



## PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677 Toll Free: 1.888.524.8394 Ext. 3

[www.huroncounty.ca](http://www.huroncounty.ca)

To: Mayor and Members of Town of Goderich Council  
Andrea Fisher

From: Victor Kloeze, Senior Planner

Date: November 12<sup>th</sup>, 2024

**Re: Plan of Subdivision 40T13002 Extension of Draft Plan Approval**

Location: Part Lots 1, 2, 6, 7, 22, 23, 24, 25, 26 and Part of the Old Railway lands, Registered Plan 538, and Part Lot 3, Concession 1, Geographic Township of Goderich, formerly Municipality of Central Huron now in the Town of Goderich

Owner: 1695538 Ontario Inc. (Rob Wood)

Applicant: Polocorp Inc. (Gursimran Saini)

---

### RECOMMENDATION

That the Town of Goderich recommend to the County of Huron that the application to extend draft plan approval for subdivision file 40T13002 for a further three-year period be approved.

### BACKGROUND

The applicant seeks a three (3) year extension of draft plan approval for this subdivision, to February 1<sup>st</sup>, 2028. Extending draft plan approval would provide an additional three years for the applicant to satisfy all conditions, obtain final approval, and register the subdivision; otherwise, the approval lapses and the subdivision file is closed after February 1<sup>st</sup>, 2025.

### REVIEW

The Coast Subdivision includes 424 – 836 new residential dwelling units ranging from single detached dwellings to rowhouses and multiple unit dwelling buildings, and requires phased development given the scale of the proposed development.

Draft Plan of Subdivision 40T-13002 and the rezoning of the lands were originally approved by the County of Huron and Town of Goderich in 2014. The applications were subsequently appealed and ultimately approved by the OMB (now OLT) in 2016 (PL 141168). The Draft Plan was planned to be registered in phases based on market conditions. Phase 1 of the Draft Plan was registered in May 2021, which consisted of 38 residential units, hazard land and open space blocks. Phase 3, comprising of a block for a long-term care home and road, was registered in April 2022 and Phase 2, comprising 69 low density residential lots and 6 medium density residential blocks, was registered in July 2022.

Construction of Phase 1 is complete while Phase 2 is substantially advanced with a large number of units either sold or already occupied. The long term care home in Phase 3 has received Site Plan approval and is currently under construction.

A previous extension was granted for the Draft Plan of Subdivision on February 1, 2022 as part of a major modification to the draft plan and conditions, for a three-year period, which will lapse on February 1, 2025.

The Applicant is currently working toward registration of Phase 4 of the Subdivision, which is comprised of new Dechert Road and Street 'B' (refer to Draft M-Plan in Appendix A). The Subdivision Agreement to facilitate this registration was approved by Council at the August 12 Council meeting.

The fulfillment of other conditions is underway with approval from Ministry of Transportation (MTO) being the major outstanding item. Staff are aware that the applicant's team is actively working with MTO to address their conditions.

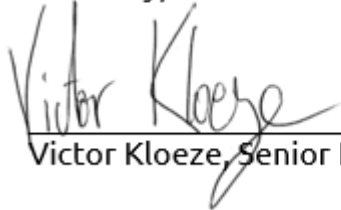
The current, approved draft plan and conditions are attached to this report for Council's information.

Town and Maitland Valley Conservation Authority (MVCA) staff have confirmed they have no concerns with the extension. The MTO did not provide comments by the requested October 18<sup>th</sup> deadline; in an October 31<sup>st</sup> letter they advised they had no concerns.

Staff are aware that the owner has been actively working with the Town and appropriate agencies to advance and the next phases of development as it pertains to detailed engineering details and the development agreement(s). Accordingly, based on this activity and the other reasons previously outlined, the requested three-year draft plan approval extension request is appropriate and can be supported.

The extension of draft plan approval requires County of Huron approval.

Sincerely,

A handwritten signature in black ink that reads "Victor Kloeze". The signature is written in a cursive style and is positioned above a horizontal line.

Victor Kloeze, Senior Planner, RPP MCIP

**CONDITIONS OF DRAFT APPROVAL FOR  
PLAN OF SUBDIVISION**

File: 40T 13002

**Subdivider:** 1695538 Ontario Inc.

**Lower Tier:** Town of Goderich

**Subject Lands:** Part Lots 1, 2, 3, 6, 7, 22, 23, 24, 25, 26 and Part of Old Railway Plan 538, and Part of Lot 3, Concession 1, Town of Goderich, County of Huron, formerly Municipality of Central Huron, County of Huron

**Date of Draft Approval:** *October 26<sup>th</sup>, 2016 [OMB Decision PL141168]*; Major modifications to the Draft Plan and Conditions approved: February 1, 2022

**WHEREAS**, the application for the subdivision has been circulated according to the Delegation Orders of the Minister of Municipal Affairs and the County of Huron's Planning Procedures Manual;

**AND WHEREAS**, pursuant to Section 173 of the Municipal Act, 2001, S.O. 2001, c.25, as amended, local Municipalities may make a restructuring proposal to the Minister requesting an Order to adjust the boundaries between the Municipalities and to annex part of a local Municipality to another local Municipality;

**AND WHEREAS**, the Municipality of Central Huron and the Town of Goderich came to an agreement for a boundary adjustment between the Municipality of Central Huron and the Town of Goderich;

**AND WHEREAS**, the boundary adjustment received the support of the Council of the County of Huron, the Municipality of Central and the Town of Goderich;

**AND WHEREAS**, the Councils of the Corporation of the Town of Goderich and the Municipality of Central Huron passed by-laws supporting the adjustment between the Municipality of Central Huron and the Town of Goderich;

**AND WHEREAS**, the Minister of Municipal Affairs and Housing approved the boundary adjustment between the Municipality of Central Huron and the Town of Goderich which took effect January 1, 2014;

**AND WHEREAS** the application affects an area designated for residential development in the Municipality of Central Huron Official Plan;

**AND WHEREAS** any issues raised during the circulation of the application are addressed by the following conditions to draft approval;

**NOW, THEREFORE** the Council of the Corporation of Huron hereby issues draft approval to subdivision file 40T13002, which pertains to, Part Lots 1, 2, 6, 7, 22, 23, 24, 25, 26 and Part of Old Railway Plan 538, and Part of Lot 3, Concession 1, Town of Goderich, County of Huron, formerly Municipality of Central Huron, County of Huron, and the following conditions shall apply. The following conditions have been established by the County of Huron and must be met prior to the granting of final approval:

## Draft Conditions

### Description

1. This approval applies to the amended 1695538 Ontario Inc. Draft Plan of Subdivision (Part Lots 1, 2, 6, 7, 22, 23, 24, 25, 26 and Part of Old Railway Plan 538, and Part of Lot 3, Concession 1, Town of Goderich, County of Huron, formerly Municipality of Central Huron, County of Huron, dated November 5<sup>th</sup>, 2021 and titled as 'Draft Plan of Subdivision', submitted by Polocorp, hereafter referred to as 'draft plan' and attached as 'Schedule B'. The originally approved draft plan remains attached for reference purposes.

