

April 15, 2024

Town of Goderich  
Planning Department  
57 West Street  
Goderich, ON N7A 2K5

Attn: Andrea Fisher  
Director of Legislative Services/Clerk

**Re: Application to extend the expiration of Part Lot Control Exemption By-law (PLCEB)  
Coastal Subdivision 40T-13002, Block 76**

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On behalf of 2116873 Ontario Ltd (the “Applicant”), Polocorp Inc. is submitting the enclosed application extend the expiration of Part Lot Control Exemption By-law (PLCEB) for Block 76 within Phase II of Draft Plan of Subdivision 40T-13002.

Block 76 is located on the south side of Severn Drive and is comprised of six (6) townhouse residential dwelling lots, together with proposed rear yard access easements (Parts 1, 10 and 8) and existing storm easements (Parts 9 -13). These lots have varying frontages ranging from 9.42 m to 12.41 m and areas ranging from 379 sq m to 501 sq m.

The PLCEB was granted approval by Council in 2023 at the August 14 meeting and it remained in effect until March 1, 2024. The Applicant required additional time to complete the transfer of these lots, and a 2-month extension to the PLCEB was approved by Council at their February 26, 2024 meeting. The transfer of lots could, however, not be completed during this extension period due to complications in closing of one of the units. Given that the unsold adjacent lots remain in the ownership of the Applicant, they will merge upon expiry of the PLCEB on May 1, 2024. As such, given the market conditions, the Applicant is requesting a 1 year extension of the PLCEB, until May 1, 2025, to provide sufficient time for the sale of these lots.

It is our understanding that there are no fees applicable to this request. We trust that the enclosed information is sufficient for review of the extension and that the application will be

brought to Council for consideration at the April 29, 2024 Council meeting. Should you require any additional information, or wish to discuss this submission further, please feel free to contact the undersigned.

Sincerely,  
Polocorp Inc.

**Prepared by:**

A handwritten signature in black ink, appearing to read 'Gursimran K. Saini'.

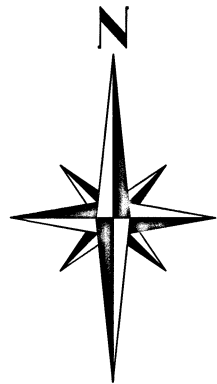
Gursimran K. Saini, MCIP RPP  
Planner

**Reviewed by:**

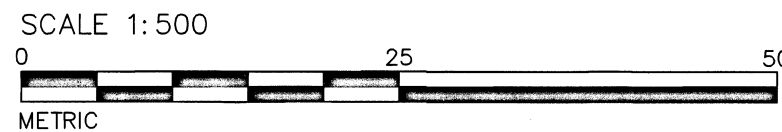
A handwritten signature in black ink, appearing to read 'Matthew Warzecha'.

