipality by the owner/developer.

Thank you for this opportunity to address the Municipality of South Huron and Huron County Council Members and Staff.

Considerations

I observe 3 factions that need to work together to find prosperity and economic growth for S.E. Huron: Owner/Developer, Municipality, and Community.

Due to the significant climate implications and community benefits of this property, in this submission I suggest the following ideas and reasons why.

I respectfully propose that the current zoning is maintained or changed as stated above. I recommend that the municipality approach the Owner/Developer to consider a long term lease or sell the property to the municipality, in order for the Municipality to create a protected nature/wildlife/greenbelt reserve for the use and benefit of all people, now and in the future. I believe that with creative purpose and mutual respect, all 3 factions can be satisfied.

Bank of Canada: Researching the Economic Impacts of Climate Change: Implications for monetary policy and financial stability states:

Along the transition to a low-carbon economy, as relative prices adjust, there will likely be significant economic dislocation as the economy goes through a period of restructuring and adaptation. Clear, timely and gradual climate policies, accompanied by policies that support the structural reform of the economy (e.g., that make labour markets more adaptable and responsive, promote innovation and improve the business environment), can mitigate the negative impacts of the transition.

<https://www.bankofcanada.ca/2019/11/researching-economic-impacts-climate-change/>

Economic Growth for South Huron via proposed Housing Development (HD):

Money is received by the owner/developer (O/D) in ways of permits and fees for example. These are 'one time' charges. Once the project is complete, predicted to be 4 to 10 years from now, the O/D will likely move business to another development elsewhere.

Budget Meeting September 28 2020: Budget Basics • How are municipal services funded? –Property taxes (fund approximately 80% of the total levy-based budget requirements) –User Fees –Permits and License Fees –Grants (OMPF, OCIF, Gas tax, etc) –Interest on investments –Sales (i.e. cemetery lots) –Donations)

Council Member's Tool Kit : A practical guide to evaluating municipal asset management states:

In the public sector, not all "return on investment" calculations are financial. Does our investment in assets yield a community benefit or quality of life attribute that makes for a better place to live or invest?

Some public assets can attract third-party or "matching" funds, like the YMCA operating a recreation facility or a local dance studio buying space on the arena boards or in the recreation programs bulletin.

Some public assets (art galleries, recreation centres, museums, cemeteries, etc.) can be better managed by enthusiastic community organizations or experienced third-party operators, thus reducing costs or risks.

Most importantly, most land-use planning decisions have – or should have – built-in assumptions about infrastructure costs, related municipal service costs, and net revenues from new property-tax assessment,

development levies, and user charges. It is important to recognize that near-term development benefits (development charges, building permit fees, water and sewer hook-up fees, road access permit fees, increase property taxation, etc.) may not sustain themselves over time. Once “new” infrastructure has been built using development charges, the ongoing cost of operating, maintaining and replacing that community infrastructure falls squarely on the shoulders of those who are using the services, or on the shoulders of the average taxpayer in the municipality providing the services. Asset management plans need to make a reasonable allowance for those effects, in the foreseeable future.

<https://www.amo.on.ca/AMO-PDFs/Asset-Management/OMKN-Toolkit-Tips-Municipal-Asset-Management-2015.aspx>

- Money is expected in the future, from land taxes predicated on 25 year growth predictions. Statistics show growth probability is minimal.
- “Build and they will come” should be interpreted as “Build near the major economic hub of Exeter, and businesses will come”.
- The proposed development location attracts a ‘Bedroom Community’: commuters, out of town rental investors etc. Working from home via internet is not an option for the majority of people, for example: front line workers, service sector workers, and teachers.
- The location of the HD is not practical because it is not within walking or cycling proximity to Exeter, schools, hospital, and recreation facilities.
- The proposed location will likely incur more expenditure to the residents and commuters, for example: increased vehicle maintenance and gas, higher insurance premiums due to flood plain, child care costs.
- The land is used by 400 homeowners only – not in the overall public interest – shows lack of interest in the wellbeing of environmentally minded future generations, stewardship of land and historical zoning.
- 20 year population prediction shows : 0.07% decrease in municipality as a whole, but shows in Exeter a 0.5% increase over 20 years (Ministry of Finance, Ontario, Growth Projections 2014)

Economic Growth for South Huron via maintaining Greenbelt

- Tourism: community will be recognized as environmentally pro-active and forward thinking.
- Families: Attracts environmentally concerned and ecologically minded families to this community recognized as a pro-active municipality that cares for the well being and future of their children.
- ROI Return on Investment: long term attraction to area because of clean environment (move away from polluted cities)
- For 20 years, the Green Municipal Fund (GMF) has helped Canadian municipalities switch to innovative and sustainable practices, faster. Twenty years ago, municipalities designed GMF to reliably support their sustainable municipal projects. GMF is delivered by the Federation of Canadian Municipalities (FCM), and received its financial backing from the Federal Government. Those key relationships remain in place today as cornerstones of GMF. <https://fcm.ca/en/programs/green-municipal-fund>

- Canadian Index of Wellbeing: At the same time, GDP fails to include a host of beneficial activities like the value of unpaid housework, child care, volunteer work and leisure time, because they take place outside of the formal marketplace. Nor does it make subtractions for activities that heat up our planet, pollute our air and waterways, or destroy farmlands, wetlands and old-growth forests. The notion of sustainability – ensuring that precious resources are preserved for future generations – doesn't enter the equation.
The CIW fills a large gap in the Canadian dialogue about public policy making. It helps build a dialogue that goes beyond what Gross Domestic Product (GDP), as a purely economic measure, can tell us about our wellbeing. <https://uwaterloo.ca/canadian-index-wellbeing/about-canadian-index-wellbeing/wellbeing-canada>

Explore Grants:

Intact-Adaptation-Action Grants. https://s1.q4cdn.com/321139868/files/doc_presentations/2019/11/Intact-Adaptation-Action-Grants-2019.pdf

Ontario Trillium Foundation Grant: The health of the environment depends on people doing their part by appreciating and honouring natural resources, making more sustainable lifestyle choices, reducing ecological impacts and safeguarding and restoring our ecosystems. <https://otf.ca/>

The Conservation Land Tax Incentive Program: recognizes, encourages and supports the long-term private stewardship of Ontario's provincially important natural areas. Under the Conservation Land Tax Incentive Program, portions of your property that have eligible natural heritage features may qualify for a 100% property tax exemption. <https://www.ontario.ca/page/conservation-land-tax-incentive-program>

Health Benefits and Side Effects of a housing development:

- No health benefits
- Respiratory and health problems in local population may increase due to pre and post construction pollution.
- No mental well being or quality of life benefits
- Exposure to ambient air pollution and the incidence of dementia: <https://pubmed.ncbi.nlm.nih.gov/28917207/>
- The air that we breathe can have a major impact on our health. Air pollution can lead to cardiovascular disease, respiratory disease and lung cancer: <https://www.publichealthontario.ca/en/health-topics/environmental-occupational-health/air-quality>

Health Benefits and Side Effects from Greenbelt:

- Only positive health benefits. Benefits to climate change means benefits to health.
- Canadian Index of Wellbeing: The Right Honourable David Johnston - PC, CC, CMM, COM, CD, FRSC, FRCPSC; Former Governor General of Canada; Former President, University of Waterloo: "Collectively, this index helps us to determine trends in our overall quality of life, giving us a powerful tool for

action.” <https://uwaterloo.ca/canadian-index-wellbeing/about-canadian-index-wellbeing/wellbeing-canada>

In her PHO (Public Health Ontario) Talk, “The Future of Environmental Stewardship,” Dr. Elaina MacIntyre, epidemiologist specialist from our Environmental and Occupational Health department, encourages others to consider the interconnectedness of our ecosystems and how they support each other, making it possible for us to thrive. Empirical evidence shows our health is linked to the health of our ecosystems. This evidence, along with the environmental challenges that our world is currently facing, has renewed interest in environmental stewardship and in restoring balance between us and our natural world.

<https://www.publichealthontario.ca/en/health-topics/environmental-occupational-health/healthy-environments>

Expert Panel on Climate Change Adaptation and Resilience Results:

Protecting and improving human health and well-being: focused on the key determinants of health as they relate to climate change impacts, and objectives and indicators that could be used to monitor and evaluate progress toward increasing the resilience of people, communities, and health practitioners to a broad range of health impacts associated with climate change. <https://www.canada.ca/en/environment-climate-change/services/climate-change/adapting/expert-panel-adaptation-resilience.html>

Community Involvement and Commitment via Owner/Developer

- Invested until project is complete and then moves on to another development elsewhere.
- Limited investment in community other than financial gain.
- Potential buyers may lack community involvement due to time constraints limited by commuting.
- Increased pollution from more vehicles commuting, gas consumption, and other negative environmental impacts
- Will not attract tourism. Land does not become a much needed summer amenity/attraction for South Huron (Port Blake day park, leased by municipality, is currently the only summer amenity for tourists in this municipality).

Community Involvement and Commitment via Greenbelt:

- Long term (forever) investment in well being of residents through climate change and environmental investment.
- Living Legacy investment: protection of citizens and families
- Long term protection of the site land is made a priority over short term financial gains.
- Investment in youth, education, climate change, job creation
- Involvement of service groups, volunteers
- Concern and responsibility for the vulnerable, disabled, homeless, elderly, front-line workers, youth, families, and seniors who need housing projects located within walking distance, or close to economic Hub, services, schools, work, recreation facilities, and hospital.
- Awareness of the importance and necessity of places for people to connect and interact.

Green Communities

Places To Grow Act, 2005:

The Government of Ontario recognizes that in order to accommodate future population growth, support economic prosperity and achieve a high quality of life for all Ontarians, planning must occur in a rational and strategic way.

The Government of Ontario recognizes that building complete and strong communities, making efficient use of existing infrastructure and preserving natural and agricultural resources will contribute to maximizing the benefits, and minimizing the costs, of growth.

The Government of Ontario recognizes that identifying where and how growth should occur will support improved global competitiveness, sustain the natural environment and provide clarity for the purpose of determining priority of infrastructure investments.

The Government of Ontario recognizes that an integrated and co-ordinated approach to making decisions about growth across all levels of government will contribute to maximizing the value of public investments.

The purposes of the Act are,

- (a) to enable decisions about growth to be made in ways that sustain a robust economy, build strong communities and promote a healthy environment and a culture of conservation;
- (b) to promote a rational and balanced approach to decisions about growth that builds on community priorities, strengths and opportunities and makes efficient use of infrastructure;
- (c) to enable planning for growth in a manner that reflects a broad geographical perspective and is integrated across natural and municipal boundaries;
- (d) to ensure that a long-term vision and long-term goals guide decision-making about growth and provide for the co-ordination of growth policies among all levels of government. 2005, c. 13, s. 1.

<https://www.ontario.ca/laws/statute/05p13>

(Noteworthy overview)

LEVERAGING THE BENEFITS OF GREEN SPACE FOR ENVIRONMENTAL AND PUBLIC HEALTH BENEFITS

Karen Morrison, Ph.D. YORK UNIVERSITY

The literature on green spaces highlights the importance of being explicit about the potential co-benefits of designing such spaces as settings for health and well-being. While the benefits are enormous and multi-faceted, they will only be fully realized if they are accounted for.

In the past, only readily quantifiable benefits made it into cost-accounting systems. But this is changing, and structuring our perception of the myriad of potential co-benefits that can be leveraged from investments in green spaces – particularly those that positively influence human health and well-being - is one way to begin to change the dialogue about the role and importance of green space for Ontario communities and to inspire additional investment in, and support for, these essential programs.

https://static1.squarespace.com/static/5c3cebfd45776eee4408f72d/t/5ccd016d652deaddf2d9033a/1556939121047/Leveraging_the_Benefits_of_Greenspace_2-compressed.pdf

ECOHEALTH ONTARIO: Framework Towards a Healthier Society and Cost Savings

The conceptual framework draws from an extensive literature review to assist users to navigate a decision-making process for establishing the case for greenspace investments. It proposes pathways between greenspace investments and public health outcomes ultimately to economic benefits from savings accrued from healthier people and environments.

<https://www.ecohealthontario.ca/>

A Green Infrastructure Guide for Small Cities, Towns and Rural Communities:

Green infrastructure is defined as natural vegetative systems and green technologies that collectively provide society with a multitude of environmental, social and economic benefits.

Green infrastructure is often associated with storm water management but it has many applications, such as improving air and water quality, providing habitat for plants and animals, and enhancing human health. Green infrastructure is also multi-functional and provides co-benefits alongside its primary purpose. This makes it very cost efficient use of public finances; a single investment delivers the core service while also providing numerous other public benefits. In many ways, the use of green infrastructure embodies the shift towards a green economy; cost effective infrastructure that deliver better environmental and social outcomes.

PROSPERITY: Green infrastructure can play a role in enhancing community prosperity, be it economic, social or environmental.

https://greeninfrastructureontario.org/app/uploads/2016/04/Green_Infrastructure_Final.pdf

Take Action Sustainable Huron:

Accepted by County Council as a framework document on June 2, 2010.

A strategy for sustainability must be balanced, thoughtful, and planned. It is an intentional approach to understand the three spheres, Environment, Society & Culture, and Economy, and identify directions which incorporate all three. The 'Take Action' Report contains a series of community based actions to move towards a sustainable future.

https://www.huroncounty.ca/wp-content/uploads/2013/08/TakeActionReport_2010-1.pdf

Philanthropy

Philanthropic Foundations Canada:

We are a member association of Canadian grantmakers, including private and public foundations, charities and corporations. Created in 1999, we became a registered charity in 2002.

PhiLab (Canadian Philanthropy Partnership Research Network) convened a meeting with several foundations interested in exploring a research agenda and initiatives that could advance the role of foundations and philanthropic donors in supporting climate change and climate action.

In this context, PhiLab (Canadian Philanthropy Partnership Research Network) convened a meeting with several foundations interested in exploring a research agenda and initiatives that could advance the role of

foundations and philanthropic donors in supporting climate change and climate action. The partners of the project include:

- PhiLab
- Environmental Funders Canada
- The Circle on Philanthropy and Indigenous Peoples
- Community Foundations of Canada
- EDGE Funders Alliance North American Steering Committee
- Philanthropic Foundations Canada
- McConnell Foundation

PhiLab is partnering with these organizations through different phases of research and knowledge mobilization with the aim to:

- Make foundations' options for climate action strategies more explicit
- Increase awareness and contribute to a common language about the role of philanthropy in climate action and a just transition

<https://pfc.ca/agenda-on-climate-change/>

Nature Conservancy Canada:

Since 1962, Canada's leading not-for-profit, private land conservation organization, the Nature Conservancy of Canada (NCC), has been protecting Ontario's most important natural areas and the species they sustain. Along with its partners, NCC has helped to protect more than 84,226 hectares (more than 208,127 acres) in Ontario.

<https://www.natureconservancy.ca/en/what-you-can-do/other-ways-to-help/give-land/>

Colin C. Scatcherd donated the land across from Oakwood Park on which St John's Anglican Church sits. :

In 1957 the Parish Hall was dedicated in memory of C. C. Scatcherd. His wife Audrey was equally active in the church. The Scatchers were summer occupants of the cottage that Colin's mother Kitty Labatt Scatcherd bought in Oakwood Park in the late 1800s

http://www.virtualmuseum.ca/sgc-cms/histoires_de_chez_nous-community_stories/pm_v2.php?id=story_line&lg=English&fl=0&ex=00000692&sl=6937&pos=1

Environment

To grow and prosper South Huron needs environmental protection and pro-action. The loss of natural infrastructure is most pronounced in southern Ontario. 72% of original wetlands have been lost.