### Phasing

2. The subdivision will be registered in phases and prior to final approval of any phase, the Subdivider shall submit to the County of Huron and the Town of Goderich, for their review and approval, a phasing plan for the plan of subdivision;
3. Any sub-phase of servicing within each phase shall be developed to the satisfaction of the Town of Goderich.

### Roads

4. Prior to final approval, the Subdivider shall submit to the Town, for their review and approval, a survey showing the new location of Dechert Road.

*Should Lake Huron Shores A2A Developments Inc. ("LHS") receive draft approval of a plan of subdivision, for the LHS lands that incorporate a public road connection from the LHS lands in the area circled in green in Schedule "A" hereto (the "Proposed Road Connection Area") to the abutting lands to the north of the Proposed Road Connection Area prior to the time of registration of those portions of the Subdivider's plan of subdivision bordering Dechert Road, then the Subdivider shall upon request of LHS apply for a Redline Revision to its draft plan of subdivision bordering Dechert Road to include a public road connection aligned with such proposed road connection from the LHS lands, provided such Redline Revision shall only require the Subdivider to relocate Open Space Block 37 and shall be done in conformity with the Town's and County's requirements for separation distances between public road connections. For clarity, any such Open Space Block 37 relocation shall not require the Subdivider to reconfigure its internal lot fabric or road layout.*

*"LHS lands" herein shall mean those lands legally described as: Lot 4 Plan 538 Goderich; Lot 10 Plan 538 Goderich; Part Old Railway Part Plan 538 Goderich; Part Lot 3 Plan 538 Goderich; Part Lot 5 Plan 538 Goderich; Part Lot 8 Plan 538 Goderich; Part Lot 9 Plan 538 Goderich; Part Lot 11 Plan 538 Goderich; Part Lot 5 Concession 1 Goderich as in R194853; save & except HWP2187; Municipality of Central Huron, being all of PIN 41367-0007 (LT).*

*[OMB Decision PL141168]*

- a) Block 73 is intended to provide access to the lands legally known as Lot 11, Plan 538, Township of Goderich, Municipality of Central Huron. The final width and location of the block is to be determined at the time of registration to the satisfaction of the County of Huron.
5. The road allowances and future road blocks shown on the draft plan shall be dedicated to the Town of Goderich.
  6. The roads shown on the draft plan be named to the satisfaction of the Town of Goderich.

7. Any deed ends and/or open sides of road allowances created by this Plan of Subdivision shall be terminated in 0.3 metre reserve to be conveyed to and held in trust by the Town of Goderich until required for future road allowances or the development of adjacent land.
8. Prior to final approval, the Owner shall convey by deed, free and clear of all liens, mortgages, and encumbrances to the MTO a 0.3 m reserve extending across the entire highway frontage. These are to be shown as separate blocks on the plan.
9. Prior to final approval, the Owner shall submit to MTO for review and approval a revised/updated TIS so that MTO can assess the impact to the highway for each phase of the development. Highway improvements as a result of the development are the financial responsibility of the developer.
10. Prior to final approval, the Subdivider shall enter into a Legal Agreement with MTO whereby the Subdivider agrees to assume financial responsibility for the design and construction of all necessary highway improvements.
11. Prior to final approval, a visibility triangle measuring 20 m x 6 m shall be established on the plan on the northwest quadrant of the intersection of Dechert Road and Highway 21 as public highway. This shall be dedicated to the Province and shown as a separate block on the plan. Prior to final approval, the Owner shall submit to the Ministry of Transportation for review and approval, a draft copy of the M-Plan for the subdivision.

#### Easements and Blocks

12. Any easements required for municipal services will be provided by the Subdivider to the satisfaction of the Town of Goderich.
13. Any easements as may be required for any utility purposes, including but not limited to electricity, telecommunications, cable, gas and hydro shall be granted by the Subdivider gratuitously to the appropriate authorities to their satisfaction.
14. Any blocks required for municipal services and storm water shown on the draft plan shall be dedicated to the Town of Goderich.

#### Subdivision Agreement

15. The Subdivider shall enter into a Subdivision Agreement with the Town of Goderich which shall list all requirements, including financial or otherwise for the development of the subdivision plan including but not limited to the following:
  - a. provisions for phases and any sub-phasing;
  - b. provision that the subdivision of all residential blocks shall be at the discretion of the County of Huron, through the consent, subdivision or part lot control process; or through the creation of lots and blocks on the M-Plan, to the satisfaction of the County of Huron and Town of Goderich, to be registered by the Subdivider;
  - c. provision for roads to a standard acceptable to the Town of Goderich and for the naming of such roads;
  - d. provisions for the allocation of municipal reserve capacity for water and sewer that is coordinated with the phases;
  - e. provisions for the installation of and connection to municipal services (water, sanitary and storm systems);
  - f. provision of storm water management facilities and parkland;
  - g. provision of grading and drainage plans and related installations;
  - h. provision of trees, tree retention and landscaping on streets and any other public areas, as per the vegetation plan;

- i. provisions for the grading and seeding of the parkland Blocks as per the vegetation plan;
  - j. provisions for the development of the trail blocks, as per the vegetation plan;
  - k. provisions to address requirements by other review agencies;
  - l. recognition of the natural environment features (hazard and lakeshore slope), and agreement that no site alteration is to take place within these areas without prior written permission of the Town of Goderich and the Maitland Valley Conservation Authority;
  - m. provisions for the removal of holding zone provisions;
  - n. see Condition 37 regarding Natural Environment;
  - o. see Condition 41 regarding Canada Post;
  - p. provisions addressing the requirement of a connection between the northwest portion of the development lands, accessed via Warren Street, and the southeastern portion of the development lands, accessed via Dechert Road; and limiting the amount of development that may occur until the lands are connected by means of a municipal road connection running through the adjacent development lands; and
  - q. provisions recognizing the allocation of municipal servicing capacity, with an initial allocation of 450 equivalent residential units of water and sanitary sewer, and allowing that additional allocations may be considered at time of future phase approval applications to the satisfaction of the Town of Goderich and County of Huron; and
  - r. other such matters as determined by the Town of Goderich.
16. A copy of the Subdivision Agreement shall be provided to the County of Huron, Planning and Development Department, prior to final approval.
17. The Subdivision Agreement shall be registered against the lands to which it applies by the Town of Goderich, and paid for by the Subdivider.

