

**From:** [REDACTED]  
**To:** [Vanessa Culbert](#); [Mayor Finch](#); [Deputy Mayor Dietrich](#); [Councillor Vaughan](#); [Councillor Faubert](#); [Councillor Neeb](#); [Councillor Ferguson Willard](#); [Councillor Oke](#); [Rebekah Msuya-Collison](#); [Dan Best](#)  
**Cc:** [Alex Wolfe](#); [cmetzger@huroncounty.ca](mailto:cmetzger@huroncounty.ca); [REDACTED]  
**Subject:** September 7th South Huron Council Meeting - Tridon Proposed Development  
**Date:** Thursday, September 2, 2021 3:46:37 PM

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To Mayor Finch and the Members of South Huron Council

I learned on Tuesday that South Huron Council is scheduled on Sept 7 to vote on whether or not to approve phase 1 of Tridon's propose development on the east side highway 21, some of which is on golf course lands, some of which is on driving range lands, but most of which is on reforested lands.

I am a long time seasonal resident of Maple Grove. I am also a real estate lawyer with over 45 years of experiance. I am not a municipal law expert, but my practice often has me working with lawyers and planers who are experts in the area of municipal planning.

I have had an opportunity to read the August 31 submission to South Huron Counsel from Oakwood Park Association, Inc. and find it most compelling in support of rejecting Tridon's application, for all of the reasons set out in its submission. However one point is set out in its submission, which has been repeated by many in questioning the appropriateness of Tridon's application at this time, which needs to be emphasized:

**South Huron's Official Plan requires that before any new residential development can take place in the Port Blake Planning Area, a Secondary Plan addressing the appropriate planning considerations for new residential development in the Port Blake Planning Area must be completed.**

I would have thought that the requirement of a Secondary Plan would have been a non-starter for Tridon's proposal and that the application would have been immediately rejected by planning staff after a cursory review. If this provision in South Huron's Official Plan, which I understand is consistent with the County of Huron Official Plan and Provincial Policy, is to have any meaning at all, why is South Huron Counsel being asked to consider and possibly vote on Tridon's proposal? Why has South Huron staff and Council been spending the past year and a half plus considering an "ad hoc" major residential development in the Port Blake Planning Area without a Secondary Plan being in place?

I have not seen any justification from the Applicant or South Huron's planner as to why the requirement for a Secondary Plan in South Huron's Official Plan can be ignored.

Has South Huron Council or its planner considered obtaining an opinion from an independent municipal planning law lawyer, at the Applicant's cost, as to whether or not a Secondary Plan needs to be in place before Tridon's Application can be

considered?

All of which is respectively submitted.

Jim Fraser