"The extreme rain, precipitation events that are occurring now are going to continue and indeed are going to get worse going forward for sure," said Blair Feltmate, head of the [Intact Centre on Climate Adaptation](#) at the University of Waterloo.....climate change is already affecting Canada's environment and economy, as well as the safety, physical, mental, cultural, and spiritual health and well-being of Canadians. As these impacts are projected to intensify in the coming decades, it is essential that Canadians act now to adapt and build their resilience to climate change.

Under the direction of the Climate Change Adaptation Project (CCAP – overseen by the Intact Centre on Climate Adaptation), 11 flood risk mitigation projects were implemented across Canada between 2012 and 2017. The purpose of the initiative – and by extension this report – was to identify and assess practical actions that communities and organizations (i.e. municipal governments, nongovernmental organizations, and conservation authorities) could engage to limit flood risk at a local or community scale.

Feltmate, head of the Intact Centre on Climate Adaptation said “cities across Canada have paved and built over wetlands and other “natural infrastructure” that could otherwise absorb and slow the rush of floodwaters into overloaded sewer systems. To stem the tide governments can take several measures: Ban construction on flood plains”

<https://www.intactcentreclimateadaptation.ca/wp-content/uploads/2018/10/Climate-Change-Adaptation-Projects-FINAL.pdf>

Lake Huron Centre for Coastal Conservation:

Regarding ecological services provided by woodlands: stressors and threats affecting ecosystem health: coastal woodlands

Coastal woodlands are living filters, absorbing sediment, nutrients and pollutants carried in runoff from adjacent lands. Trees produce Oxygen and consume Carbon Dioxide.

Southern Ontario as a whole has only about 25% forest cover, which is less than the minimum (30%) needed to support healthy wildlife and ecosystems. Trees absorb 48 lbs of CO₂ annually. Southwestern Ontario Forest cover = 12.1%

The Huron Fringe Forest includes the wooded areas that parallel the shoreline of Lake Huron. It is a remnant of what used to be part of the great forests of pre-European settlement that covered about 90% of the landscape in southwestern Ontario. Today, because of clearing for agriculture and development, the forests have been reduced to patches and strips of woodlands.

Today three types of woodland exist on the southeastern shores of Lake Huron: one of them is the **Carolinian Forest**. Woodlands are home to many species, some of which are endangered and threatened. Woodlands also provide benefits to residents in the coastal corridor, including shade, wind break, water purification, and nutrient sinks. 38% of the southeastern coastal corridor is covered in woodland. Development such as subdivisions and transportation corridors reduce habitat area and can affect which migratory species will continue to use the habitat.

Native vegetation removal could reduce habitat for animal lifecycles, especially those relying on forest interior habitat.

Developments can toxify woodlands through bioaccumulation, causing toxified habitat for wildlife. Connecting habitats with wildlife corridors will ensure movement of plants and animals between woodland patches, keeping genetic diversity strong.

https://9cf4491b-02a7-4038-a046-22c8be7f1bec.filesusr.com/ugd/697a03_4a9d082e22004b8e9d27f838117daac1.pdf

Rural Landowners Stewardship Guide for the Ontario Landscape states:

Carolinian Life Zone – runs from Grand Bend to Toronto. The Carolinian Zone is less than 1% of Canada`s landmass but contains more species than any other region in Canada. It is also one of the landscapes to have

experienced the heaviest impact by human activity. This situation creates special conservation challenges for the region.

Forest Corridor: a linear remnant of a forest community. It is too narrow to be viable as habitat but can have the important role of connecting other larger isolated or separate areas of forests, creating the effect of contiguous forest. This allows animals and other species to travel through disturbed landscapes.

Wet meadows - occur in floodplain areas and in moist areas between wetlands and higher, drier land. As meadow and natural grass landscapes become increasingly rare in southern Ontario, many species have come to depend on reretired agricultural fields and other man-made grass landscapes for habitat.

Tree ecology - trees provide shelter and food source for wildlife. The roots of trees and shrubs anchor the soil.

Living with Wildlife - for rural landowners, seeing a fox dart across a concession road, watching a hawk as it soars above the meadow or hearing a midnight chorus of frogs is an unforgettable experience. Wildlife encounters in rural area make our lives a little richer. In fact, wildlife is an essential part of our landscape, an integral part of the complex web that sustains our survival. Human activities and land use patterns have allowed species like raccoons, coyotes and deer to flourish while others such as the barn owl, badger and spotted turtle have drastically declined. Today`s paradox is that we have both an abundance of some species of wildlife and other species at risk. Most habitats in southern Ontario occur on private land.

Species at Risk - more species become endangered every year as a result of human activities. More than 170 of Ontario`s wild species are at risk – that`s over 1/ 3 of all of the species at risk in Canada! Teams working on species at risk recovery are focusing on priority ecosystems rather than a single species at risk A priority ecosystem is one that supports many species at risk. The Carolinian Forest is considered a priority ecosystem.

90% of the forest in southern Ontario is privately owned. The forest is ecologically important. The presence of healthy forests is critical to the health of ecosystems, watersheds, and communities of southern Ontario.

Wetlands and Ponds - wetlands are nature`s water filtration and purification system and contribute to important ecological functions such as: their ability to store water can reduce the frequency and severity of both floods and droughts; they are important habitat for hundreds of species of wildlife and provide critical nesting areas for many of these.

Dug out Ponds - dugout ponds have no inflow or outflow and are fed by springs, precipitation or pumping from other water bodies. These ponds tend to have fewer impacts on natural water bodies and can provide good habitat for fish and wildlife species.

Water Runoff Management - surfaces such as roofs, paved areas, bare soil and loped lawns all contribute to the volume of surface water runoff because they impede water infiltration into the ground. Runoff carries soil, pet feces, salt, pesticides, fertilizers, oil and grease, fuels and other possible pollutants in streams, ponds, wetlands and lakes. Water that flows into storm drains or ditches is transported and discharged in streams and rivers and eventually into the Great Lakes, untreated. Water runoff can also flow into basements and cause extensive property damage.

<http://www.stewardshipmanual.ca/>

Natural Heritage Information Centre
Ontario Ministry of Natural Resources:

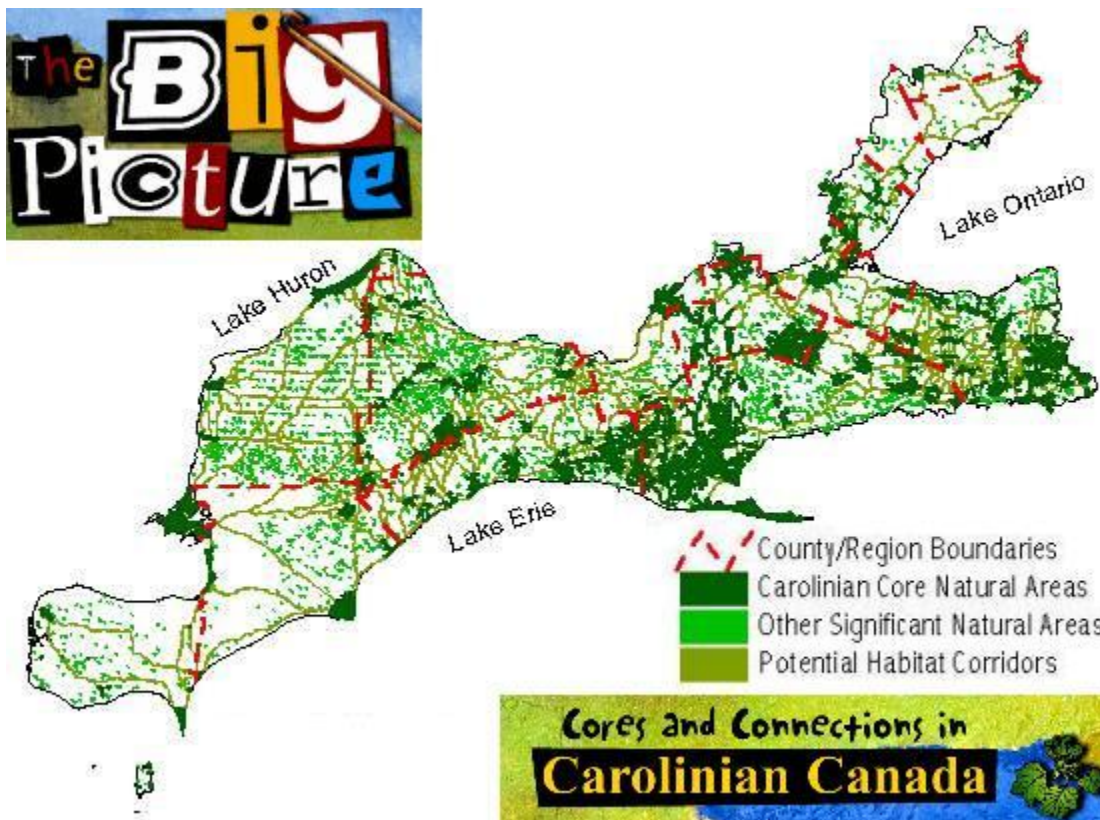
Many great challenges to conservation are faced in the Carolinian Zone. Foremost from the perspective of terrestrial biodiversity protection is the extreme fragmentation of natural areas by agriculture, roads and

urbanization. Almost all the land is in private ownership, and property values are high, resulting in major fiscal and public relations challenges for public agencies and non-government organizations interested in land acquisition. Urban sprawl continues, with associated habitat loss, exotic species invasion, and industrial and recreational pressures (e.g., forestry, off-road vehicles, golf course development) within and adjacent to nearby “natural” areas.

The need for conservation efforts to expand beyond protecting landscape fragments has been expressed for many years. Studies in Ontario and throughout the world have shown that species requiring interior habitats or large tracts of intact habitat are unable to maintain viable populations in landscapes greatly fragmented by agriculture, roads and urbanization, and that natural corridors are valuable conservation tools. Endangered species recovery plans have been undertaken in the Carolinian Life Zone for some such species. However, the single-species approach to conservation is generally considered too costly, reactive and impractical to be used as the primary method for protecting biodiversity. Proactive conservation that focuses on landscapes and ecosystems is believed to provide the best long-term results at the lowest cost. Thus, a fundamental objective of The Big Picture project is to expand conservation planning beyond the existing “islands of green”

https://caroliniancanada.ca/legacy/ConservationPrograms_BigPictureMethodology2.htm

https://www.huroncounty.ca/wp-content/uploads/2019/12/ComparisonMap_SHu_Dec2019.pdf.



Canadian Golf Courses Targets of Hot Real Estate Market

The Mayor of Oakville, Rob Burton, says the issue goes beyond the anger and frustration of homeowners who paid a premium for houses bordering on the green spaces offered by golf courses.

"Land speculators have been buying up golf courses because they're cheap relative to the cost of land that's set up for housing and they're trying to turn that cheap land into housing, which would be a windfall profit for them," said Burton.

But Burton also says buying up these golf courses and converting them isn't a slam dunk.

"The golf courses are not zoned for housing and what's in process is efforts to apply to change their use, their zoning, basically, to create wealth at a stroke of a pen," he said.

Burton describes the speculation in golf courses as an assault on the government of Ontario's growth plan and he says what is needed is for the province to act to protect the integrity of that plan.

<https://news.wbfo.org/post/canadian-golf-courses-targets-hot-real-estate-market>

Oakville council votes to save Glen Abbey golf course from destruction:

In August, the Town of Oakville voted in favour of working to designate the course as a heritage site.

An Ontario town council has voted unanimously to reject a plan to develop Glen Abbey golf course amid efforts to designate the property as a "significant cultural heritage landscape". Jane Courtemanche, a spokeswoman for the Town of Oakville, says council on Wednesday refused a development application by Glen Abbey owner ClubLink to develop the lands. The council voted in August in favour of proceeding with a notice of intention to designate the Glen Abbey property as significant cultural heritage landscape under Section 29 of the Ontario Heritage Act.

<https://www.cbc.ca/news/canada/toronto/oakville-council-votes-to-save-glen-abbey-golf-course-from-destruction-1.4310774>

Subdivision proposed for former Welland golf course not moving forward:

St. Catherine's Standard: A proposed development that would have seen 1,155 single-detached homes, street, condominium and stacked townhouses and mixed-use units spread across a former Welland golf course ended up in the rough Tuesday night. City councillors turned down a staff report recommending approvals for an official plan amendment, zoning bylaw amendment and draft plan of subdivision for the former Hunters Pointe golf course.

Options and Opportunities

As previously mentioned, it is my opinion that 3 factions need to work together with creative purpose and mutual respect: the community, the municipality and the owner/developer. There are options to explore and opportunities to grasp.

I previously suggested that the municipality approach the owner/developer to lease or purchase this tract. At first this may appear unattainable, however, with financial ingenuity, it could be possible.

This tract needs to be preserved and protected. This is not a typical flat open field tract suitable for a housing development.

The owner/developer has the option of building houses just about Anywhere, but this unique tract of green space can never be replaced, Anywhere.

Opportunities:

During my research I thought about exciting opportunities for the community, and for the municipality, should a municipal greenspace come to fruition.

The following are some of my ideas for a "Living Legacy- Our South Huron Greenspace".

A place for the homeless to work and gain education: maintenance care, tree trimming, horticulture and landscaping etc.

(In the Lucknow Sentinel: "Finch, who is in his first term in municipal politics, told Postmedia that a top priority for him is the homelessness issue in Huron County. Finch describes homelessness as "a national crisis" that has to be dealt with. He said it's no longer just a "big city issue.")

A place for students to work and learn: monitoring parking, giving nature walks and talks, learning about biodiversity, climate change, and the Carolinian forest. This offers our youth the opportunity to become involved, participate, and learn about the importance of "community".

A place for those who have disabilities to experience the joy that nature and open space give. Not all people have the desire or ability to experience the beach. This gives opportunities for volunteerism and fund raising from service groups such as Rotary, Lions, and Optimists etc.

A place for Front Line Workers and their families to spend quality outdoor time together.

A place for seniors to enjoy passive exercise, reflect, and breathe fresh air.

A place for the local arts community, photographers and musicians to paint, photograph, play acoustic instruments and sing.

A place for school field trips and youth groups.

A place for people to donate for memorial trees to commemorate births, special occasions, and loss.

A place for the people of South Huron, and Tourists, to find Shade and Quiet: an asset, and much needed amenity, to complement the sun and activity of the beach.

In closing, I would like to bring to your attention some personal concerns and observations:

Regarding the transparency and bias of the Housing Market Research Study.

Planning Justification Report - Housing Market Research Study states:

Gregory Thompson Consulting was retained by Tridon Properties Ltd to complete a Housing Market Research Study.

Gregory Thompson is also the Director of Finance for Tridon.

Therefore I question the impartiality of the Housing Market Research Study.

<https://www.zoominfo.com/p/Gregory-Thompson/1970449389>

<https://www.zoominfo.com/c/tridon-group/347987645>

Regarding 2 ponds, a motor boat, and the Environmental study:

This spring and summer (twice) I was surprised to see a motor boat in the ponds actively churning up the water and vegetation. In previous years fountains kept the ponds aerated and clean. I was concerned about the destruction of the eco-system that existed there. Perhaps this is why the environmental study did not find anything noteworthy. Life in the ponds had effectively been eradicated.

Regarding the cutting of trees:

There will be cutting of trees that grow on the greenspace, for example: the many huge Willow trees and many other pine species and shrubs. Has the total number of trees that will be cut been counted, and how much will the removal of these trees affect the carbon footprint here?