#### Engineering Drawings

18. Prior to final approval of each phase and sub-phase, the Subdivider shall submit for approval subdivision design drawings (including preliminary design sketches for all public works and services within the entire subdivision as per the Function Servicing Report), prepared and certified by a Professional Engineer to the satisfaction of the Town of Goderich. *The subdivision design drawing shall include oversized water and sanitary sewer lines in accordance with the requirements of the Town of Goderich so as to permit the Town to allocate and provide capacity to service (with water and sanitary sewer only) those lands to the south of Dechert Road.*  
[OMB Decision PL141168]

*18.1. The Town and the Subdivider shall enter into a separate agreement regarding the Subdivider's additional cost to oversize water and sanitary sewer prior to final approval of any phase or sub-phase.* [OMB Decision PL141168]

19. Prior to final approval the owner shall submit to MTO for review and approval, a copy of the site servicing plan for MTO review and approval.

#### Storm Water Management

20. Prior to final approval, the Subdivider shall submit the following reports prepared by a qualified professional engineer, and completed to the satisfaction of the Town of Goderich and the Maitland Valley Conservation Authority:
- a. A final storm water management plan. The final plan needs to demonstrate that the gully will be stabilized and incorporated into the stormwater management system;
  - b. A final Slope Stability Assessment;
  - c. Details regarding the maintenance of any stormwater management facilities, including means of access to such facilities.

21. Prior to final approval, the Subdivider shall submit the following reports, prepared by a qualified professional engineer, and completed to the satisfaction of the Town of Goderich and the Maitland Valley Conservation Authority:
  - a. An final overall lot grading and drainage plan;
  - b. A final erosion and sedimentation control plan.

*The lot grading and drainage plan shall be prepared to show storm water flows presently crossing the Subdivider's lands and being directed to storm water management facilities on the Subdivider's lands except to the extent otherwise directed by MVCA and the Town of Goderich.*  
[OMB Decision PL141168]
22. Prior to final approval, the Subdivider shall submit a final storm water management plan prepared by a qualified professional engineer, completed to the satisfaction of the Ministry of Transportation.
23. Prior to approval of the phasing plan, the Subdivider shall submit a temporary stormwater management plan.

### Zoning

24. The subject lands be zoned to the satisfaction of the Town of Goderich. The zoning for this development shall include:
  - a. the location of low and medium density residential zones;
  - b. the location of commercial zones with a holding provision;
  - c. the location of natural environment zones;
  - d. the location of open space and parkland zones; and
  - e. the location of floodway zones
25. A holding zone shall be applied to residential zones. The holding zone shall contain criteria that must be met in order to remove the holding symbol including allocation of municipal services and a phasing plan, to the satisfaction of the Town of Goderich. Removal of the holding provision will consider the number of smaller lot sizes being created.
26. A holding provision shall be applied to Blocks 27, 28, 43, 44, 51, 57. The holding zone shall contain criteria that must be met in order to remove the holding symbol including a stage 3 archaeological assessment to the satisfaction of the County of Huron and the Town of Goderich.
27. A holding provision shall be applied to Block 45. The holding zone shall contain criteria that must be met in order to the remove the holding symbol, including a stage 1 and 2 archaeological assessment.

### Park Land

28. Blocks 34, 48, and 47 be dedicated as parkland to the Town of Goderich.
29. Blocks 50, 51, 52, 56, 57, 58, 59 be dedicated to the Town of Goderich.
30. Block 38, and 49 be dedicated as open space / linkage to the Town of Goderich.

### Natural Environment, Vegetation & Landscaping

31. Block 53 and 54 be dedicated as natural environment to the Town of Goderich.
32. *Prior to any alterations made to the existing natural heritage features, the Subdivider shall prepare a detailed Hydrological Assessment for these features, to the satisfaction of the County of Huron. The Hydrological Assessment will assess the potential hydrological impact of the proposed alterations on existing natural heritage features and functions on the property including the wetland*

*situated on the LHS lands to the south of Dechert Road. The Terms of Reference for the Hydrological Assessment will be developed in consultation with the County, Town of Goderich, and MVCA. [OMB Decision PL141168]*

33. Prior to final approval and in accordance with Ontario Regulation 164/06, the Subdivider must obtain all necessary permits from the Maitland Valley Conservation Authority for development, interference with wetlands; and alteration to watercourses and the shoreline. The linear stormwater wetland will be constructed, subject to a plan approved by the Maitland Valley Conservation Authority, prior to the interference/destruction of the existing wetland.
34. The Subdivider shall prepare a vegetation plan for the following areas, to the satisfaction of the Town of Goderich, County of Huron, and the Maitland Valley Conservation Authority:
  - a. storm water management block (Block 40);
  - b. Blocks 34, 37, 38, 47 and 48; and
  - c. walkways.
35. Prior to final approval, the Subdivider will obtain the necessary undertaking requiring the title for all lots in proposed Block 1 to contain the following” all proposed development including, but not limited to construction, reconstruction, additions, accessory structures (detached garages, shed, pools, etc.); and site grading and alteration be reviewed and approved by the Maitland Valley Conservation Authority, prior to doing the work, pursuant to regulations made under the Conservation Authorities Act (R.S.O. 1990, chapter C.27)”.
36. The Subdivider shall prepare a low maintenance landscape plan for Blocks 50, 51, and 52, to the satisfaction of the Town of Goderich, County of Huron, and the Maitland Valley Conservation Authority.
37. The Subdivision Agreement shall include provisions, specifically addressing the following natural environment recommendations from the Environmental Impact Study to the satisfaction of the County of Huron:
  - a. *A limit of work fence shall be installed along the south limit of Dechert Road in areas of the woodland to ensure roots are not compacted or injured during site grading works;*
  - b. *Any residences adjacent to the woodland shall be located on lots to maximize setbacks from the woodland feature;*
  - c. *Fencing is installed at the rear limit of any lots adjacent to the wetlands;*
  - d. *Any required removal of trees and vegetation is to be timed to minimize impacts on wildlife species;*
  - e. *Any necessary tree removal shall be completed by a certified forestry or land clearing contractor to ensure trees to be retained will not be injured or impacted.*

#### Archaeology

38. Prior to any development or installation of infrastructure (including roads) in Block 45, a Stage 1 and 2 archaeological assessment shall be completed to the satisfaction of the Ministry of Tourism, Culture and Sport, the County of Huron and the Town of Goderich.
39. Prior to development or site grading in Blocks 27, 28, 43, 44, 51, 57, a Stage 3 archaeological assessment shall be completed to the satisfaction of the Ministry of Tourism, Culture and Sport, the County of Huron and the Town of Goderich.