Matthew Warzecha, MCIP RPP  
Director of Planning and Development

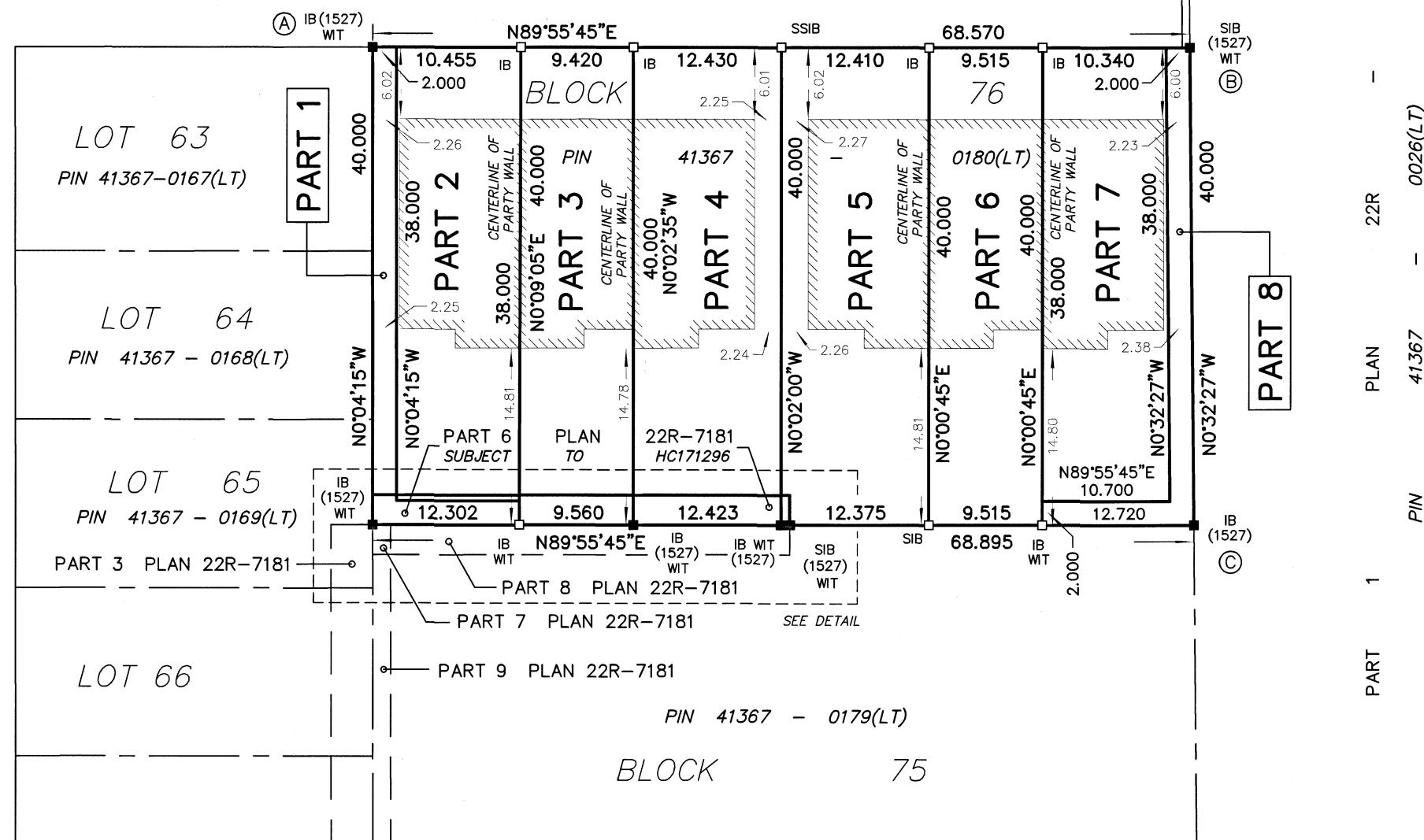
Cc: Rob Wood



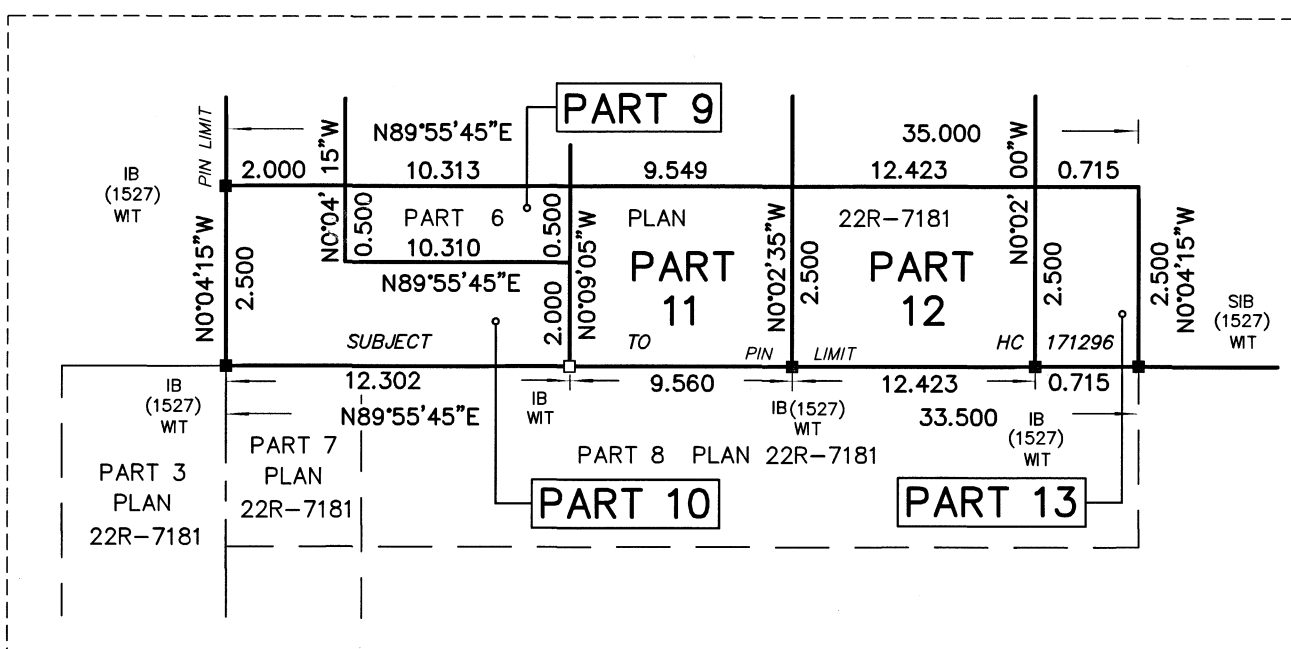
PLAN OF SURVEY  
OF ALL OF  
**BLOCK 76**  
**PLAN 22M-27**  
TOWN OF GODERICH  
COUNTY OF HURON