Regarding contamination from the dumping of potentially hazardous waste on the north side of property adjacent to 'driving range' in the pine grove:

This summer I witnessed a large transport truck removing waste from this area. Upon further inspection I found waste material that may be toxic or hazardous. Some examples: tarps covering a pile of fertilizer bags, large plastic tarps covering the ground (leaching), tires, containers, vehicles, sprayer, machinery etc. This area may qualify for examination by Ministry Officials for contaminants that may be toxic or hazardous. (Please see my photos at the end) <https://www.ontario.ca/laws/regulation/900347/v1>

Regarding the birds and wildlife:

I live beside the greenspace. I witness the birds and wildlife 12 months of the year, not just during the time frame of an environmental audit. Should a development proceed, there will be more birds, bats, amphibians, insects, and wildlife to add to the "species at risk" list. <https://caroliniancanada.ca/sar/reaching-for-the-sky>

Thank you for considering the proposal to:

Maintain the current zoning being:

17. Recreational Commercial (RC3)

Or zone change to:

8. Natural Environment Zone 1 (NE1)

Or zone change to:

9. Natural Environment Zone 2 (NE2)

Or zone change to :

10. Parks & Open Space (OS)

I have included some of my photos below. Many people have not had the experience and pleasure of witnessing this incredible 4 season natural wildlife greenspace because it is privately owned.

Thank you,

Kathleen Baiger

Resources:

<https://uwaterloo.ca/canadian-index-wellbeing/about-canadian-index-wellbeing/wellbeing-canada> Canadian Wellbeing Index

<https://annualreport.greenmunicipalfund.ca/> Green Municipal Fund

<https://pubmed.ncbi.nlm.nih.gov/28917207/> Exposure to ambient air pollution and the incidence of dementia

<http://www.airqualityontario.com/> air quality Ontario

<https://treecanada.ca/resources/benefits-of-trees/> benefits of trees

https://s1.q4cdn.com/321139868/files/doc_presentations/2019/11/Intact-Adaptation-Action-Grants-2019.pdf
Intact Adaptation Grants

<https://www.intactcentreclimateadaptation.ca/about/> Intact Centre U.W research

<https://www.bankofcanada.ca/2017/03/thermometer-rising-climate-change-canada-economic-future/>
economy and climate change Bank of Canada

<https://www.intactcentreclimateadaptation.ca/wp-content/uploads/2018/10/Climate-Change-Adaptation-Projects-FINAL.pdf> protecting Canadian communities from floods Intact Centre U.W.

<https://www.ontario.ca/laws/regulation/900347/v1> Environmental Protection Act Reg.347 Waste Management

https://9cf4491b-02a7-4038-a046-22c8be7f1bec.filesusr.com/ugd/697a03_4a9d082e22004b8e9d27f838117daac1.pdf Lake Huron Centre for Coastal Conservation

<http://www.stewardshipmanual.ca/> Rural Landowner Stewardship Guide for the Ontario Landscape

https://caroliniancanada.ca/legacy/ConservationPrograms_BigPictureMethodology2.htm Carolinian Forest

<https://www.ontario.ca/page/conservation-land-tax-incentive-program> Conservation Land Tax Incentive

https://www.huroncounty.ca/wp-content/uploads/2019/12/ComparisonMap_SHu_Dec2019.pdf Map

<https://www.wellington.ca/en/discover/greenlegacyprogramme.aspx#> Wellington County

<https://www.ola.org/en/legislative-business/bills/parliament-41/session-1/bill-73> Bill 73, Smart Growth for our Communities Act, 2015

https://static1.squarespace.com/static/5c3cebfd45776eee4408f72d/t/5ccd016d652deaddf2d9033a/1556939121047/leveraging_the_benefits_of_greenpace_2-compressed.pdf leveraging the benefits of green space for environmental and public health benefits. Karen Morrison, Ph.D. York University

<https://www.ecohealthontario.ca/> Ecohealth Ontario

<https://www.ecohealthontario.ca/resources>

https://www.huroncounty.ca/wp-content/uploads/2013/08/TakeActionReport_2010-1.pdf Take Action Sustainable Huron

<https://www.ontario.ca/page/environmental-permissions#:~:text=For%20more%20information%20about%20environmental,mail%20at%20enviropermissi ons%40ontario.ca> Environmental Assessment and Permissions Division Ministry of the Environment, Conservation and Parks

<https://www.stcatharinesstandard.ca/news/niagara-region/2020/05/27/subdivision-proposed-for-former-welland-golf-course-not-moving-forward.html> St. Catharine's Standard

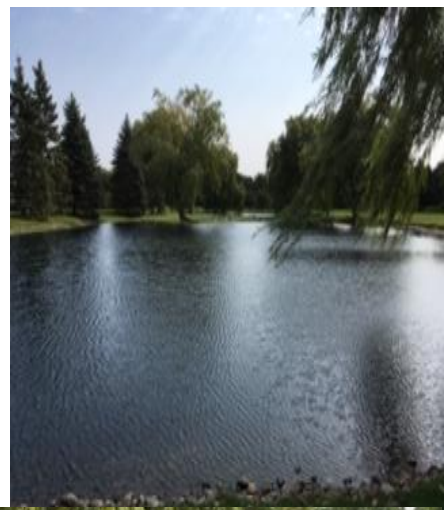
<https://www.amo.on.ca/AMO-PDFs/Asset-Management/OMKN-Toolkit-Tips-Municipal-Asset-Management-2015.aspx> Council Member's Tool Kit: A practical guide to evaluating municipal asset management

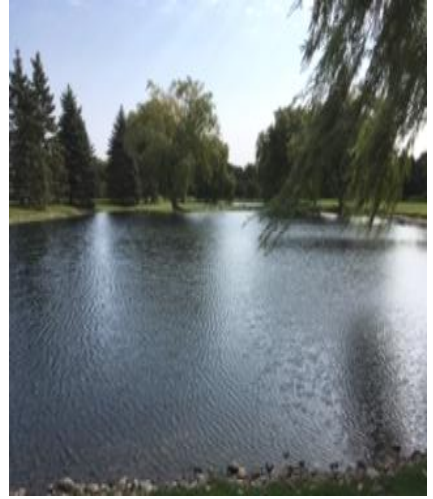
<https://htltc.ca/> Huron Tract Land Trust Conservancy

<https://caroliniancanada.ca/sar/reaching-for-the-sky> bird decline

<https://www.southhuron.ca/en/resourcesGeneral/South-Huron-2020-DC.pdf> South Huron forecast

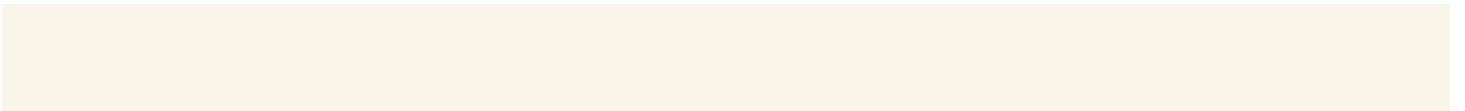
Photos







End



From: [Allan Barnes](#)
To: [OP](#)
Subject: INPUT - OFFICIAL PLAN
Date: Wednesday, May 29, 2024 11:23:07 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Thank you for the meeting Tuesday evening in Crediton.

I was thinking about your request for data/feelings about how *Huron County* has changed in the past 25 years and where we may be going in the future.

Of all the changes I have seen, I am most concerned about two things ;

- (1) The rising cost of property taxes and my water bill.
- (2) Personal security.

The latter troubles me when I see the reckless use of Government power and the police during COVID. I had hoped never to see Government use force against its own citizens. I had hoped never to see neighbour turn on neighbour with the media stoking the daily sick/death count.

I balance that view with the seemingly "light touch" the police and crown use against property crimes. I find the court system that is largely hidden from the public and my experience with the process (civil & criminal) is that it is expensive. madding slow and unfair.

I left Hamilton-Toronto to escape the pressures & threats of the big city. Drug use and homelessness. Only now I find that madness has followed me here to the country.

Sincerely
Allan P. Barnes
SHIPKA

May 31, 2024

VIA EMAIL

County of Huron
57 Napier Street, 2nd Floor
Goderich, Ontario
N7A 1W2

ATTN: Denise (Carnochan) Van Amersfoort, Manager of Planning

Dear Denise,

**Re: Municipality of South Huron Official Plan Review
Preliminary Comments on Behalf of Medway Homes
70477 Mollard Line
Grand Bend, ON
Our File: MDW/GDB/24-01**

We are the planning consultants for Medway Homes (“**the client**”) in the matter of the current Municipality of South Huron Official Plan Review. The client is the owner of approximately 21.5 ha. (53.2 ac.) of vacant land located on the west side of Mollard Line to the south of Main Street East, and municipally known as 70477 Mollard Line (the “**Subject Lands**”) (See Figure 1, below).

Figure 1 – Location Map



Under the Municipality of South Huron Official Plan (“OP”), the lands are predominantly designated “*Agriculture*” as shown on “Schedule ‘B’ Land Use Plan.” The lands are currently

zoned “General Agriculture (AG1)” in the Municipality of South Huron Zoning By-Law. The lands are located abutting the Grand Bend settlement area boundary to the north.

We are pleased to provide preliminary comments on behalf of the client as outlined below:

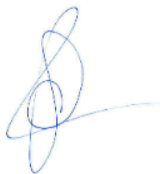
- It is our understanding that according to the March 2024 Watson & Associates Population and Housing Projection Study for Huron County the County’s housing base is forecast to increase by 10,640 units over the 30-year forecast period. If through the current Official Plan Review process, if it is determined that there is a justified need for additional residential lands, our client wishes to notify County Staff and Council that they are willing and wish to have their lands considered as a potential candidate site for redesignation for residential purposes. It is our opinion that the current OP review process is the appropriate land use planning tool to initiate discussions with the relevant stakeholders to consider such requests.
- It is our opinion that the Subject Lands, due to its extensive frontage onto Mollard Line and access to surrounding roads, proximity to existing residential, commercial & community uses; and, proximity to available municipal services, have excellent potential for efficient and cost-effective future residential development.
- The Subject Lands are sized appropriately to provide for a range of residential lots and open space uses, and a network of roads which can provide appropriate access to Mollard Line and to the existing westerly residential lands, to help facilitate a comprehensive development proposal.
- Including the Subject Lands within a Residential OP Designation, would help achieve Provincial and County growth targets, and would be in the public interest.

We appreciate your consideration of our comments. We will continue to participate in the Official Plan Review process. We may provide additional comments as required in the future and would welcome the opportunity to meet with Staff at the appropriate time to discuss our comments.

Please also accept this letter as our request for notice of any future communications for the Official Plan Review Process, or any decision made in respect to this matter. Should you have any questions, or require further information, please do not hesitate to call.

Yours very truly,

ZELINKA PRIAMO LTD.



Dave Hannam, MCIP, RPP
Partner

cc. The Client (via Email)

June 5, 2024

To: Mike Rolph, Director of Building and Planning South Huron Township
Amanda Nowell, Plans Examiner South Huron Township
Denise Van AmersVoort, Manager of Planning Huron County

Re: South Huron Official Plan Review

Firstly, I would like to express my hearty appreciation for the opportunity to attend a public roundtable at Crediton Community Hall on May 28th. The Township should be commended for taking the time for these types of informal listening sessions that provide residents and business owners an opportunity to interact with municipal staff and leaders.

Following are some comments for your consideration as the process for updating the South Huron Official plan commences.

- It would be helpful to **make the official plan more available on the South Huron website**. The website directs people to contact staff to get a copy of the plan. I was only able to find it by digging into the OP review page where it was listed as a resource at the bottom. If we want the residents and business owners of South Huron to engage in the process in a meaningful way, the plan should be more easily available.
- Residential growth: recognizing the intention to direct growth to serviced settlement areas, strong consideration should be given to ensuring that growth in these areas accommodates a variety of housing **as well as space for amenities/services that ensure complete and walkable communities for seniors and those without transportation**. Growth must ensure seniors as well as economically disadvantaged residents are not isolated from services and necessities such as grocery stores. Looking at Crediton, Huron Park and Centralia as specific examples, they are already “bedroom communities” to Exeter, Grand Bend and London. Residential growth without any provision for other amenities will mean more commuters/ traffic on rural roads but also, isolation for seniors and/or residents that are unable to drive or do not have vehicles. More traffic on the roads means more conflict with farm vehicles – a concern that was expressed at the meeting.

Approvals for new developments should include provisions to **ensure that development proponents make every effort to be good neighbours to existing residents and good stewards of the properties they are developing**. This includes (among other things), ensuring an adequate buffer – walkways or greenspace - between new builds and existing residences, keeping a litter free construction site, ensuring surface water from new builds does not create a nuisance for neighbouring properties and respecting noise bylaws.

- Surface water management: poor drainage, extreme weather events and hardened surfaces substantially increase the risk of flooding and render low lying areas (including many backyards) uninhabitable. Drainage is clearly an issue in Crediton and innovative solutions are needed to ensure that growth does not exacerbate this problem. **Low impact development innovations and natural infrastructure that can help to absorb surface water should be key components of growth plans. Residents need more information and support to deal with excessive water from downspouts and sump pumps.** Leaving such challenges up to new homeowners and existing residents may be legal but will do little to address the issues and is unfair in the face of municipal growth plans: the township needs to provide leadership and support as concerns will only increase with more and more people moving into our villages.
- Health, heritage, inclusiveness and connection: Crediton, Huron Park, Centralia and surrounding areas have an interesting history. **Community design should include walking trails/parks and public spaces that can support community events and promote South Huron's heritage through things like interpretive signage, plaques etc on heritage buildings.**
- Natural heritage: forests, wetlands, grasslands and natural areas are critical to ensuring South Huron's resiliency to climate impacts such as extreme rains, heat, wind and snow. **Planning considerations should make every effort to restore connectivity to natural heritage systems, ensure any growth includes natural heritage features (not just more hardened surfaces) and promote features such as wind breaks that contribute significantly to public safety on winter roads.**

Planning processes offer tremendous opportunity to demonstrate innovation, environmental and social leadership. Tobermory was able to embrace a dark sky to mitigate light pollution. Many Ontario communities are incorporating natural and LID features to reduce surface water issues, and some have incorporated zero net increase in stormwater run-off policies. Now is the time to think about aging demographics, climate impacts, inclusiveness and social needs, and build appropriate guidelines into planning processes.

Thank you for the opportunity to provide these few comments at this early stage in the process. I suspect the township is already thinking about many of these things and encourage continued efforts to actively engage residents in thinking about opportunities to improve upon the many great qualities that South Huron has to offer.

Lynette Mader

Crediton



From: Bill & Judi Weber [REDACTED]

Sent: Tuesday, July 9, 2024 8:10 AM

To: Denise Van Amersfoort <dvanamersfoort@huroncounty.ca>

Subject: Kingsmere visit

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Denise;

I was hoping to be a part of the visit to Kingsmere by your dept, this week however I will not be available at that time. So, here are my thoughts about our area. I think we are actually the northern most point of the Carolinian forest. Our cottage sits high on a sand dune that is more than 30 feet deep and I think is the last part of the dune that stretches from the Pinery park. The forest to the south of us, in Sunnyside exhibits an impressive stand of trees that is very similar to what I have seen in South and North Carolina on my excursions there to play golf. I would hope you would get an opportunity to see this virgin forest. I don't know how your department treats these areas but I would think it would be a real shame to see this destroyed for a housing development or anything other development

I would appreciate getting your thoughts on this issue.

Thanks.

Bill Weber

Sent from [Mail](#) for Windows

From: [Caroline Baker](#)
To: [OP](#); [Vanessa Culbert](#); [Denise Van Amersfoort](#)
Cc: [Mark Stephan](#); [Grace O'Brien](#)
Subject: Comments: South Huron Official Plan Review
Date: Wednesday, July 31, 2024 10:11:27 AM
Attachments: [image001.png](#)
[Letter re South Huron OP Submission.pdf](#)

Good morning,

On behalf of James Mark Stephan and Annette Veronica Stephan, we are providing formal comments on the South Huron Official Plan Review.