## Canada Post

40. Prior to final approval, the Subdivider shall consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes and that the locations will be indicated on the appropriate servicing plans.
41. The Subdivision Agreement shall contain the following clauses:
- a. *The Subdivider covenants and agrees to provide the Town of Goderich with evidence that satisfactory arrangements, financial and otherwise, have been made with Canada Post Corporation for the installation of Community mail Boxes (CMB) as required by Canada Post Corporation and as shown on the approved engineering design drawings/Draft Plan at the time of sidewalk and/or curb installation. The subdivider further covenants and agrees to provide notice to prospective purchasers of the locations of CMBs and that home/business mail delivery will be provided via CMB, provided the Subdivider has paid for the activation and equipment installation of the CMBs;*
  - b. *The developer agrees, prior to offering any units for sale, to provide a map to potential homeowners that indicates the location of all CMBs within the development, as approved by Canada Post;*
  - c. *The Subdivider agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via CMB. The subdivider also agrees to note the locations of all CMBs within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the CMB.*
  - d. *The Subdivider will provide a suitable and safe temporary site for a CMB until curbs, sidewalks and final grading are completed at the permanent CMB locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied; and*
  - e. *The Subdivider agrees to provide the following for each CMB site and to include these requirements on the appropriate servicing plans:*
    - i. *Any required walkway across the boulevard, per municipal standards*
    - ii. *Any required curb depressions for accessibility purposes, with an opening of at least two metres (consult Canada Post for detailed specifications).*

## Financial Requirements

42. The Subdivider shall pay any outstanding charges to the Town of Goderich prior to final Approval.
43. Reimbursement of any legal, and/or engineering and consulting fees and disbursements incurred by the Town of Goderich in connection with the review or approval of this plan of subdivision, shall be made.
44. Reimbursement of any legal, and/or engineering and consulting fees and disbursements incurred by the County of Huron in connection with the review or approval of this plan of subdivision, shall be made.

## **ADMINISTRATION**

### **Lapsing**

The proponent has three (3) years from the date of draft approval of this plan of subdivision to obtain final approval from the County. If final approval is not obtained before three (3) years from the date of draft approval, and in the absence of an extension applied for by the Subdivider and approved by the County, then the draft approval shall be deemed to be void. The major modifications to this plan in 2022 are considered a three (3) year extension to the draft approval.

## **NOTES TO DRAFT APPROVAL**

1. It is the applicant's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the County of Huron, quoting the application file number.
2. An application for final approval of the Plan of Subdivision must be submitted to the County of Huron with copies of the required clearance letters. Be advised the County of Huron requires a **minimum of two weeks** to review an application for final approval of a Plan of Subdivision.
3. A copy of the final M-Plan is required by the County of Huron and the Town of Goderich.
4. Portions of the lands covered by this Draft Approval are subject to the Maitland Valley Conservation Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulations (Ontario regulation 169/06). As such written permission is required from the Conservation Authority prior to the beginning of any construction, filling, excavation within the Regulated Area.
5. It is the responsibility of the Subdivider to provide the approval body with the required information and fees to extend this draft approval. Should this information and fees not be received prior to the lapsing date, the Draft Plan Approval will lapse. There is no authority to revise the approval after the lapsing date. A new subdivision application under Section 51 of the Planning Act will be required.
6. An updated review of the plan and revisions to the Conditions of Approval may be necessary if an extension is to be granted.
7. MTO Building and Land Use Permits are required. As a condition of MTO permits, the following will be required:
  - a. The Proponent shall submit an acceptable Site Plan, Grading Plans, Drainage Plan and Site Servicing Plan for MTO review and approval. These plans shall clearly identify all structures/works and parking (existing and proposed).
  - b. MTO requires all buildings, structures and features integral to the site to be located a minimum of 14 metres from the highway property limit, inclusive of landscaping features, fire-lanes, parking and storm water management facilities.
8. The Subdivider shall advise the Ministry of Transportation and the Maitland Valley Conservation Authority on the phasing.
9. The grading/drainage plans shall identify any storm drain infrastructure including - outlets, swales, tiles, direction of flow, etc. A Storm Water Management Report is required for MTO review and approval.
10. Any/all signage visible from Highway 21, including temporary development signs, must be identified on the plans, must conform to MTO policies and guidelines, and will require a valid MTO Sign Permit before installation.
11. Clearances are required from the following:

Clerk  
Town of Goderich  
57 West St.  
Goderich, ON, N7A 2K5

Maitland Valley Conservation Authority  
1093 Marietta St  
Box 127  
Wroxeter, ON, N0G 2X0

Huron County Stewardship Coordinator  
County of Huron Planning & Development Department  
57 Napier Street,  
Goderich, Ontario, N7A 1W2

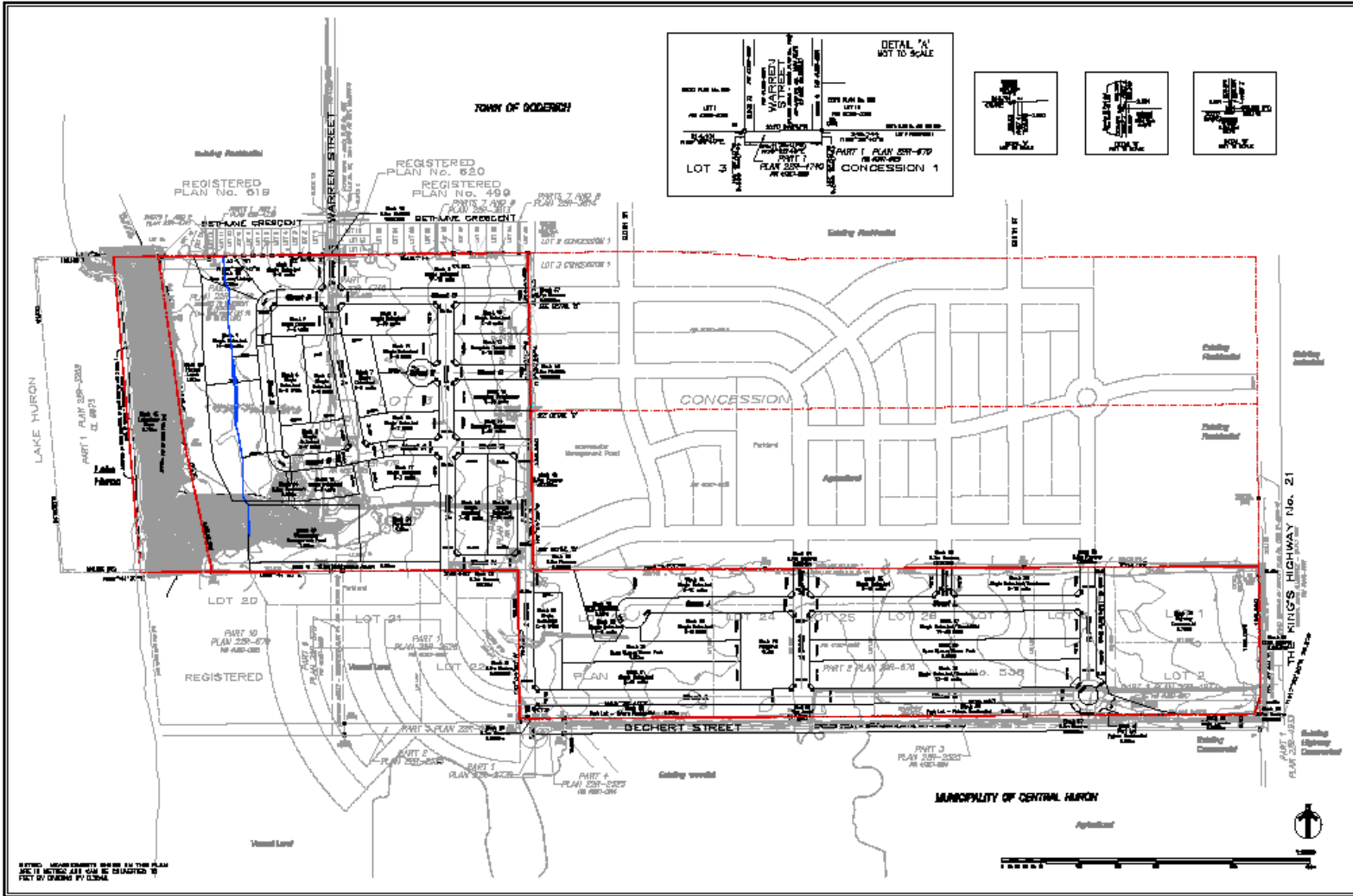
Shirley Brundritt  
Lands Support Analyst  
Union Gas Limited  
50 Keil Drive North, P.O. Box 2001  
Chatham, Ontario, N7M 5M1

