



## Staff Report

---

**To:** Dan Best, Chief Administrative Officer

**From:** Dwayne McNab, Development Services Manager

**Date:** April 18, 2017

**Report:** PLAN.17.03

**Subject:** Discharge of Site Plan Agreement – 103 Alexander Street  
West, Exeter

---

### **Recommendation:**

**That** South Huron Council receives the report from D. McNab, Development Services Manager re: Discharge of Site Plan Agreement – 103 Alexander Street West, Exeter.

### **Background and Analysis:**

The Municipality is submitting an application for the discharge of a Site Plan Agreement for the lands known municipally as 103 Alexander Street West, Exeter, or more particularly as Lot 885, Part Lots 884 & 888, Plan 376 as in 22R-101 Parts 1 & 3, in the geographic Town of Exeter. The lands are zoned Restricted Industrial (M1) in the former Town of Exeter Zoning By-law #30-1978 and designated Industrial in the South Huron Official Plan.

In 2014, a Site Plan Agreement was entered into between the Municipality of South Huron and 2139740 Ontario Ltd c/o John and Linda Wuerth. The Agreement was authorized through by-law 47-2014 and registered on the land title as HC101588.

In 2016, the proponent began the process to amend the Agreement, however, they have since decided not to move forward and have asked for a full discharge of the original Agreement.

As the proponent has not substantially commenced works on the lands, the Municipality believes it prudent to release the aforementioned lands from HC101588, and any associated insurance and security requirements discussed therein.

Any future proposals will be subject to Site Plan Control.

**South Huron's Strategic Plan:**

The recommendation(s) included in this Staff Report are not specifically related to the goals identified in the 2015-2019 Council Strategic Plan.

**Financial Impact:**

There are no financial implications for the Corporation resulting from the proposed recommendation.

**Legal Impact:**

There are no legal implications for the Corporation resulting from the proposed recommendation.

**Staffing Impact:**

There are no staffing implications for the Corporation resulting from the proposed recommendation.

**Policies/Legislation:**

By-law No. 47-2014

**Consultation:**

Planning Coordinator

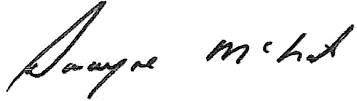
**File or Reference**

None

**Attachments:**

- Request For Discharge – Little, Masson, Reid

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Dwayne McNab". The signature is written in a cursive, flowing style.

Dwayne McNab

Development Services Manager

I concur with this report.

Dan Best MPA,BA

Chief Administrative Officer

# LITTLE, MASSON & REID

Professional Corporation

**LAWYERS**

J. Chris Little, LL.B. (Retired)  
Cheryl A. Masson, B.A. LL.B.  
David A. Reid, B.A., LL.B.  
Michael Blackburn, B.A. (HONS), J.D.

71 Main St. N.,  
Exeter, Ontario NOM 1S3  
Tel: (519)235-0670  
Fax: (519)235-1603

March 6, 2017

Municipality of South Huron,  
P.O. Box 759,  
Exeter, Ontario  
NOM 1S6

**Attention: Thomas Thayer**

Dear Madams:

Re: Release of Site Plan Agreement – 103 Alexander Street West, Exeter

We understand you have been speaking with John Wuerth, the officer for 2139740 Ontario Limited regarding his requested release of the site plan agreement from title. We enclose herein Acknowledgment and Direction for signature by the mayor and clerk. Kindly have them sign the attached copy and return to our office for registration. We will provide your office with a registered copy. We understand that once registered the municipality will release the line of credit used as security for this agreement.

Yours very truly,  
LITTLE, MASSON & REID  
Professional Corporation

Per:   
Cheryl A. Masson

CAM:mm  
:encl.