Our client's own property on the northeast side of Crediton, legally described as Lot 11, Concession 6, Geographic Township of Stephen, Municipality of South Huron, Huron County. While the draft of the new South Huron Official Plan has yet to be released publicly, our clients have been advised by the County of Huron Planning Department that staff will be recommending that the Site be removed from the Crediton settlement area and down designated from "Urban" to "Agriculture." This down designation will remove all development permissions except for agricultural and agricultural-related uses.

Our clients are concerned with the proposed down designation of the Site, and in this regard, are submitting the formal comments.

We kindly request that the letter be included on the August 12th South Huron Council Agenda, where we understand the new Draft South Huron Official Plan will be presented to Council and the public.

We would be happy to meet with staff further on the request contained in the letter.

Thank you,
Caroline

Caroline Baker, MCIP, RPP
PRINCIPAL

PHONE: 226-921-1130

EMAIL: caroline@bakerpg.com

WEB: www.bakerpg.com



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Baker Planning Group
PO Box 23002 Stratford
Stratford, ON
N5A 7V8



July 31st, 2024

Project File No.: 2020-25

Official Plan Review
Municipality of South Huron
322 Main Street South
Exeter, ON
NoM 1S6

**RE: Municipality of South Huron Comprehensive Official Plan Review
Lot 11, Concession 6, Geographic Township of Stephen, Municipality of South Huron, Huron
County**

On behalf of our clients, James Mark Stephan and Annette Veronica Stephan, the purpose of this letter is to submit formal comments for consideration as part of the Municipality of South Huron Comprehensive Official Plan Review. We understand from the County of Huron Planning Department that the background studies and public engagement sessions for the Comprehensive Official Plan Review have been completed. A draft of the new South Huron Official Plan will be presented at the August 12th, 2024 South Huron Council Meeting. Our client reserves its right to make further submissions on the draft Official Plan once it has been made public.

Our clients own property on the northeast side of Crediton, legally described as Lot 11, Concession 6, Geographic Township of Stephen, Municipality of South Huron, Huron County. Approximately 27 hectares (67 acres) of property are located within the Crediton settlement area in the current South Huron Official Plan ("Site") (Figure 1). The Site is designated as "Urban", which permits a range of uses, including residential uses.

Figure 1: Site



Source: County of Huron GIS Mapping, 2024

While the draft of the new South Huron Official Plan has yet to be released publicly, our clients have been advised by the County of Huron Planning Department that staff will be recommending that the Site be removed from the Crediton settlement area and down designated from "Urban" to "Agriculture." This down designation will remove all development permissions except for agricultural and agricultural-related uses.

Our clients are concerned with the proposed down designation of the Site for several reasons, including:

- There are existing municipal services to efficiently service the Site.
- The Site can be developed for residential purposes easily, appropriately and efficiently. For example, the ability to obtain a new vehicular access from Parr Line.
- Their significant investment to date on background studies and reports to support future residential development on the Site.

The owners completed the Formal Consultation process with the County of Huron and Municipality of South Huron in 2020/2021 to facilitate a Draft Plan of Subdivision and Zoning By-law Amendment for a mixed-density residential subdivision. Staff discussed the feasibility of servicing the development and obtaining appropriate vehicular access to Parr Line and it was our understanding no significant concerns were raised regarding development feasibility.

In addition to the Formal Consultation, the owners completed the required Stage 1 and 2 Archaeological Assessment and preliminary servicing review to support future residential development. The Stage 1 and 2 Archaeological Assessment cleared the Site of archaeological potential.

The owners continue to be committed to developing the Site. While they have not submitted formal planning applications on the Site, given the completion of other development lands in the County of Huron, they are invested in development this land.

In our opinion, the down designation of the Site to "Agriculture" limits existing growth opportunities in the Municipality of South Huron for the following reasons, among others:

- There is provincial direction is to build additional housing and prioritize infrastructure for housing projects that are identified for development. This direction is also consistent with various policies in the Provincial Policy Statement, 2020, which seek to promote efficient development patterns that optimize the use of land, resources, and public investment in infrastructure, and to accommodate an appropriate range and mix of residential housing.
- Within the South Huron settlement area hierarchy, Crediton is defined as a "Primary II (full services)" settlement area, which is intended to accommodate growth, given the provision of full municipal services in this particular settlement area.
- The Site consists of a large land holding with singular ownership, providing the opportunity for a comprehensively planned and scaled residential development.
- We understand from the preliminary servicing review that Crediton has a water servicing capacity, and that portion of the overall system historically runs below 50% of its design capacity. There is also capacity in the Exeter Wastewater Treatment Facility for additional development as the facility has an average treatment volume of around 50% of the design capacity. Confirmation of the forcemains that carry the

wastewater from Crediton to the Exeter Wastewater Facility needs to be confirmed through the formal planning applications.

- Sufficient land area is available on the Site to accommodate stormwater management requirements.
- The Site is cleared of archaeological resources.
- While the Site is currently utilized for agricultural purposes, in our opinion, it is suitable for residential purposes. The majority of greenfield land in South Huron, intended for future development, consists of prime agricultural land.

We appreciate the opportunity to submit this information, and we would respectfully request that Council and staff maintain the existing land use designation on the Site.

Please contact us if you have any questions or require further information.

Kind regards,



Caroline Baker, MCIP, RPP
Principal

From: [Janet Kurasz](#)
To: [OP](#); [Celina Whaling-Rae](#)
Subject: Official Plan Review
Date: Thursday, August 22, 2024 9:24:31 AM
Attachments: [J Kurasz Comments-Questions Draft OP.pdf](#)

Dear Planning Authority,
Thank you for the opportunity to participate in the Official Plan review process for South Huron and to submit my comments and questions. I have attached my submission to this email. I look forward to receiving answers to my questions so I can understand the reasoning behind the changes made, specifically to the Port Blake Planning Settlement area where I currently reside.

Kindest regards,
Janet Kurasz
[REDACTED] Grand Bend, ON
(South Huron)

HURON COUNTY OFFICIAL PLAN – COMPLIANCE

In the email I received from South Huron, with the links to the Draft O.P. and mapping, it states. “South Huron’s OP is required to conform with upper tier Official Plans under Section 27(1) of the Planning Act. The Huron County OP was reviewed and updated in 2021.”

As stated in the County O.P:

Primary Settlement Areas, Page 33, 7.3 Community Policies and Actions

Primary Settlement Areas Primary Settlement Areas are Huron’s largest urban centres, and have full, municipal water and sewer services. These areas are intended to be the primary location for growth and development in the County, and offer a full range of amenities and employment options.

Page 37, Section 3.3.3,

2) f) there would be no net increase in land within the settlement areas;

Question: Explain how the Greater Grand Bend Settlement Area has full municipal water and sewer services and what are the “full range of amenities and employment options.”

Page 38, Section 7.3.5

4) Expansion of the Lakeshore Residential Area shall only be considered subject to a supportive comprehensive review in accordance with policy 7.3.3.2, and in accordance with the Agricultural (Section 2), Natural Environment (Section 6), and Servicing (Section 7.3.4) policies of this Plan. All appropriate cultural heritage policies within the official plan should apply.

Question: Describe the comprehensive review process? When was the comprehensive review conducted?

7.3.3.

2) a)) Justify the need for a new Settlement Area or the expansion of a settlement area boundary, including demonstrating that sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas;

c) Describe the planned or available infrastructure and public service facilities suitable for the proposed development which protect public health and safety, including the results of a Class EA where necessary;

Question: Describe the planned or available infrastructure and public service facilities suitable for the proposed development which protect public health and safety.(i.e. Tridon lands within the former Port Blake Planning area.) Why is there no Class EA for expansion of Settlement Area, Port Blake Planning Area, now known as the Greater Grand Bend Settlement Area.

DRAFT SOUTH HURON OFFICIAL PLAN

On Page 6 of the Draft Proposed S.H. Official Plan, it states, *The many villages and hamlets will serve as walkable communities providing housing, access to community gathering spaces, and a high quality of*

life. Commercial, community facility, and in some scenarios, industrial uses, will be integrated within the fabric of hamlets and villages.

The Greater Grand Bend Settlement Area will provide residential, recreation, highway commercial opportunities as well as community spaces to support the development of this cross-boundary area as a cohesive, complete community.

Question: Can you describe the commercial, community facilities, community gathering spaces and high quality life for the Greater Grand Bend Settlement Area? How will this philosophy be incorporated into land use planning?

On Page 10, Section 2.7, it states,

The lakeshore is particularly important because of the recreational, residential and tourist services it offers. The existing lakeshore residential community has developed in attractive and sensitive natural areas of the municipality. Protecting the character and natural attributes of this area is a key principle of this Plan. Maintaining public access to Lake Huron is another basic principle of this Plan.

Question: How will the municipality protect the character and natural attributes of the area?

Future lakeshore residential development must be compatible with existing development, and not impact sensitive natural areas. In order to minimize environmental stresses and promote cost-effective development, future development will occur according to the servicing hierarchy established by local and provincial policy.

Question: Explain how the Tridon development is consistent with existing development and does not impact the sensitive nature areas, minimizes environmental stresses and promotes cost-effective development? Future (and current) development on the Tridon lands will occur on floodplain lands.

Historically, recreational land uses have developed throughout the municipality. Recreational land uses include golf courses, inns, seasonal modular home parks, theatres, and day use parks. A basic principle of this Plan is to acknowledge existing recreational uses throughout the municipality and to direct new recreational uses to ~~the Port Blake Planning Area or into~~ urban settlements where possible.

Question: Describe how and where recreational uses will be located within the Greater Grand Bend Settlement Area?

The intent of this Plan is to allow Lakeshore Residential and Recreational development in existing designated areas within the constraints of existing servicing levels, natural heritage and the historical character of the area, with the least amount of impact on the lakeshore, natural environment and agriculture.

Question: Explain how recreational development will be incorporated into the Greater Grand Bend Settlement Area? The proposed Zoning does not designate recreational use on the east side of Highway 21, or Urban natural environment within the floodplain. In fact, it designates community facility within the floodplain. Why is that? What is the proposed Community Facility?

Page 133, 10.4.3.5. One Zone Approach – Ausable River (Exeter), Walker Drain (Grand Bend – One Zone below Pebble Beach Road) and all areas of the Municipality not specifically identified as a two zone approach.

The flood plain in the one-zone approach is defined by the regulatory flood standard (identified by the Conservation Authority). Unless specifically approved for a two-zone approach, the rural area is treated as a one-zone concept.

10.4.4.

Policies 10.4.4.1. One Zone Approach

To achieve the flood plain planning and management goals, the following policies are adopted:

1. The Municipality will participate in a flood plain management program with the assistance of the Ausable Bayfield Conservation Authority and the Upper Thames River Conservation Authority including the following elements:

- a) The control of land use in the flood plain;
- b) The protection, conservation and enhancement of the natural environment;
- c) The administration of fill, alteration, and/or construction regulations to avoid flooding and pollution problems;
- d) The investigation of the need for flood control and remedial works;
- e) The acquisition of land for open space and flood plain management objectives;
- f) The implementation of flood control and channel improvement projects.

2. The Municipality and Conservation Authority will encourage individual property owners of existing buildings to undertake measures to reduce damage to buildings and their contents in the event of flooding.

Question: Explain how South Huron and the Conservation Authorities have developed a flood plain management program to control land use in the Greater Grand Bend area, specifically, along the Walker Drain. What flood control measures and protection, conservation and enhancement measures have been put into place for this area, to protect the adjacent properties such as St. John's-by-the-Lake Anglican Church and Grand Cove Estates?

September 13th, 2024

Project File No.: 2020-25

Official Plan Review
Municipality of South Huron
322 Main Street South
Exeter, ON NoM 1S6

**RE: Municipality of South Huron Comprehensive Official Plan Review
Updated Submission Comments
Lot 11, Concession 6, Geographic Township of Stephen, Municipality of South Huron, Huron County**

On behalf of our clients, James Mark Stephan and Annette Veronica Stephan, the purpose of this letter is to provide updated formal comments for consideration as part of the Municipality of South Huron Comprehensive Official Plan Review. We have had the opportunity to review the draft South Huron Official Plan circulated to the public on August 12th, 2024 (the "Draft OP"). The following comments are based on our review of the policies and mapping of the Draft OP. Our clients are concerned with the proposed down designation of its lands on Schedules "B" and "E" and the proposed policies in Sections 3 and 6, including parts of policies 3-B, 6-C and 6-D.

Our client's own property on the northeast side of Crediton, legally described as Lot 11, Concession 6, Geographic Township of Stephen, Municipality of South Huron, Huron County (the "Site"). The Site, being approximately 27 hectares (67 acres), is located within the Crediton Settlement Area pursuant to the current South Huron Official Plan (Figure 1). The Site is designated as "Urban", which permits a range of uses, including residential uses. Notably, the Site was within the Settlement Area at the time they purchased the Site.

Figure 1: Site



Source: County of Huron GIS Mapping, 2024

Down Designation of the Site

Schedules “B” and “E” to the Draft OP propose to down designate the Site from “Settlement Area” and “Urban” to “Agriculture.” This down designation will remove all development permissions except for agricultural and agricultural-related uses. The land to the south of Victoria Avenue East, while also undeveloped and utilized for agricultural purposes, is being maintained in the Settlement Area for future development.

Pursuant to the Staff Report dated August 1, 2024 (the “August Staff Report”), Crediton is the only Settlement Area in the municipality which is being reduced as part of the Official Plan Update. In contrast, other Settlement Areas are being expanded. It is our understanding from the Staff Report dated June 5, 2024 (the “June Staff Report”) that the municipality has assumed a growth rate of 1 acre per year for Crediton, and that since the Settlement Area has over 200 acres available for development, staff are recommending that the size of the Crediton Settlement Area be reduced. In the August Staff Report, staff indicated that the Crediton Settlement Area is being reduced by 100 acres, where 67 acres of this reduction (67%) is proposed to be taken from the Site, and the remaining 33 acres is proposed to be taken from lands west of King Street North. As mentioned above, the vacant lands south of Victoria Avenue East (70.3 acres) are not being down designated.

The August Staff Report indicates that the down designation “aligns with servicing design capacity”; however, analysis has been made publicly available to confirm the servicing constraints. Without further detail, it is anticipated that the lands to the south would have substantively the same servicing design capacity as the Site and based on mapping and appear to include constrained land, and those lands have been retained within the Settlement Area. This comparison demonstrates that the down designation of the Site appears to be arbitrary and is concerning to our clients who have already completed the formal pre-consultation process with the County of Huron and the Municipality of South Huron to discuss the submission of applications for a Draft Plan of Subdivision and Zoning By-law Amendment to facilitate a mixed-density residential subdivision.

We understand from staff that the Site is being recommended for removal from the Settlement Area due to the potential access constraints. However, at the formal pre-consultation meeting for this Site, staff discussed the feasibility of the development and obtaining appropriate vehicular access to Parr Line. An option was discussed to include the southernmost 20 metres of frontage from the Site, along Parr Line, within the Settlement Area, to provide an additional access point to the development. In addition to the formal pre-consultation, the owners completed the required Stage 1 and 2 Archaeological Assessment and preliminary servicing review to support future residential development. The Stage 1 and 2 Archaeological Assessment cleared the Site of archaeological potential. The proposed development on the Site would no longer be feasible should the Draft OP be approved as drafted, resulting in the work completed to date being unusable.