Canada Post  
2701 Riverside Drive  
Ottawa, ON, K1A 0B1

Hydro One Networks Inc., if applicable  
483 Bay Street  
South Tower, 8th Floor Reception  
Toronto, Ontario M5G 2P5

Ministry of Transportation  
Corridor Management Section  
659 Exeter Road  
London, Ontario N56E 1L3

ERTH Power, if applicable  
P.O. Box 157  
143 Bell Street  
Ingersoll, Ontario  
N5C 3K5



**DRAFT PLAN OF SUBDIVISION**

- Area of Planning: 4.26 ha (10.43 ac)
- Number of Lots: 25
- Number of Concessions: 1
- Number of Streets: 1
- Number of Right-of-Ways: 1
- Number of Easements: 1
- Number of Servitudes: 1
- Number of Encumbrances: 1
- Number of Reservations: 1
- Number of Conditions: 1
- Number of Notes: 1
- Number of References: 1

Lot No.	Lot Area (sq. m)	Lot Area (sq. ft.)
1	1,200.00	2,876.99
2	1,200.00	2,876.99
3	1,200.00	2,876.99
4	1,200.00	2,876.99
5	1,200.00	2,876.99
6	1,200.00	2,876.99
7	1,200.00	2,876.99
8	1,200.00	2,876.99
9	1,200.00	2,876.99
10	1,200.00	2,876.99
11	1,200.00	2,876.99
12	1,200.00	2,876.99
13	1,200.00	2,876.99
14	1,200.00	2,876.99
15	1,200.00	2,876.99
16	1,200.00	2,876.99
17	1,200.00	2,876.99
18	1,200.00	2,876.99
19	1,200.00	2,876.99
20	1,200.00	2,876.99
21	1,200.00	2,876.99
22	1,200.00	2,876.99
23	1,200.00	2,876.99
24	1,200.00	2,876.99
25	1,200.00	2,876.99

Street Name	Length (m)	Area (sq. m)
Bechert Street	1,200.00	2,876.99
Metlane Crescent	1,200.00	2,876.99
Concession 1	1,200.00	2,876.99

**PREPARED BY:** GODERICH SOUTH COMMUNITY  
**DATE:** June 13, 2023  
**SCALE:** 1:1000  
**PROJECT NO.:** 2118873  
**PROJECT NAME:** 2118873 Grande Lakes  
**CLIENT:** GODERICH SOUTH COMMUNITY  
**ENGINEER:** [Signature]  
**DATE:** June 14, 2023  
**PROJECT NO.:** 2118873  
**PROJECT NAME:** 2118873 Grande Lakes  
**CLIENT:** GODERICH SOUTH COMMUNITY  
**ENGINEER:** [Signature]

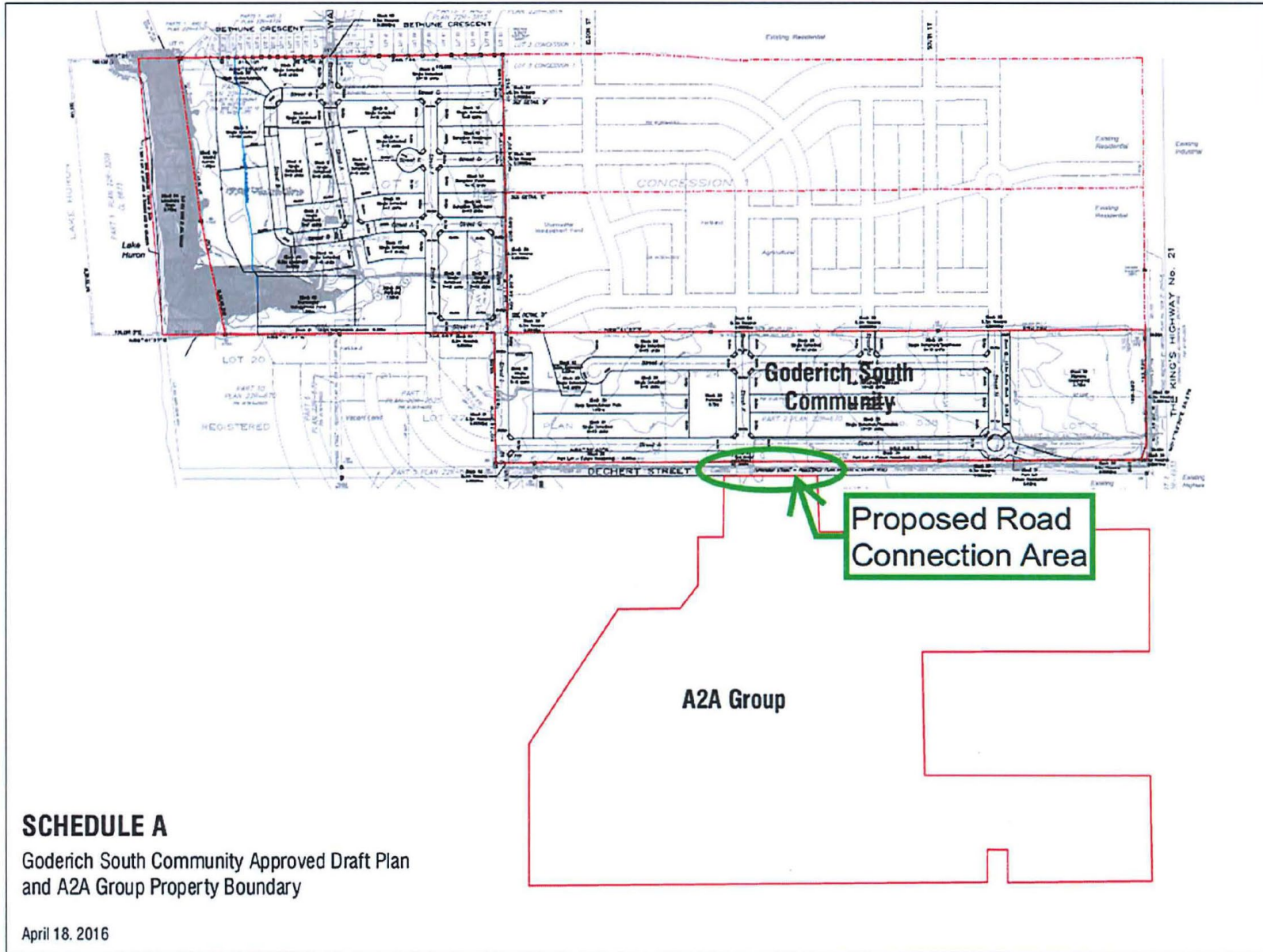
**GODERICH SOUTH COMMUNITY**  
 2118873 Grande Lakes  
 Draft Plan of Subdivision  
 Part of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25  
 Part of Concession 1  
 Municipality of Central Huron  
 County of Huron  
 Ontario, Canada  
 N6A 1K6

