Date: January 27, 2020  
File #C91-2019

TO: Owner: Gardiner's Milk Transport Limited  
Applicant: Steve Gardiner  
Brenda MacIsaac, Clerk - Municipality of Central Huron  
Belinda Axford, Planning Coordinator – Municipality of Central Huron  
Town of Goderich (abutting within 1 km of subject property)  
Township of Ashfield-Colborne-Wawanosh (abutting within 1 km of subject property)  
Nicole Bean, GIS 911 Coordinator  
Monica Walker-Bolton, Planner, Huron County Planning Department

PROPERTY DESCRIPTION

Municipality: Central Huron  
Lot: Concession Maitland, Part Lot 3, s/t ROW  
Owner: Gardiner's Milk Transport Limited  
Applicant: Steve Gardiner  
Solicitor: Eric Fincher, Troyan & Fincher

DECISION

Enclosed is a copy of the decision of the Director of Planning with respect to an application and pursuant to the Planning Act, Section 53(17), RSO 1990 as amended. Additional information regarding the above application is available to the public for inspection Monday to Friday between the hours of 8:30 a.m. to 4:30 p.m. at:  
Huron County Planning and Development Department  
57 Napier Street, 2nd Floor, Goderich ON, N7A 1W2 (519-524-8394)

NOTICE OF APPEAL

The applicant, any person or public body to whom notice of decision was sent may, within twenty days of the notice of the decision, appeal to the Local Planning Appeal Tribunal against the decision and/or any condition(s) imposed by filing a notice of appeal to the following:  
Attention: Susan Cronin, County Clerk, County of Huron, 1 Courthouse Square, Goderich, On N7A 1M2
outlining the reasons for the appeal. The appeal must be accompanied by the fee required by the Local Planning Appeal Tribunal in the amount of $300.00 by Certified Cheque or Money Order in Canadian funds, payable to the Minister of Finance and accompanied by LPAT appellant Form (A1) which is available on their web site at http://elto.gov.on.ca/tribunals/lpat/about-lpat/ for each application appealed. The last day for filing an appeal is February 16, 2020.

Please Note: Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

"Planning with the community for a healthy, viable and sustainable future."
On an appeal to the Local Planning Appeal Tribunal, the Board shall hold a hearing of which notice shall be given to such agencies or persons and in such manner as the Board may determine.

**CHANGE OF CONDITIONS**

The approval authority may, prior to the lapsing date, change a condition(s) of consent. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent. Please be advised the process of changing a condition to provisional consent will involve another twenty day appeal period, unless the approval authority considers the change to be minor in nature.
PLANNING ACT
PROVISIONAL CONSENT

DATE: January 24, 2020

Description: Part Lot 3, Maitland Concession, s/t ROW, Municipality of Central Huron

Effect of Public and Agency Comments on Decision

No comments were received from the public and agency comments were addressed through conditions to the Provisional Consent.

The Director of Planning has granted APPROVAL to this application for consent as it constitutes an undisputed consent under County of Huron By-law # 71-2018 and it conforms to the Central Huron Official Plan subject to the fulfillment of the following conditions:

CONDITIONS:

Expiry Period
1. Conditions imposed must be met within one year of the date of notice of decision, as required by Section 53(41) of the Planning Act, RSO 1990, as amended. If conditions are not fulfilled as prescribed within one year, the application shall be deemed to be refused. Provided the conditions are fulfilled within one year, the application is valid for two years from the date of notice of decision.

Municipal Requirements
2. All municipal requirements, financial or otherwise, be met to the satisfaction of the Municipality (for example: servicing connections, cash-in-lieu of park dedication, property maintenance, compliance with zoning by-law provisions for structures).

3. The sum of $500 be paid to the Municipality as cash-in-lieu of parkland.

Survey
4. Provide to the satisfaction of the County and the Municipality:
   a) a survey showing the lot lines of the severed parcel and the location of any buildings thereon, and
   b) a reference plan based on the approved survey

Zoning
5. Where a violation of any municipal zoning by-law is evident, the appropriate minor variance or rezoning be obtained to the satisfaction of the Municipality.

6. The severed parcel to be rezoned to an appropriate residential zone, eg. Residential Low Density (R1).

PLEASE NOTE:

- The comments of the Municipality of Central Huron copies of which are being provided to you with this decision for your review and information. Please note it may be necessary to follow-up with these various agencies for the completion of entrance permits, septic system inspection reports, etc. It is important that you review your severance file with your solicitor to ensure proper completion of the legal documentation to finalize the severance.
It is the responsibility of the owner/applicant/agent to complete the above conditions within 1 year of the notification of the decision. Please be advised a letter is required from the relevant agency or department responsible confirming that the condition has been met to its satisfaction. Confirmation of same is then to be forwarded to the attention of Ms. Lisa Finch, Land Division Administrator, the Huron County Planning & Development Department, 57 Napier Street, 2nd Floor, Goderich, Ontario N7A 1W2. Telephone 519-524-8394 Ext 237; fax 519-524-5677. If you require any assistance or further information please do not hesitate to contact our office.

Certified a true copy of the decision of the Director of Planning dated this 24th day of January, 2020.

Lisa Finch, Land Division Administrator
County of Huron Consent Granting Authority