In our opinion, the down designation of the Site to “Agriculture” limits existing growth opportunities in the Municipality of South Huron and may not conform with and/or is not consistent with Provincial, Regional or Municipal policy for the following reasons, among others:

- The draft OP does not consider the down designation in the context of the Provincial Policy Statement, 2020 (the “PPS”).
 - The PPS provides policy direction to promote efficient development and land use patterns, and to accommodate and manage a mix of residential housing. It also states that healthy, liveable and safe communities are sustained by avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to

- settlement areas. The proposed down designation is not only preventing the efficient expansion of Crediton by designating the Site as Agriculture, but it is actively removing these lands from the Settlement Area.
- The PPS also states that settlement areas shall be the focus of growth and development and that land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources. The PPS provides direction for the efficient use of the infrastructure in settlement areas, which is planned or available in order to avoid the need for its unjustified and/or uneconomical expansion. The development of the Site for residential purposes would be consistent with these policies of the PPS as it would efficiently and effectively use existing infrastructure.
 - Finally, policy 1.1.3.8 of the PPS indicates that a planning authority may identify a settlement area only at the time of a comprehensive review and only where it has demonstrated that certain criteria have been met. Accordingly, to add the Site to the Crediton Settlement Area, the municipality would have had to undertake a comprehensive review at that time. However, in proposing to remove the Site from the Settlement Area, there is no evidence that the municipality undertook a similarly comprehensive review to examine the impacts of doing so. While the municipality states in the June Staff Report that Crediton's growth rate is 1 acre of land per year, the municipality is anticipating a population growth rate of 1.4% over the 30-year planning horizon which amounts to 70 units per year. Therefore, it is likely that the growth rate for Crediton will also increase to accommodate the larger growth rate projected for the municipality.
- The down designation does not conform with the County of Huron's Official Plan. Pursuant to the County's Settlement Area Map, the Site is included within the Crediton Settlement Area. Section 7.3.1.1 states that settlement areas will continue to be the focus of development activity in Huron County. While section 7.3.1.3 permits local municipalities to adjust settlement area boundaries at the time of a comprehensive review, section 7.3.1.4 states that changes to settlement area boundaries shall provide justification from a growth planning lens with the use of the County's Best Management Practices Guide. We have not received said justification from the municipality as to why the Site is being removed from the settlement area.
 - The down designation does not appear to align with the Draft OP policies. In particular:
 - The proposed new policies in section 6 of the Draft OP are in relation to settlement areas generally. Proposed section 6B-1 directs that development should be concentrated and directed in these settlement areas, and that growth and development will be prioritized where there are full municipal sewer and water services. The Site has access to full municipal sewer and water services and should be prioritized for growth and development. In addition, we understand from the preliminary servicing review that Crediton has water servicing capacity, and that the relevant portion of the overall system historically runs below 50% of its design capacity. There is also capacity in the Exeter Wastewater Treatment Facility for additional development. Confirmation of the forcemains that carry the wastewater from Crediton to the Exeter Wastewater Facility

needs to be confirmed through the formal planning applications. There is also sufficient land area available on the Site to accommodate stormwater management requirements.

- The municipality's reasoning for removing the Site from the settlement area to "align with servicing design capacity" is not consistent with other sections of the Official Plan, including section 13.2.4, which permits the imposition of a "holding" provision on the zoning which can be removed upon "the satisfying of certain financial and servicing requirements specified in a subdivision or development agreement". In our opinion, if there are servicing design capacity limitations, placing an "H" on the zoning is more appropriate approach to address same as it will save the municipalities and the landowner a substantial amount of time and resources when it proceeds to redevelop the Site.
- Finally, the Staff Report indicates that as part of the Draft OP, staff will respond to the Provincial Planning Statement, 2024 ("PPS, 2024"), which comes into force and effect on October 20, 2024. Given that the PPS 2024 as further emphasizes the Province's direction of "building [...] more homes for all Ontarians" and increasing the supply and mix of housing options, keeping the Site within the Settlement Area would facilitate this direction. The PPS 2024 also revised the policy criteria to expand settlement areas, signaling provincial direction to facilitate additional land to accommodate growth.

The Site consists of a large land holding with singular ownership, providing the opportunity for a comprehensively planned and scaled residential development. The Site is appropriate for residential development and can be developed efficiently, with the ability to obtain a new vehicular access from Parr Line and has access to municipal servicing. As indicated above, the owners have invested significantly on background studies and reports to support future residential development of the Site, all of which have found it appropriate.

Sections 3 and 6 of the Draft OP

It is further noted that the Draft OP policies outline the purpose, intent and use of land designated for agricultural purposes. Section 3 of the Draft OP defines agricultural as land used for farming operations of all types, sizes, and intensities and specifically notes that the location of a municipal drain on an agricultural property enhances the area for agriculture. Our clients have concerns with this policy as the municipality may arbitrarily use it to determine that lands in settlement or more urban areas with access to drains should be down designated to agricultural lands. This may also create compatibility concerns as lands with access to municipal drains are generally in more urban areas.

It is noted that our client is concerned about Section 6.D.3.#, which provides that a minimum of 30% of all new dwelling units shall be affordable. While our client is supportive of the provision of affordable housing generally, it is not clear how this policy will be implemented on a site-by-site basis and the role the County and municipality will play in reaching this target.

Conclusion

We appreciate the opportunity to submit this information, and we would respectfully request that Council and staff maintain the existing land use designation on the Site. We look forward to meeting with staff to discuss these comments.

Please contact us if you have any questions or require further information.

Kind regards,



Caroline Baker, MCIP, RPP
Principal

From: [Sara Nogueira](#)
To: [OP](#)
Subject: Exeter Recommendations
Date: Wednesday, October 16, 2024 8:36:32 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hello there,

My parents showed me a letter in the mail encouraging people in Exeter to submit recommendations for the town and thought I'd jump on this opportunity. I've lived in Exeter for 18 years.

I'd recommend creating a YMCA with a pool or covering the outdoor pool to be accessible year-round. Having year-round availability would be incredible for the aging population because of aqua fit, and help youth because of swim lessons and a swim team. I'm 23 and used to be a competitive swimmer. Swimming is still my favourite form of exercise but I've been having to go to St. Mary's or Stratford to use their pools. Having a community centre like the ones they have (YMCA or not) would help promote active lifestyles, bring in more jobs, and make Exeter a more attractive place to live/move to.

Those are my two cents. Thanks for giving me the opportunity to share my considerations!

Sara

Celina McIntosh

From: Mike Goor <mikeg@stubbes.org>
Sent: October 29, 2024 4:55 PM
To: Andy Stubbe; Celina McIntosh
Subject: RE: 69408 Victoria Dr - South Huron Official Plan Review

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Celina,

I left you a voicemail this afternoon.

Sorry about the delayed response. Stubbe's has no objections of this parcel going into the settlement area. We would like to see it part of the settlement area.

I am available tomorrow afternoon for a quick call to discuss it more or if you need anything from Stubbe's to help get this in settlement boundary.

Thanks,

Mike Goor

Manager of Land Development and Facilities Management

P: 519-424-2183 x331

C: 519-532-3192

E: mikeg@stubbes.org

44 Muir Line, Harley, ON N0E 1E0 | www.stubbes.org

From: collin.webb
To: [OP](#)
Subject: Opposition to official plan
Date: Monday, December 2, 2024 11:24:51 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

I am opposed to the proposed changes in both zoning and woodlot designations being made on Con 18 PT Lot 22/23 in South Huron

The Property in question is currently a mixed zone of agriculture and natural environment, The property was historically agricultural land that has been left unmaintained To change the designation from agricultural use goes against the goals of this official plan

1. Promote agricultural development and support those land uses compatible with agriculture;

The property has potential for many different uses under the current AG1 zoning

Agriculture and Natural environment can have a symbiotic relationship , the re zoning of this property and the imposition of classification of the entire property a woodlot is an attempt to render future uses of this property obsolete by eliminating the opportunity to farm , build or live on the property.

The financial impact of this proposal would be substantial as the value of the property decreases significantly, turning a property with potential to utilize some of the many uses that come with AG1 Zoning into something with no real intrinsic value as the property uses would be decreased substantially

I wish to be notified of the decision

Collin Webb
[REDACTED]

From: Mark Killens [REDACTED]
Sent: December 6, 2024 9:17 AM
To: Denise Van Amersfoort <dvanamersfoort@huroncounty.ca>
Cc: [REDACTED]; Celina McIntosh <cmcintosh@huroncounty.ca>
Subject: RE: Update on South Huron Official Plan Review

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Denise,

I just wanted to reach out to you to share our thoughts on your latest update regarding the plan being proposed. After having time to consider some of the implications for us regarding only changing half of the farm to future residential development, we are of the mindset that it would be best to rezone the whole property to future residential development as originally proposed. A couple of main points; firstly, we've considered that if we were to sell off half of the land for potential development it would make the remaining half of the property unworkable as it would cut off all the existing drainage tiles that run across the property. Another point of consideration is that the adjacent farm to the west will eventually be developed in Lambton county. That farm borders our whole property and could potentially affect its full operating potential regarding its uses as an agriculturally zoned parcel. We would like to thank you for keeping us informed through this process. I do plan to attend the upcoming meeting.

Kind regards,

Mark Killens
[REDACTED]

From: Denise Van Amersfoort <dvanamersfoort@huroncounty.ca>
Sent: November 12, 2024 11:35 AM
To: Mark Killens [REDACTED]
Cc: [REDACTED]; Celina McIntosh <cmcintosh@huroncounty.ca>
Subject: RE: Update on South Huron Official Plan Review

Hi Mark,

Yes, that is the area subject to the settlement area expansion (Concession Aux Sables, East Part of Lot 2, former Stephen Township). To clarify, it is not a zone change at this time, it is the Official Plan designation that is proposed to change. In future, when the Zoning Bylaw is updated to match the Official Plan, the proposed zone would be 'Future Development (FD)' until there is an application for a Plan of Subdivision.

Thanks,
Denise

Denise (Carnochan) Van Amersfoort

Manager of Planning | Planning & Development Department
County of Huron | www.HuronCounty.ca
(519) 524-8394 ext. 3

Have Your Say at HuronCountyConnects.ca!

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Baker Planning Group
PO Box 23002 Stratford
Stratford, ON
N5A 7V8



December 9th, 2024

Project File No.: 2020-25

Official Plan Review
Municipality of South Huron
322 Main Street South
Exeter, ON
NoM 1S6

**RE: Municipality of South Huron Comprehensive Official Plan Review
Updated Submission Comments – Statutory Public Meeting on December 16, 2024
Lot 11, Concession 6, Geographic Township of Stephen, Municipality of South Huron, Huron County**

On behalf of our clients, James Mark Stephan and Annette Veronica Stephan, the purpose of this letter is to provide updated formal comments for consideration as part of the Municipality of South Huron Comprehensive Official Plan Review.

Our client's own property on the northeast side of Crediton, legally described as Lot 11, Concession 6, Geographic Township of Stephen, Municipality of South Huron, Huron County (the "Site"). The Site, being approximately 27 hectares (67 acres), is located within the Crediton Settlement Area pursuant to the current South Huron Official Plan (Figure 1). The Site is designated as "Urban", which permits a range of uses, including residential uses. Notably, the Site was within the Settlement Area at the time they purchased the Site.

We have had the opportunity to review the draft South Huron Official Plan circulated to the public on August 12th, 2024, and the Committee of the Whole Meeting Minutes (October 15th, 2024). The Committee of the Whole recommended that staff proceed with Option C for the mapping changes for the Crediton Settlement Area, which would retain a portion of the Site within the defined settlement area, being the "Urban" designation, but still removes approximately 17 acres. The net impact is that 17 acres of land will be "down designated" and have the existing land use permissions removed. This is reflected in the updated draft Official Plan dated November 2024 (the "Draft OP").

It is noted that our clients have entered into an Agreement of Purchase and Sale with Tridon Group Ltd. to facilitate the development of the Site for residential uses. Our clients are supportive of the proposed development put forward by Tridon Group Ltd. and support any comments made by Tridon with respect to the Draft OP.

The Owners are appreciative of the Committee's direction to maintain a portion of the Site within the settlement boundary, however, based on the development proposed by Tridon Group and the resolution of matters related to access, we are requesting that the portion of the Site currently in the settlement boundary, being the entirety of the Site, be maintained in the Draft OP.

Figure 1: Site

Source: County of Huron GIS Mapping, 2024

Down Designation of the Site

Schedules “B” and “E” to the Draft OP propose to down designate a portion of the Site from “Settlement Area” and “Urban” to “Agriculture.” This down designation will remove all development permissions except for agricultural and agricultural-related uses. The land to the south of Victoria Avenue East, while also undeveloped and utilized for agricultural purposes, is entirely being maintained in the Settlement Area for future development. Through discussions with County and municipal staff, we understand that there are no formal planning applications for other lands within CREDITON that are proposed to remain within the settlement area.

Pursuant to the Staff Report dated August 1, 2024 (the “August Staff Report”), CREDITON is the only Settlement Area in the municipality which is being reduced as part of the Official Plan Update. In contrast, other Settlement Areas are being expanded. It is our understanding from the Staff Report dated June 5, 2024 (the “June Staff Report”) that the municipality has assumed a growth rate of 1 acre per year for CREDITON, and that since the Settlement Area has over 200 acres available for development, staff are recommending that the size of the CREDITON Settlement Area be reduced. In the August Staff Report, staff indicated that the CREDITON Settlement Area is being reduced by 100 acres, where 67 acres of this reduction (67%) is proposed to be taken from the Site, and the remaining 33 acres is proposed to be taken from lands west of King Street North. As mentioned above, the vacant lands south of Victoria Avenue East (70.3 acres) are not being down designated.

The August Staff Report indicates that the down designation “aligns with servicing design capacity”; however, no analysis has been made publicly available to confirm the servicing constraints. Without further detail, it is anticipated that the lands to the south would have substantively the same servicing design capacity as the Site and based on mapping and appear to include constrained land, and those lands have been retained within the

Settlement Area. This comparison demonstrates that the down designation of the Site appears to be arbitrary and is concerning to our clients who have completed the formal pre-consultation process with the County of Huron and the Municipality of South Huron to discuss the submission of applications for a Draft Plan of Subdivision and Zoning By-law Amendment to facilitate a mixed-density residential subdivision. A Formal Consultation was further held in November 2024 to discuss the development proposed by Tridon Group Ltd.

We understand from staff and the staff report dated October 8th, 2024 (the "October Staff Report") that the Site is being recommended for partial removal from the Settlement Area due to the potential access constraints, economic viability (double sided lots) and the location of servicing infrastructure. We would note that all three of these items have been addressed, as follows:

1. There are three potential access points to the Site; the first being an access to King Street North/Parr Line through lands already part of the Site, secondly through a purchase of land that abut the Site and have frontage on Victoria Street East. Lastly, there is the potential for an emergency access through Eilber Street. These access points are illustrated on the proposed development put forward by Tridon Group Ltd.
2. With respect to economic viability, Tridon Group has submitted a letter under separate cover addressing market demand.
3. The Servicing Feasibility Report (December 6, 2024), prepared by GRIT Engineering states that the proposed development can be serviced by the existing municipal infrastructure surrounding the Site (prepared for Tridon Group).

In addition to the formal pre-consultation, the Owners have completed the required Stage 1 and 2 Archaeological Assessment and preliminary servicing review to support future residential development. The Stage 1 and 2 Archaeological Assessment cleared the Site of archaeological potential.

In our opinion, the down designation of the Site to "Agriculture" limits existing growth opportunities in the Municipality of South Huron and may not conform with and/or is not consistent with Provincial, Regional or Municipal policy for the following reasons, among others:

- The Draft OP does not consider the down designation in the context of the Provincial Planning Statement, 2024 (the "PPS").
 - The PPS provides policy direction to promote efficient development and land use patterns, and to accommodate and manage a mix of residential housing. It also states that healthy, liveable and safe communities are sustained by avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas. The proposed down designation is not only preventing the efficient expansion of Crediton by designating the Site as Agriculture, but it is actively removing parts of these lands from the Settlement Area. While Option C is more consistent with these PPS policies, it still does not facilitate a logical and phased development of the Site.
 - The PPS also states that settlement areas shall be the focus of growth and development and that land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources. The PPS provides direction for the efficient use of the

infrastructure in settlement areas, which is planned or available in order to avoid the need for its unjustified and/or uneconomical expansion. The development of the Site for residential purposes would be consistent with these policies of the PPS as it would efficiently and effectively use existing infrastructure.