**The Planning Partnership**

DATE	2023	2023	2023
PREPARED BY	[Signature]	[Signature]	[Signature]
DATE	2023	2023	2023
PREPARED BY	[Signature]	[Signature]	[Signature]

D

# Schedule "A"





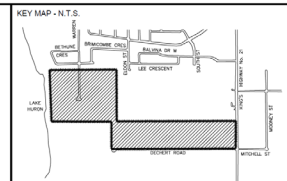
## SCHEDULE A

Goderich South Community Approved Draft Plan  
and A2A Group Property Boundary

April 18, 2016

# Schedule B

**LEGEND**  
 Erosion Limit  
 Limits of Registered Plan



## DRAFT PLAN OF SUBDIVISION

Part of Lots 1, 2, 6, 7, 22, 23, 24, 25, 26  
 and Part of Old Railway, Registered Plan No. 538  
 Part of Lot 3, Concession 1  
 Geographic Township of Goderich  
 Municipality of Central Huron  
 COUNTY OF HURON

**GODERICH SOUTH COMMUNITY**  
 1695538 Ontario Inc.

### LAND USE SCHEDULE

DESCRIPTION	LOTS/BLOCKS	UNITS	Area (ha)
Single Detached	1-14, 25-30	104-109	8.48
Single Detached (L.O.T.S.)	1-21, 31	-	0.48
Singleplex Detached/Penthouse	32-33, 35, 36	109-120	7.42
Multiple Residential	42-43	25-110	1.28
Part Lot	37, 38, 72, 73	-	1.02
Manufacture	44-45	183-225	2.71
Industrial	34, 47, 48	-	1.44
Open Space/Recreation	35-36	-	0.30
Open Space/Recreation Park	60-62	-	2.03
Harbour Land	53	-	1.65
Stormwater Management	46	-	1.08
Maintenance Access	41	-	0.30
Other Access	58, 59	-	0.08
Leakdown Slope	54	-	2.81
3.0m Slope	48, 63, 74	-	0.03
3.0m Wetland <sup>(1)</sup>	67-68	-	0.03
Road Dedication	75	-	0.91
Public Right-of-Way	-	-	7.55
<b>TOTAL</b>		<b>421-438</b>	<b>39.92 ha</b>

**NOTES:**  
 1) Wetland locations are intended to have flexible locations not fixed. Final locations will be determined at the time of a location.

**INFORMATION REQUIRED**  
 UNDER SECTION 11 (17) OF THE PLANNING ACT, R.S.O. 1990, c. P.28 AS AMENDED  
 INFORMATION REQUIRED BY CLAUSES 8(A), 8(B), 8(C) AND 8(D) AS SHOWN ON THE DRAFT PLAN:  
 (1) Municipal Water Supply  
 (2) Municipal Sewer System  
 (3) Municipal Stormwater System  
 (4) Municipal Stormwater and Storm Sewers

**AUTHORIZATION**  
 I, the undersigned, being duly authorized, do hereby certify that this draft plan of subdivision on behalf of the owner, Robert Wood, to the County of Huron for approval thereof.


Date: August 5, 2021 Signed: Robert Wood, President  
 200 Woodbine St., E. Goderich, Ontario N7A 1K9

**SURVEYOR'S CERTIFICATE**  
 I hereby certify that the boundaries of the land to be subdivided and their relationship to the adjacent lands are accurately and correctly shown on this plan.

Date: Aug 11, 2021 Signed: [Signature]  
 4 - Queen St. E.  
 2 - Goderich, Ont. N7A 1K9  
 200 Woodbine St., E. Goderich, Ontario N7A 1K9

**APPROVALS**

TOWN OF GODERICH APPROVAL BLOCK



I HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE TOWN OF GODERICH REGISTERED PROFESSIONAL PLANNERS, UNDER THE REGULATION OF THE PROFESSIONAL PLANNERS ACT, 1997.