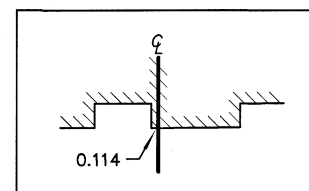
(ESTABLISHED BY PLAN 22M-27) **SEVERN DRIVE** PIN 41367 - 0191(LT)



DETAIL  
Not to Scale



TYPICAL



INTEGRATION DATA		
COORDINATES ARE DERIVED FROM GPS OBSERVATIONS USING SMARTNET NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) EPOCH 2010 COORDINATE VALUES ARE TO A RURAL ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.REG.216/10		
POINT ID	NORTHING	EASTING
A	4841757.47	442123.55
B	4841757.55	442192.09
C	4841717.57	442192.47
CAUTION: COORDINATES CANNOT IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

I REQUIRE THIS PLAN TO BE  
DEPOSITED UNDER THE  
LAND TITLES ACT

DATE: MAY 30, 2023

D.A. CULBERT  
ONTARIO LAND SURVEYOR

PLAN 22R-7267

RECEIVED AND DEPOSITED

DATE: 2023/06/05

Todd Barty  
REPRESENTATIVE FOR  
LAND REGISTRAR FOR THE  
LAND TITLES DIVISION OF  
HURON (No. 22)

**PARTS SCHEDULE**

PART	LOT	PLAN	PIN
1	BLOCK 76	22M-27	PART OF PIN 41367-0180(LT)
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

PARTS 1 TO 13 COMPRISE ALL OF PIN 41367-0180(LT)  
PARTS 9 TO 13 ARE SUBJECT TO HC171296

**NOTES:**

- BEARINGS ARE UTM GRID, DERIVED FROM POINTS A, B AND C, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) EPOCH 2010
- DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999612.

**LEGEND:**

- DENOTES MONUMENTATION FOUND
- DENOTES MONUMENTATION PLANTED
- SIB DENOTES 2.5cm sq. STANDARD IRON BAR
- SSIB DENOTES 2.5cm sq. SHORT STANDARD IRON BAR
- IB DENOTES 1.6cm sq. IRON BAR
- WIT DENOTES WITNESS
- CL DENOTES CENTER LINE OF PARTY WALL
- P1 DENOTES PLAN 22M-27
- 1527 DENOTES D. CULBERT LTD., O.L.S.

**METRIC:** DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**SURVEYOR'S CERTIFICATE:**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 24TH DAY OF APRIL, 2023.

MAY 19, 2023  
DATE

D.A. Culbert  
D.A. CULBERT  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-50928

**D. CULBERT LTD.**  
ONTARIO LAND SURVEYOR  
GODERICH, ONTARIO PHONE: 519-524-5321

ONTARIO  
**OCL**  
LAND SURVEYOR

DRAWN BY: MA  
CHECKED BY: DAC

DIGITAL FILE: BLOCK76  
FILE: GO-027-0-5

PLAN No:  
**1GZ-0143**

Rv.  
**0**