- The down designation does not conform with the County of Huron’s Official Plan. Pursuant to the County’s Settlement Area Map, the Site is included within the Crediton Settlement Area. Section 7.3.1.1 states that settlement areas will continue to be the focus of development activity in Huron County. While section 7.3.1.3 permits local municipalities to adjust settlement area boundaries at the time of a comprehensive review, section 7.3.1.4 states that changes to settlement area boundaries shall provide justification from a growth planning lens with the use of the County’s Best Management Practices Guide.
- The down designation does not appear to align with the Draft OP policies. In particular:
 - The proposed new policies in section 6 of the Draft OP are in relation to settlement areas generally. Proposed section 6B-1 directs that development should be concentrated and directed in these settlement areas, and that growth and development will be prioritized where there are full municipal sewer and water services. The Site has access to full municipal sewer and water services and should be prioritized for growth and development. In addition, we understand from the preliminary servicing review that Crediton has water servicing capacity, and that the relevant portion of the overall system historically runs below 50% of its design capacity. There is also capacity in the Exeter Wastewater Treatment Facility for additional development. Confirmation of the forcemains that carry the wastewater from Crediton to the Exeter Wastewater Facility needs to be confirmed through the formal planning applications. There is also sufficient land area available on the Site to accommodate stormwater management requirements.
 - The municipality’s reasoning for removing the Site from the settlement area to “align with servicing design capacity” is not consistent with other sections of the Official Plan, including section 13.2.4, which permits the imposition of a “holding” provision on the zoning which can be removed upon “the satisfying of certain financial and servicing requirements specified in a subdivision or development agreement”. In our opinion, if there are servicing design capacity limitations, placing an “H” on the zoning is more appropriate approach to address same as it will save the municipalities and the landowner a substantial amount of time and resources when it proceeds to redevelop the Site.

The Site consists of a large land holding with singular ownership, providing the opportunity for a comprehensively planned and scaled residential development. The Site is appropriate for residential development and can be developed efficiently, with the ability to obtain a new vehicular access from Parr Line and has access to municipal servicing. As indicated above, the owners have invested significantly on background studies and reports to support future residential development of the Site, all of which have found it appropriate. Further, Tridon Group Ltd. has put forward a development proposal that demonstrates that the Site can accommodate future road connections and be economically viable.

Sections 3 and 6 of the Draft OP

It is further noted that the Draft OP policies outline the purpose, intent and use of land designated for agricultural purposes. Section 3 of the Draft OP defines agricultural as land used for farming operations of all types, sizes, and intensities and specifically notes that the location of a municipal drain on an agricultural property enhances the area for agriculture. Our clients have concerns with this policy as the municipality may arbitrarily use it to determine that lands in settlement or more urban areas with access to drains should be down designated to agricultural lands. This may also create compatibility concerns as lands with access to municipal drains are generally in more urban areas. This policy was not revised from the prior version of the draft official plan to this Draft OP.

It is noted that our client is concerned about Section 6.D.3.3, which provides that a minimum of 30% of all new dwelling units shall be affordable. While our client is supportive of the provision of affordable housing generally, it is not clear how this policy will be implemented on a site-by-site basis and the role the County and municipality will play in reaching this target.

Conclusion

We appreciate the opportunity to submit this information, and we would respectfully request that Council and staff maintain the existing land use designation on the Site, with inclusion of 20.0 metres of land fronting Parr Line/King Street North for the purposes of access.

Please contact us if you have any questions or require further information.

Kind regards,



Caroline Baker, MCIP, RPP
Principal

December 9th, 2024

Project File No.: 2020-25

Official Plan Review
Municipality of South Huron
322 Main Street South
Exeter, ON
NoM 1S6

**RE: Municipality of South Huron Comprehensive Official Plan Review
Updated Submission Comments
Lot 11, Concession 6, Geographic Township of Stephen, Municipality of South Huron, Huron County**

On behalf of Tridon Group Ltd., we are submitting formal comments to the Municipality of South Huron for consideration as part of the Municipality of South Huron Comprehensive Official Plan Review. Tridon Group Ltd. has entered into an Agreement of Purchase and Sale with James Mark Stephan and Annette Veronica Stephan to purchase lands legally described as Lot 11, Concession 6, Geographic Township of Stephen, Municipality of South Huron, Huron County ("Subject Property"). The Applicant has also obtained agreement to purchase 118 Victoria Street East ("Additional Lands").

The Subject Property is located to the northeast of the Victoria Avenue and King Street intersection in the settlement area of Crediton and is approximately 47.5 hectares in size. The land has frontage on King Street North/Parr Line and Eilber Street. The Subject Property is currently used for agricultural purposes and does not contain any dwellings or structures.

The Subject Property is designated as follows in the South Huron Official Plan (2003):

- Northern Land Area: "Agriculture" (20.3 hectares)
- Southern Land Area: "Urban" and "Primary II Settlement Areas" (27.2 hectares)(referred to herein as the "Site")

The Additional Lands are designated as "Urban" and have an approximate land area of 1.1 hectares.

It is understood through the Comprehensive Review of the South Huron Official Plan ("Draft OP") that staff are considering reducing the overall land area on the Site that is designated as "Urban" and, in effect, increasing the amount of land within the "Agriculture" designation. Further to correspondence on this matter from the Owner, the Applicant is also requesting that a total of 27.2 hectares of land remain within the "Urban" designation to facilitate the development proposed on the Site. As noted further in this letter, the Owner and Applicant would request consideration of a "swap" of designation for approximately 0.4 hectares of land to ensure that the Site has legal frontage and access to Parr Line. The need for this "swap" of designation has been previously discussed with staff.

The net impact of the current consideration under the Draft OP, is that 17 acres of land will be "down designated" and have the existing land use permissions removed, along with the potential to develop the Site in a comprehensive and integrated manner that allows for a range of land uses, housing affordability, access, and servicing.

Figure 1: Subject Property



Source: County of Huron GIS Mapping, 2024

Proposed Development

The Applicant is proposing a residential development, extending residential uses to the north of existing development on Victoria Avenue East on the portion of the Subject Property that is located within the "Urban" designation of the South Huron Official Plan. The portion of the Subject Property proposed for development is herein referred to as the "Site".

A Conceptual Development Plan has been prepared to demonstrate the proposed development of the Site. The Conceptual Plan includes the following:

- 99 Single Detached dwellings
- 60Street Townhouse dwellings
- 240 units within a land lease development, including a private community centre and private roads
- Potential convenience commercial uses
- Two (2) Parks
- Stormwater Management Pond
- Municipal Roads

The inclusion of the Additional Lands within the development provides the opportunity to connect to Victoria Street East for vehicular access and municipal servicing. The Additional Lands are also to be utilized as an entrance feature to the land lease development, with a community recreation building.

The Applicant is proposing to include a land lease within the development to provide more affordable housing in the community. The intent is that the smaller proposed lots would accommodate smaller modular housing. The Applicant is in dialogue with local manufacturers on opportunities for modular housing and a letter of intent with market absorption is appended to this letter.

In our opinion, this form of housing has not been contemplated or offered to the market in South Huron for several years. While we understand that staff have illustrated limited historical growth in Crediton, the data presented was solely for single detached dwellings. The Proposed Development not only offers an alternative form of residential housing but considers the development in a manner that contributes to a complete community with additional park space, trails, community facilities and convenience commercial uses. The inclusion of these amenities in combination with a more fulsome range of housing types will provide for long-term viability and marketability.

Planning Approvals

Should the Site remain within the "Urban" designation in the OP, the following planning approvals would be required:

1. Zoning By-law Amendment to rezone the Site from "Development (D)" and "Residential – Low Density (R1)" to site specific "Residential – Low Density (R1)" and "Residential – Medium Density (R2)" zones; and,
2. Draft Plan of Subdivision Approval to create the proposed lots and blocks, as well as the municipal roads and public dedication lands.

Conclusion

We understand from staff and the staff report dated October 8th, 2024 (the "October Staff Report") that the Site is being recommended for partial removal from the Settlement Area due to the potential access constraints, economic viability (double sided lots) and the location of servicing infrastructure. We would note that all three of these items have been appropriately addressed to demonstrate that the entire Site is suitable for development:

1. There are three potential access points to the Site; the first being an access to King Street North/Parr Line through lands already part of the Site, secondly through a purchase of land that abut the Site and have frontage on Victoria Street East. Lastly, there is the potential for an emergency access through Eilber Street. These access points are illustrated on the proposed development put forward by Tridon Group Ltd.
2. With respect to economic viability, the Proposed Development does not contain single sided development. The Proposed Development includes a range and mix of housing types, along with street fronting and condominium style development. Tridon Group is in receipt from a potential manufacturer of homes for the land lease community, demonstrating market demand for this type of unit in the Crediton area.
3. The Servicing Feasibility Report (December 6, 2024), prepared by GRIT Engineering states that the proposed development can be serviced by the existing municipal infrastructure surrounding the Site. The SPS will require pump upgrades before the full buildout of the subdivision; however, a portion of the

subdivision can be fully serviced before the upgrades. The design and calculations in Sections 2 through 4 and the appendices of this SFR demonstrate compliance with the Municipality of South Huron's design guidelines and establish that sufficient capacity for the proposed subdivision is either available or readily available through upgrades to the existing municipal infrastructure. We trust that this SFR satisfies the Municipality's requirements.

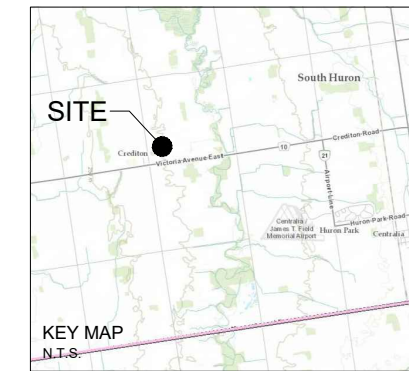
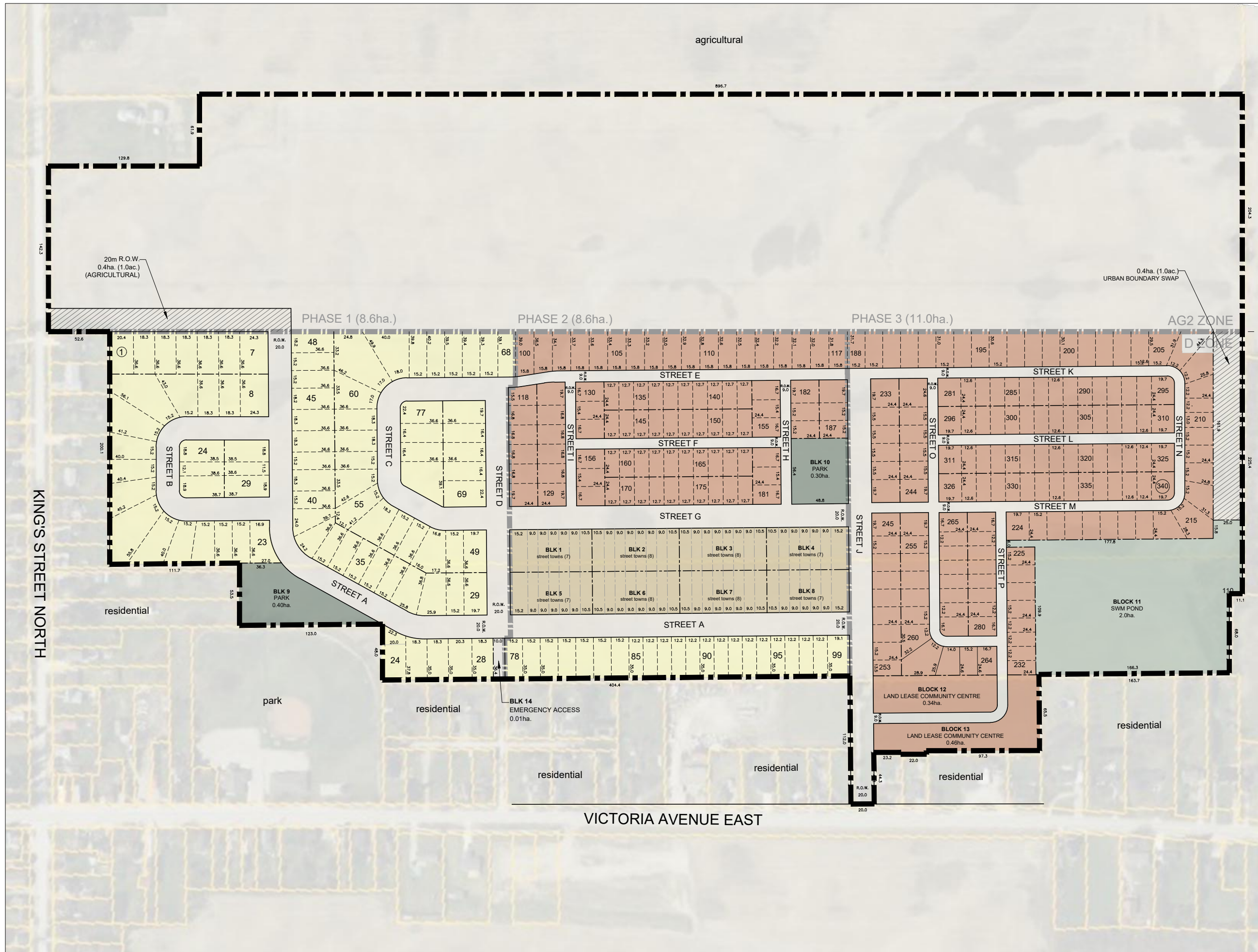
We appreciate the opportunity to submit this information, and we would respectfully request that Council and staff maintain the existing land use designation on the Site, with inclusion of 20.0 metres of land fronting Parr Line/King Street North for the purposes of access.

Please contact us if you have any questions or require further information.

Kind regards,



Caroline Baker, MCIP, RPP
Principal

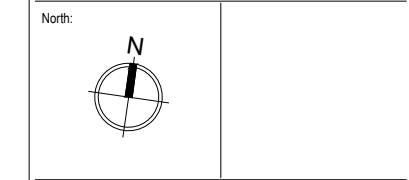


LAND USE SCHEDULE

DESCRIPTION	LOTS/BLKS.	UNITS	AREA (ha.)
LOW DENSITY RESIDENTIAL	1-99	99	7.03ha.
LAND LEASE	100-340	240	9.24ha.
STREET TOWNHOMES	BLKS 1-8	60	2.13ha.
PARK	BLKS 9,10		0.7ha.
SWM POND	BLKS 11		2.0ha.
LAND LEASE COMMUNITY CENTRE	BLKS 12, 13		0.80ha.
EMERGENCY ACCESS	BLKS 14		0.01ha.
URBAN BOUNDARY SWAP			0.40ha.
RIGHT-OF-WAY			5.80ha.
TOTAL		399	28.2ha.

LEGEND

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- LAND LEASE RESIDENTIAL
- PARK
- SWM POND



Project Name:

**Crediton, ON
Huron County**



Sheet Title:

CONCEPTUAL DRAFT PLAN

DISCLAIMER
Site boundary and dimensions are approximate and subject to change based on a formal land survey. The design is conceptual and subject to engineering and municipality confirmation and input.