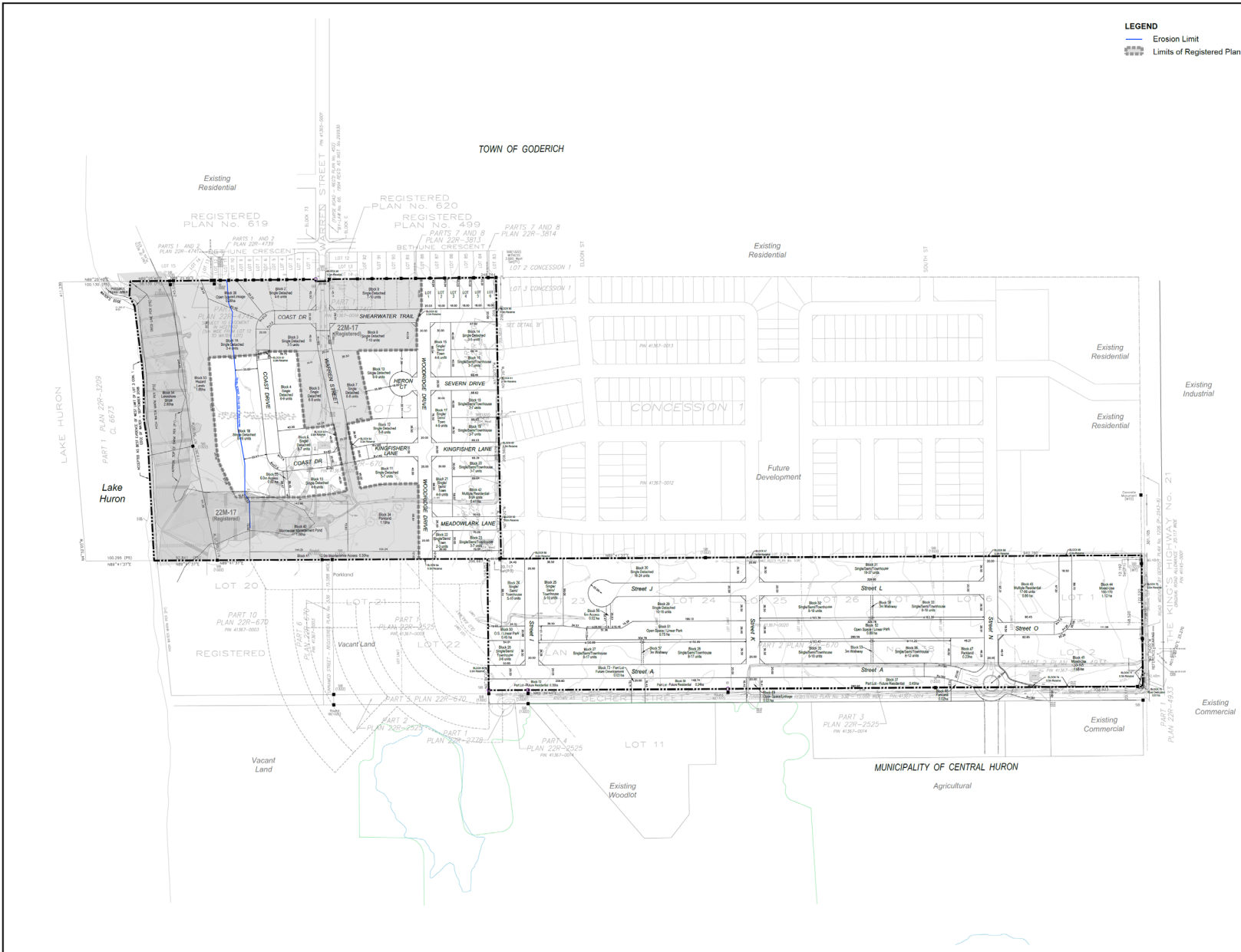
APPROVED	DATE	DESCRIPTION
RT	07-27-2021	REVISIONS TO STREET D AND SURROUNDING BLOCKS, BLOCK UNIT RANGES ADJUSTED.
RT	08-11-2021	REVISED TO SHOW AUTHORIZATION AND SURVEYOR'S CERTIFICATE, SOME UNIT RANGES.
RT	08-12-2021	UNIT COUNT REVISIONS.
RT	09-21-2021	CONVERT BLOCK 98 TO 6 LOTS, UNIT RANGES ADJUSTED.
RT	11-09-2021	REVISED TO SHOW LOCATION OF BLOCK 73, SPECIFIED WIDTHS OF LOTS 1 & 6, ADDED REG. PLAN 22M-17.
RT	12-17-2021	PLANNING LINE REVISIONS.
RT	01-18-2022	RES. BLK 77 SPLIT AND BLK 74 ADDED, WTD ROAD DEDICATION TRIANGLE ADDED (NEW BLOCK 75).

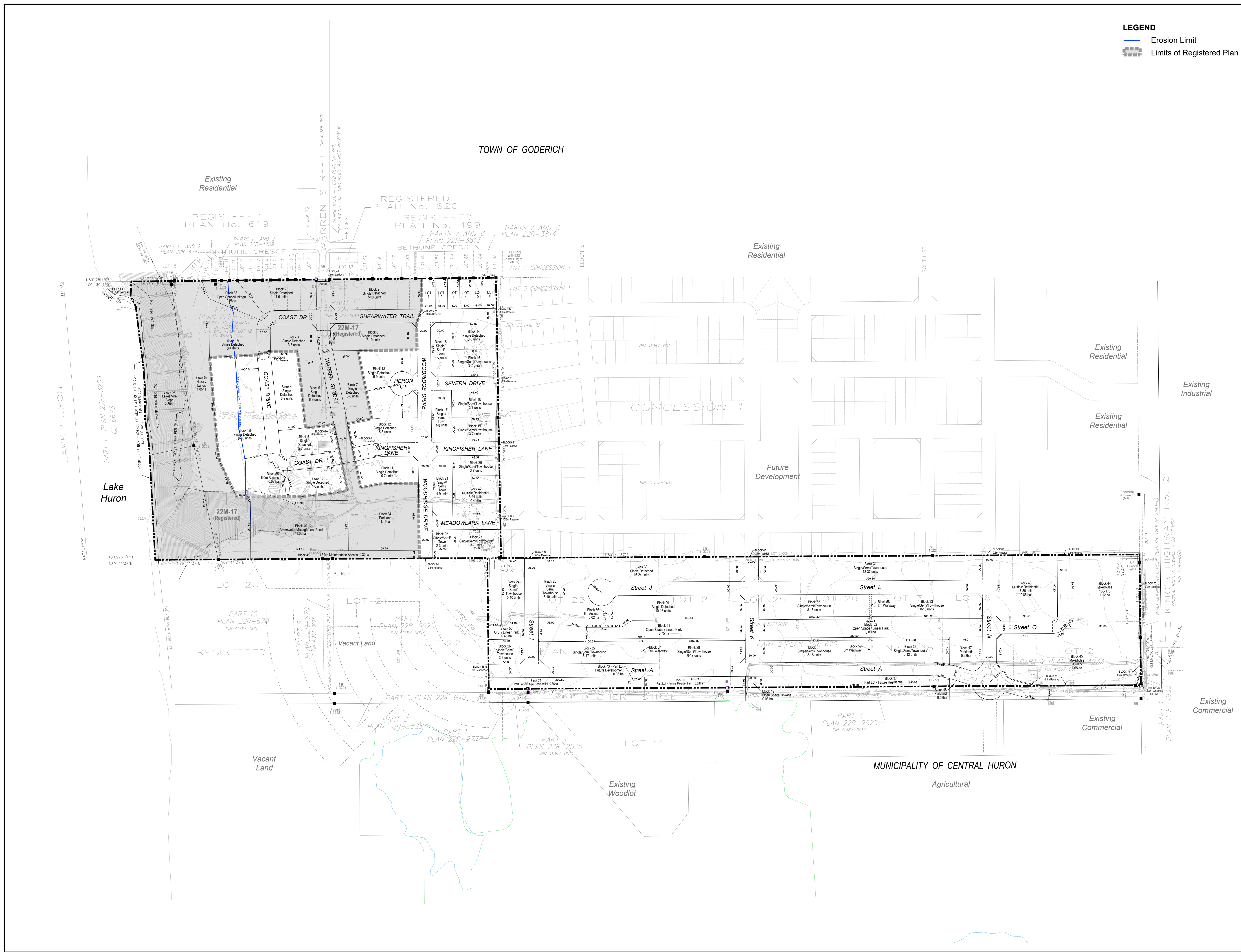
**REVISIONS**

DATE	BY	DESCRIPTION

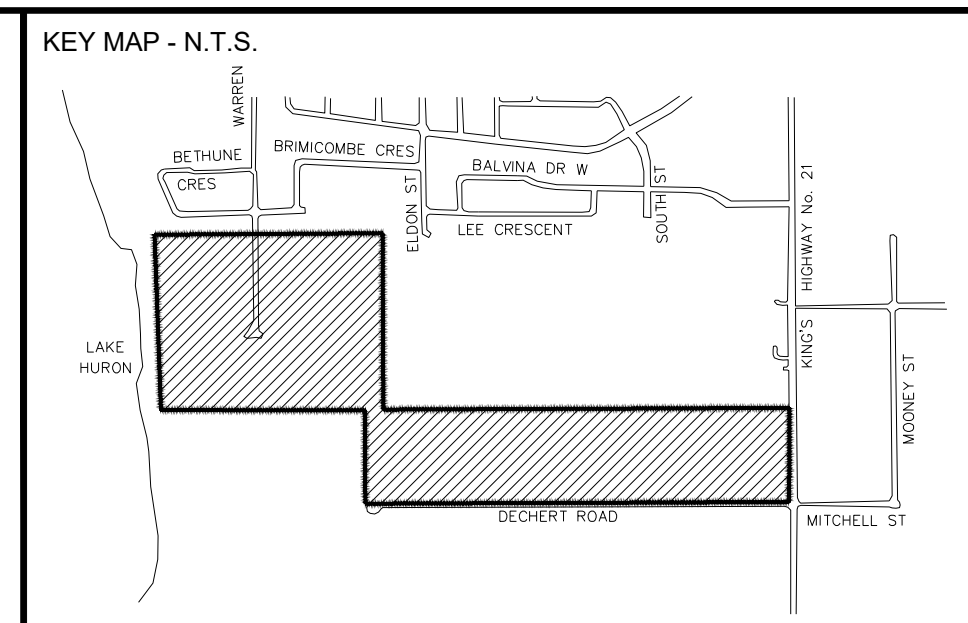
**POLCORP**  
 375 Queen Street South, Kitchener | NCT 1096 | (519) 745-2241 | polcorp.com

DATE: January 19, 2022 SCALE: 1:2500 metric  
 PROJECT: 2052 DRAWN BY: OTHERS/RT





**LEGEND**  
 - Erosion Limit  
 - Limits of Registered Plan



# DRAFT PLAN OF SUBDIVISION

Part of Lots 1, 2, 6, 7, 22, 23, 24, 25, 26  
 and Part of Old Railway, Registered Plan No. 538  
 Part of Lot 3, Concession 1  
 Geographic Township of Goderich  
 Municipality of Central Huron  
 COUNTY OF HURON

**GODERICH SOUTH COMMUNITY**  
 1695538 Ontario Inc.

**LAND USE SCHEDULE**

DESCRIPTION	LOTS/BLOCKS	UNITS	Area (ha)
Single Detached (LOTS)	1-14, 29, 30	104 - 159	9.46
Single Detached (LOTS)	LOTS 1-6	9	0.49
Single/Semi-Detached/Townhouse	15-28, 31-33, 35, 36	106 - 226	7.42
Multiple Residential	42, 43	25 - 110	1.29
Part Lot	37, 39, 72, 73	-	1.07
Mixed-Use	44, 45	183 - 335	2.77
Parkland	34, 47, 48	-	1.44
Open Space/Linkage	38, 49	-	0.30
Open Space/Linear Park	50-52	-	2.03
Hazard Lands	53	-	1.85
Stormwater Management	40	-	1.06
12.0m Maintenance Access	41	-	0.30
6.0m Access	55, 56	-	0.04
Lakeshore Slope	54	-	2.81
0.3m Reserve	46, 60-71, 74	-	-
3.0m Walkways <sup>(1)</sup>	57-59	-	0.03
Road Dedication	75	-	0.01
Public Right-of-Way	-	-	7.55
<b>TOTAL</b>		<b>424 - 836</b>	<b>39.92 ha</b>

NOTES:  
 1. Walkway locations are intended to have flexible locations mid-block. Final locations will be determined at the time of lot creation.

**INFORMATION REQUIRED**  
 UNDER SECTION 51 (17) OF THE PLANNING ACT, R.S.O. 1990, c.P.13 AS AMENDED  
 INFORMATION REQUIRED BY CLAUSES a,b,c,d,e,f,g,j AND I ARE AS SHOWN ON THE DRAFT PLAN.  
 (h) Municipal Water Supply  
 (i) Barrier Sandy Loam  
 (k) Municipal Sanitary and Storm Sewers

**AUTHORIZATION**  
 We, 1695538 Ontario Inc., are authorized to submit this draft plan of subdivision on behalf of the owner, Robert Wood, to the County of Huron for approval thereof.

Date: August 5, 2021  
 Signed: Robert Wood, President  
 1695538 Ontario Inc.  
 350 Woodview St. Breslau, Ontario N0B 1M0

**SURVEYOR'S CERTIFICATE**  
 I hereby certify that the boundaries of the land to be subdivided and their relationship to the adjacent lands are accurately and correctly shown on this plan.

Date: Aug 11, 2021  
 Signed: D.A. Culbert, OLS  
 D. Culbert Ltd.  
 50 North Street, Goderich, Ontario N7A 2T5

**APPROVALS**

TOWN OF GODERICH APPROVAL BLOCK

MUNICIPALITY OF CENTRAL HURON APPROVAL BLOCK

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL PLANNER, WITHIN THE MEANING OF THE ONTARIO PROFESSIONAL PLANNERS INSTITUTE ACT, 1994.

DATE	BY	REVISIONS	DESCRIPTION
07-27-2021	RT	ADJUSTMENTS TO STREET O AND SURROUNDING BLOCKS, BLOCK UNIT RANGES ADJUSTED.	
08-11-2021	RT	UPDATES TO OWNER AUTHORIZATION AND SURVEYOR'S CERTIFICATE SIGNATURE BLOCKS.	
08-12-2021	RT	UNIT COUNT REVISIONS	
09-21-2021	RT	CONVERT BLOCK 9B TO 6 LOTS, UNIT RANGES ADJUSTED	
11-05-2021	RT	ADJUST WIDTH & LOCATION OF BLOCK 73, SWITCHED WIDTHS OF LOTS 1 & 6, ADDED REG. PLAN 22M-17	
01-17-2022	RT	PHASING LINES REMOVED	
01-19-2022	RT	RES. BLK 71 SPLIT AND BLK 74 ADDED. MTO ROAD DEDICATION TRIANGLE ADDED (NEW BLOCK 75).	

**POLOCORP**  
 378 Queen Street South, Kitchener | N2T 1W6 | 519-745-3249 | polocorpinc.com

DATE: January 19, 2022  
 PROJECT: 2052  
 SCALE: 1:2500 metric  
 DRAWN BY: OTHERS/RT