Version No:	Sheet No:
1	CP-1
Scale: 1:80,00 METRIC	Date: 11/01/2024
File Location: 2020_rev10.dwg	Drawn By: J.THIBERT

Servicing Feasibility Report

Crediton Subdivision

Project Location:

Lot 11, Concession 6, Geographic Township of
Stephan, Municipality of South Huron and 118 Victoria
Avenue East
Crediton, ON

Prepared For:

Tridon Group Ltd.
200-609 William Street
London, ON N6B 3G1

Prepared by:

GRIT Engineering Inc.
133 Regent Street
Stratford, ON N5A 3W2

December 6, 2024

GRIT File No: GE24-1072-1



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Appendices

Appendix A – Proposed Subdivision Concept

Appendix B – Sanitary Flow Calculations

Appendix C – Water Demand Calculations

1.0 Introduction

Tridon Group Ltd. retained GRIT Engineering Inc. (GRIT) to complete a Servicing Feasibility Report (SFR) for the properties at Lot 11, Concession 6, Geographic Township of Stephan, Municipality of South Huron and 118 Victoria Avenue East in Crediton, Ontario. The subject site (Site) is zoned Future Development (D) and Residential Low Density (R1), generally bounded by existing residential to the south, agricultural land to the east and north, and existing residential to the west. The proposed development will be comprised of 99 units of single-family residential, 60 street-facing townhouse units, 240 land lease units, 0.80 ha of land lease community centre, a stormwater management block, and parkland. The total development area is 28.20 ha. See Appendix A for the Proposed Subdivision Concept for the site configuration and location. This SFR details the available sanitary, water, and storm services and stormwater management strategies for the Site. This report will discuss the available municipal infrastructure and how the proposed development can be serviced.

2.0 Sanitary Servicing

2.1 Sanitary Servicing

Municipal sanitary sewers, a sanitary pumping station (SPS), and a wastewater treatment plant (WWTP) service the existing built-up areas of Crediton. The existing sewers are available for connection on Victoria Street in front of 128 Victoria Street East and at the proposed emergency access on Eilber Street. The Crediton SPS is located at 256 Victoria Avenue East, approximately 1.1 km from the proposed connection at 128 Victoria Avenue. Based on the As-Built drawings for the Crediton and Centralia Wastewater Servicing Project, the existing sewers on Victoria Avenue are 375 mm in diameter with a minimum slope of 0.31%, and a remaining capacity of 40.08 L/s. The sanitary design flow requirements are based on the Municipality of South Huron's *Wastewater Collection System Standard Specifications (2022)* (WWCSSS) and are:

- Average Daily Domestic Sanitary Flow of 230 litres per capita per day,
- 3 people per unit for the single-family and townhouse units
- 1.6 people per unit for the affordable/stacked townhouse units,
- 100 people/hectare for commercial use,
- Commercial peaking factor of 2.5,
- Harmon Peaking Factor for residential,
- Extraneous infiltration rate of 0.10 litres per second per hectare , and
- Extraneous infiltration rate of 0.10 litres per second per hectare for the proposed sewers.

Based on the above criteria, the existing and proposed sanitary peak flows from the site are summarized in Table 2.1 below.

Table 2.1: Existing & Proposed Sanitary Flows

	Area (ha)	Total Pop.	Per Capita Flows (L/s/c)	Res. Peaking Factor	Total Res. Flows (L/s)	Infil (L/s)	Total Peak Flow (L/s)
Proposed	19.20	941	0.0027	3.8	9.519	1.920	11.439

The above table demonstrates that the existing sanitary sewers have sufficient capacity for the proposed subdivision to the CREDITON SPS. The CREDITON SPS Design Report by KMK Consultants Ltd., dated September 2006, notes that the 20-year Design Flow is 13.86 L/s and the Ultimate Design Flow is 38.75 L/s. Based on the current population of CREDITON, the subdivision will increase the design flow over the 20-Year Design Flow before the full buildout. Therefore, as described in the CREDITON SPS Design Report, the pumps will require upgrading to provide sufficient capacity for the full buildout of the subdivision. See Appendix B for the sanitary flow calculations.

The SPS ultimately outlets to the Exeter Wastewater Treatment Facility. The 2023 South Huron Wastewater Collection System & Exeter Wastewater Treatment Facility Report to Council notes that the Exeter Wastewater Treatment Facility has a rated capacity of 2,573,718m³ per year, and the 10-year average treatment volume is 1,203,127m³ with ranges from 917,008m³ in both 2018 and 2019 to 1,616,994m³ in 2014. Therefore, there is sufficient treatment capacity in the Exeter Wastewater Treatment Facility to service the proposed subdivision.

3.0 Water Distribution

3.1 Design Approach

The water distribution requirements and performance criteria for the different demand conditions are based on the Ministry of the Environment, Conservation, and Parks *Design Guidelines for Drinking Water Systems (2008)* (DGDWS), and the latest edition of the Ontario Building Code (OBC). The design parameters used are:

- A residential average daily Domestic Demand of 230 litres per capita per day to match the Average Daily Domestic Sanitary Flow,
- Minimum water pressures of (DGDWS):
 - 140 kPa (20 psi) for Fire-Flow plus Maximum Day Demand,
 - 275 kPa (40 psi) for Maximum Day Demand,
 - 275 kPa (40 psi) for Average Day Demand, and
 - 550 kPa (80 psi) Maximum residual pressure.
- Peaking Factors of 2.75 and 4.13 for Maximum Day and Maximum Hour, respectively for residential and commercial use (DGDWS),
- 3.0 people per unit for the single-family and townhouse units,

- 1.6 people per unit for the affordable/stacked townhouse units,
- Commercial demand of 28,000 litres per day per hectare, and
- Fire-Flow Demand per OBC A-3.2.5.7.

See Appendix C for all water demand calculations.

3.2 Domestic Water Demand

The Domestic Water Demand was calculated based on the *Conceptual Draft Plan* – see Appendix A. The site's population was multiplied by the Average Day Demand and the corresponding Peaking Factors and is summarized in the table below.

Table 3.1: Domestic Water Demand

	Units	Area (ha)	Population	Average Day (L/s)	Maximum Day (L/s)	Maximum Hour (L/s)
Residential	399	0	852	2.268	6.237	9.367
Commercial	N/A	0.8	0	0.259259	0.712963	1.070741
Industrial	N/A	0	0	0	0	0
Totals	399	0.8	852	2.527	6.950	10.438

3.3 Fire-Flow Demand

As the Ontario Building Code matrices are unavailable for the buildings on site, they are assumed to be combustible and not sprinklered. The worst-case scenario for fire-flow demand for the residential occupancies was determined to be townhouse blocks with an assumed maximum building area of 600 m² and two stories tall. The Fire-Flow Demand was calculated per the Ontario Building Code (OBC) Volume 2, Section A-3.2.5.7, Section 3.2.5.7(1) and is summarized in the table below and demonstrates compliance with the requirements in the OBC.

Table 3.2: Fire-Flow Demand

	Building Area (m ²)	Building Height (m)	Building Volume (m ³)	Required Flow Rate (L/min)	Fire Flow + Max. Day (L/min)
Residential	600.00	6.0	3,600.00	3,600	4,017.01

Crediton is serviced by the Lake Huron and Elgin Area Primary Water Supply Systems (LHPWSS) and receives drinking water from Lake Huron as part of the LHPWSS. The LHPWSS serves the Municipality of South Huron, the City of London, Lambton Shores, North Middlesex, Bluewater, Lucan-Biddulph, Middlesex Centre, and Strathroy-Caradoc. The 2023 South Huron Water System Report to Council states, "In Stephen Ward the Crediton Booster Pumping Station rarely exceeds 50% of its design capacity. The fill rates

for the Huron Park Water Tower are very moderate and the water tower comfortably services the surrounding area, including Huron Park and Centralia.” The Crediton Booster Pumping Station and the Huron Park Water Tower jointly service Crediton. Therefore, the current water servicing in Crediton is sufficient for both the domestic and fire-fighting demands.

4.0 Stormwater Management and Storm Servicing

4.1 Pre-Development Conditions

Under existing conditions, the property is comprised of agricultural land and a residential property. Lands to the east and north are agricultural in use, and lands to the west and south are residential. The site generally slopes from west to east in the direction of the Ausable River. A portion of the site is tributary to Branch A of the Victoria Street Municipal Drain, and the balance of the site is tributary to the Crediton Drain Municipal Drain. Both municipal drains ultimately outlet to the Ausable River.

4.2 Post-Development Conditions

In the proposed condition, the Site will be comprised of residential, commercial, parkland, and a stormwater management (SWM) block. The subdivision will be serviced by municipal storm sewers that outlet to the stormwater management facility to be constructed in the stormwater management block. The site grading will generally follow the existing topography, and overland flow routes will be designed to follow the proposed road network, where they will outlet to the SWM block. The SWM facility will be designed to attenuate all post-development flows to pre-development flows through quantity controls per the Municipality of South Huron requirements. Quality controls will be designed to meet the requirements in the MECP’s *Stormwater Management Planning and Design Manual (2003)* based on the receiving system.

The SWM facility will outlet to Branch A of the Victoria Street Municipal Drain for the smaller design rainfall events and overland from a weir for the larger events. The final determination of the SWM controls and outlets will occur during the detailed subdivision design in conjunction with the input of the Municipal staff.

4.3 Erosion and Sediment Control

Erosion and Sediment Controls (ESC) will be implemented for the site. The proposed measures will include light and heavy-duty sediment control fencing and silt sacks in the existing and proposed catch basins on-site and in any existing areas deemed needed. All ESC will be installed before construction commences and maintained until the construction is complete with final surfaces and vegetation stabilized with mature growth.

5.0 Conclusions

The proposed subdivision can be serviced by the existing municipal infrastructure surrounding the Site. The SPS will require pump upgrades before the full buildout of the subdivision; however, a portion of the subdivision can be fully serviced before the upgrades. The design and calculations in Sections 2 through 4 and the appendices of this SFR demonstrate compliance with the Municipality of South Huron's design guidelines and establish that sufficient capacity for the proposed subdivision is either available or readily available through upgrades to the existing municipal infrastructure. We trust that this SFR satisfies the Municipality's requirements. If there are any questions regarding this SFR, please do not hesitate to contact our office.

6.0 Statement of Conditions and Limitations

This document was prepared for *Tridon Group Ltd.* (the Client) and the *Municipality of South Huron* and has been prepared in a manner consistent with that level of care and skill ordinarily exercised by other members of the engineering profession currently practicing in the same or similar locality, under the same or similar conditions, subject to the time limits and financial, physical, or other constraints applicable to the Services.

The recommendations and conclusions provided in this document are applicable only to the specific site, development, design objectives, and purposes that are described in the text and are based on the information that was available and provided to GRIT Engineering Inc. at the time this document was prepared. This document is not intended to be exhaustive in scope and it shall be recognized that the passage of time may alter the opinions, recommendations, and conclusions that are contained in this document. The design is limited to the documents reference and any other drawings or documents prepared by GRIT Engineering Inc. provided separately. GRIT Engineering Inc. accepts no responsibility or liability for the accuracy of any information provided by others.

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GRIT ENGINEERING^{INC}

Any referenced benchmarks or other known elevations provided in this document should be verified by a registered surveyor prior to use for any other purposes such as planning, development, layout, and/or construction.

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Yours respectfully,

GRIT Engineering Inc.



Justin Erb, L.E.T., C.E.T.
Civil Design Manager

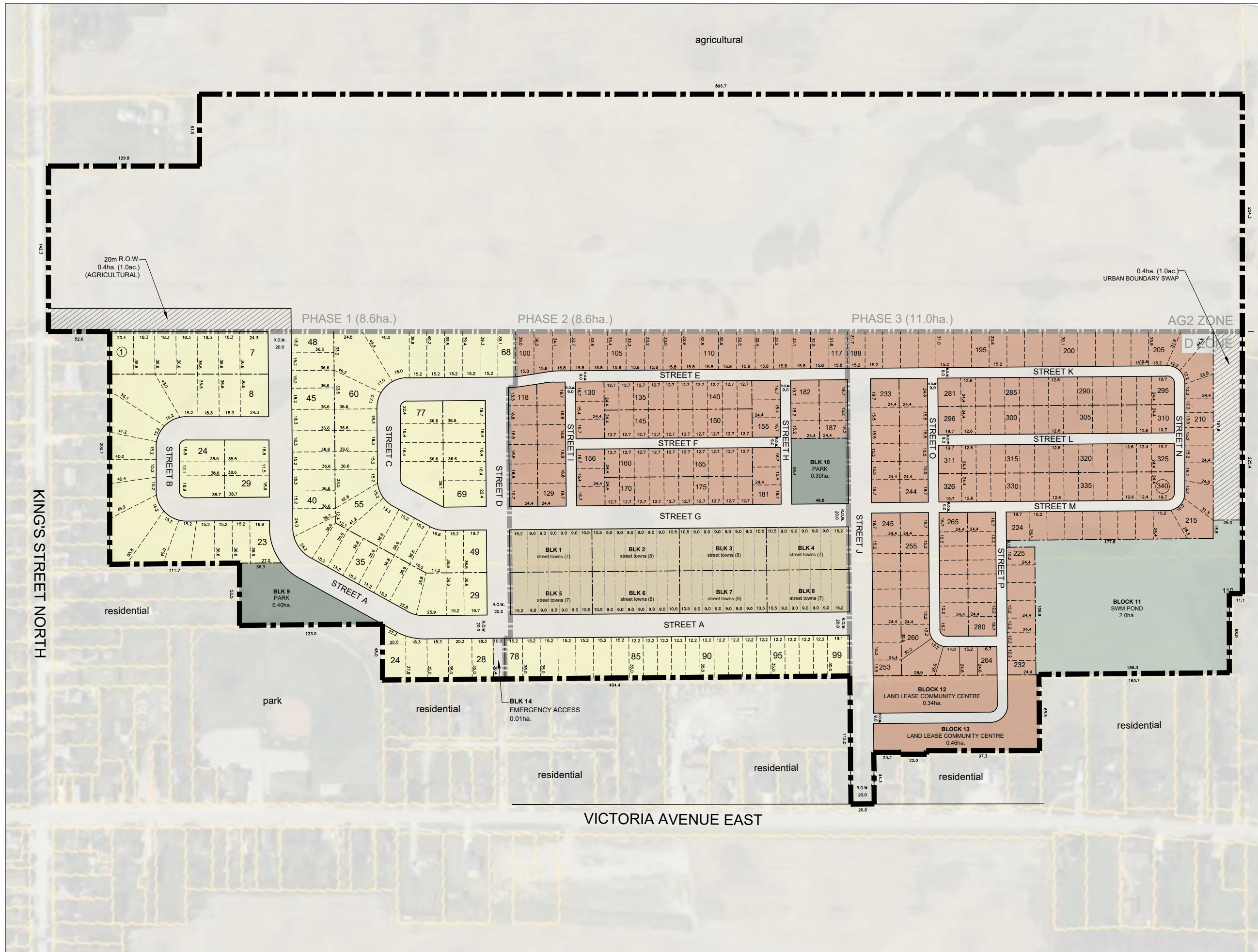


Montana Wilson, EMBA, M.Eng, P.Eng, PMP
Founder & CEO



Appendix A

Subdivision Concept Plan

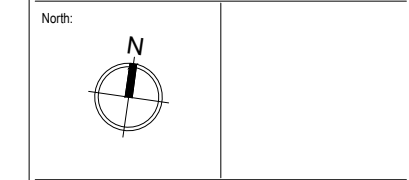


LAND USE SCHEDULE

DESCRIPTION	LOTS/BLKS.	UNITS	AREA (ha.)
LOW DENSITY RESIDENTIAL	1-99	99	7.03ha.
LAND LEASE	100-340	240	9.24ha.
STREET TOWNHOMES	BLKS 1-8	60	2.13ha.
PARK	BLKS 9,10		0.7ha.
SWM POND	BLKS 11		2.0ha.
LAND LEASE COMMUNITY CENTRE	BLKS 12, 13		0.80ha.
EMERGENCY ACCESS	BLKS 14		0.01ha.
URBAN BOUNDARY SWAP			0.40ha.
RIGHT-OF-WAY			5.80ha.
TOTAL		399	28.2ha.

LEGEND

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- LAND LEASE RESIDENTIAL
- PARK
- SWM POND



Project Name:

**Crediton, ON
Huron County**



Sheet Title:

CONCEPTUAL DRAFT PLAN

DISCLAIMER
Site boundary and dimensions are approximate and subject to change based on a formal land survey. The design is conceptual and subject to engineering and municipality confirmation and input.

Version No:	Sheet No:
1	CP-1
Scale: 1:80,00 METRIC	Date: 11/01/2024
File Location: 2020_rev10.dwg	Drawn By: J.THIBERT



Appendix B

Sanitary Flow Calculations

Project Title
SANITARY SEWER DESIGN SHEET

Crediton, Ontario

Date Calculated:
 AVERAGE RESIDENTIAL RATE = **0.0027** l/s/cap (230 l/d/cap)
 INDUSTRIAL RATE = **0.50** l/s/ha
 COMMERCIAL RATE = **100.00** People/hectare
 INSTITUTIONAL RATE = **0.41** l/s/ha (35m³/ha/d)
 AVERAGE INFILTRATION RATE = **0.10** l/s/ha

DESIGN PARAMETERS
 RESIDENTIAL HIRON PEAKING FACTOR = $M = 1 + \frac{14}{4 + P^{1/2}}$
 n = 0.013
 Vmax = **3.0** m/sec (peak flow)
 Vmin = **0.6** m/sec (peak flow)

SHEET NO. 1 OF 1
 JOB No.: GE24-1072-1
 CALCULATED BY: Justin Erb, L.E.T., C.E.T.
 CHECKED BY: Montana Wilson, EMBA, M.Eng, P.Eng, PMP
 DATE: December 6, 2024



LOCATION				RESIDENTIAL AREAS <i>(0.003 L/s/person)</i>						SCHOOL			COMMERCIAL				INDUSTRIAL				INFILTRATION			DESIGN												
STREET	AREA NO.	MANHOLE LOCATION		POPULATION DENSITY			POP.	ACC. POP.	PEAK FACTOR "PF"	PEAK RES. FLOW	HECTARES AND FLOW OF EACH ZONING												TOTALS C-1 FLOW	TOTAL VOLUME FLOW	DIST	SLOPE	PIPE SIZE	CAPACITY	FULL FLOW VELOCITY	ACTUAL VELOCITY						
		FROM MH	TO MH	Area (ha)	# Units	People per Unit					AREA	ACCUM AREA	PF	PEAK FLOW	AREA	ACCUM AREA	PF	PEAK FLOW	AREA	ACCUM AREA	PF	PEAK FLOW									ha	ha	L/s	ha	ha	L/s
Single-Family & Townhouse				7.03	99	3.0	297	297	3.8	3.004	0.00	2.5	0.00	0.00	2.5	0.000	0.00	2.5	0.00	0.000	7.03	7.03	0.703	3.707	46.0	1.00	200	32.78	1.04	0.69						
Street Townhomes				2.13	60	3.0	180	477	3.8	4.825	0.00	2.5	0.00	0.00	2.5	0.000	0.00	2.5	0.00	0.000	2.13	9.16	0.916	5.741	46.0	1.00	200	32.78	1.04	0.78						
Land Lease				9.24	240	1.6	384	861	3.8	8.710	0.00	3.5	0.00	0.00	3.5	0.000	0.00	3.5	0.00	0.000	9.24	18.40	1.840	10.550	46.0	1.00	200	32.78	1.04	0.93						
Community Centre				0.80			80	941	3.8	9.519	0.00	2.5	0.00	0.00	2.5	0.000	0.00	2.5	0.00	0.000	0.80	19.20	1.920	11.439	46.0	1.00	200	32.78	1.04	0.95						



Appendix C

Domestic Water Demand Calculations

Fire-Fighting Water Demand Calculations

Project	Crediton Subdivision
Project Number	GE24-1072-1
Client	Tridon Group Ltd.
Address	118 Victoria Avenue East, Crediton
Date	Friday, December 6, 2024

Domestic Water Demand

Average Day Demand = ¹	230	L/day/cap
Average Day Demand = ¹	0.002662037	L/s/cap
Maximum Day Peaking Factor = ²	2.75	
Maximum Hour Peaking Factor = ²	4.13	
Low Density Residential = ¹	3.0	p/unit
Medium Density Residential = ¹	3	p/unit
High Density Residential = ¹	1.6	p/unit
Commercial Area Allowance Average Flow= 28m ³ /(ha d) = ¹	28000.0	L/day/ha
Industrial Area Allowance Average Flow= 35m ³ /(ha d) = ¹	35000.0	L/day/ha

	Units	Area (ha)	Population	Average Day (L/s)	Maximum Day (L/s)	Maximum Hour (L/s)
Low Density Residential ³	99	N/A	297	0.791	2.174	3.265
Medium Density Residential ³	60	N/A	180	0.479	1.318	1.979
High Density Residential ³	240	N/A	375	0.998	2.745	4.123
Commercial Area ³	N/A	0.80	0	0.259	0.713	1.071
Industrial Area ³	N/A	0.00	0	0.000	0.000	0.000
Totals	399	0.80	852	2.527	6.950	10.438

References

1. Municipal Design Guidelines
2. MECP *Design Guidelines for Drinking Water Systems 2008*
3. See Draft Plan prepared by Baker Planning Group, dated November 1, 2024

Project	Crediton Subdivision
Project Number	GE24-1072-1
Client	Tridon Group Ltd.
Address	118 Victoria Avenue East, Crediton
Date	Friday, December 6, 2024

Maximum Ontario Building Code Fire-Fighting Flow Required¹

$$Q = K * V * S_{tot}$$

O.B.C. Building Classification= ²	C	
Type of Construction= ²	Combustable	
Water Supply Coefficient - K=	18	
Building Area= ²	600.00	m ²
Building Height= ²	6.00	m
Building Volume=	3,600.00	m³

$$S_{tot} = 1.0 + (S_{side1} + S_{side2} + S_{side3} + S_{side4})$$

Side 1=	7.50	m	0.25	North
Side 2=	1.50	m	0.50	South
Side 3=	1.50	m	0.50	East
Side 4=	6.00	m	0.40	West

$$S_{tot} = 2.65$$

$$S_{Tot} < \text{or} = 2, \text{ therefore } S_{Tot} = 2.00$$

$$Q = 129,600.00 \text{ L}$$

Fire-Fighting Required Flow Rate=	3,600	L/min	60 L/s
Domestic Maximum Day Demand= ³	6.95	L/s	
=	417.01	L/min	
Total Required - Fire-Flow + Max. Day=	4,017.01	L/min	66.95 L/s

References

1. Ontario Building Code A-3.2.5.7 and associated tables 1 & 2.
2. Assumed maximum townhouse block size.
3. See *Domestic Water Demand Calculations* by GRIT Engineering Inc.

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November 11, 2024

To whom it may concern,

Northlander Industries has been a proud member of the South Huron community for 60 years. In this time, we have built a reputation for manufacturing the highest quality Park Models, Mobile Homes, and Manufactured Homes for both recreational and residential use, exclusively for the Canadian market. We have assisted landowners in new developments for decades, making Northlander a cornerstone of communities across Ontario.

It is our experience that not withstanding market conditions, an absorption rate in developments such as the one proposed in CREDITON by Tridon Group could reasonably represent 30-40 units per year. This estimation only represents our experience but in no way provides a guarantee or holds Northlander responsible for planned outcomes. We feel it is important to note that with current economic conditions and the need for attainable housing, Northlander strongly supports Tridon Group in this development proposal that will provide much needed housing solutions in our Municipality.

Kind regards,

Scott van Rooy

Scott van Rooy
General Manager
Northlander Industries



**SOUTH HURON OFFICIAL PLAN
PUBLIC MEETING**

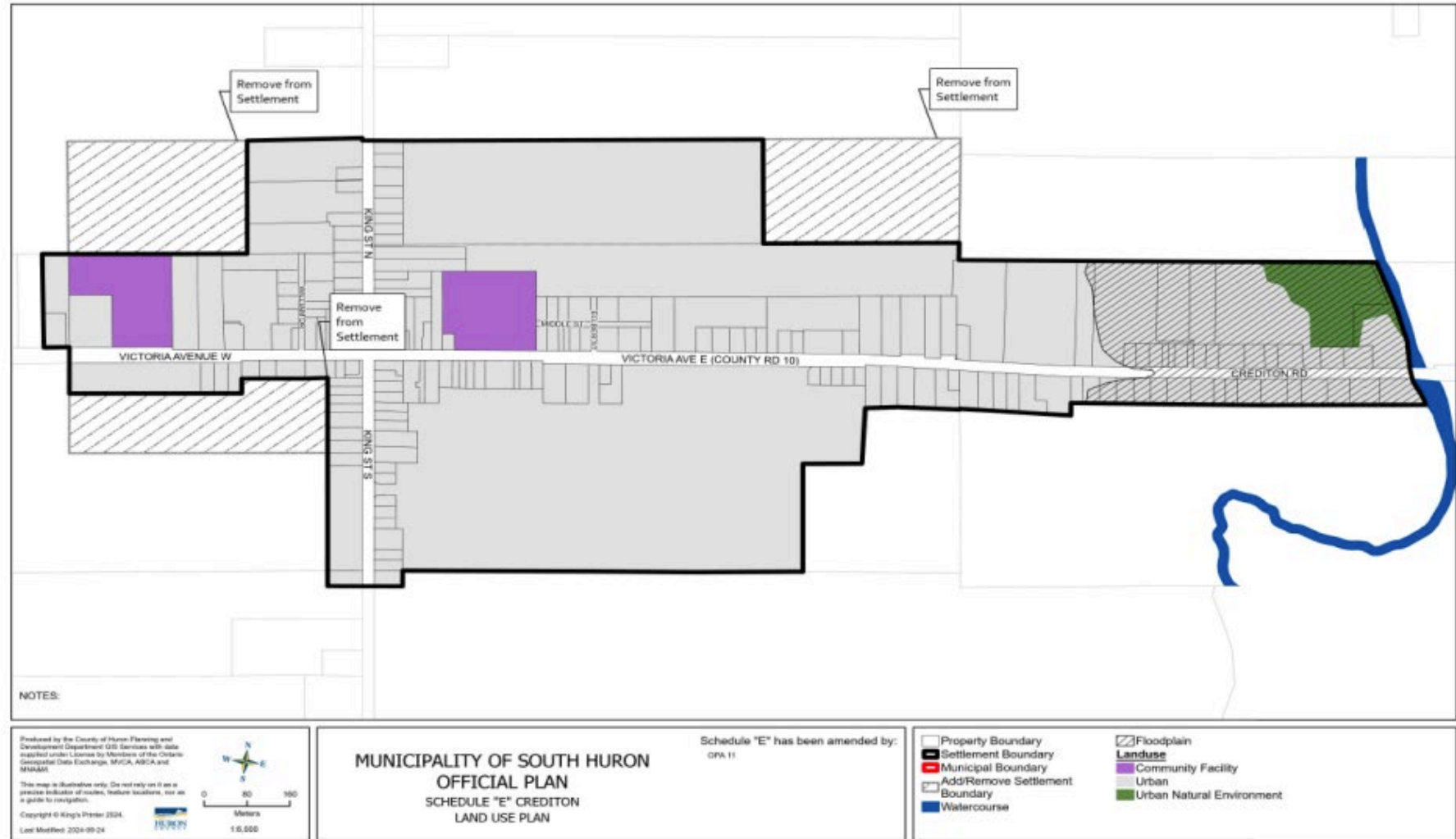
December 16th, 2024

Crediton Settlement Area

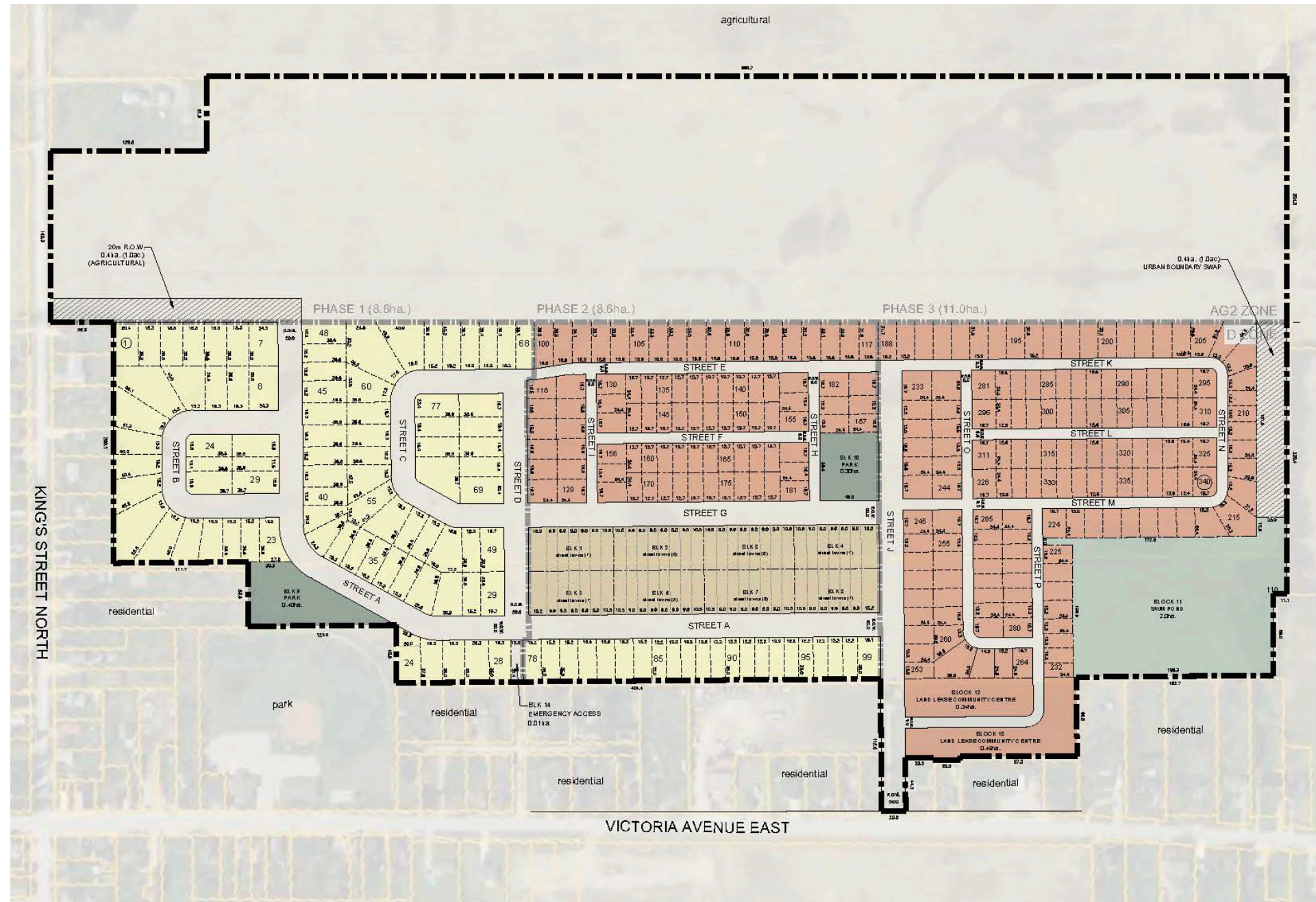
Tridon Group Ltd.

Proposed OP Mapping

Crediton – Option C



Proposed Development



Project Milestones

- Completed Tasks:
 - Stage 1 and 2 Archaeological Assessment
 - Development Concept with access
 - Formal Consultation Process (County/Municipality)
 - Functional Servicing Brief, GRIT Engineering (December 2024)
- Next Steps:
 - Prepare Draft Plan of Subdivision and Zone Change Application