



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

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www.huroncounty.ca

July 24, 2026

Huron Green Inc.
c/o Linwood Management Corporation
265 Rimrock Road, Suite 218
Toronto, ON M3J 3C6
c/o Paul Colvin
-and-
Ruth Victor & Associates
191 Main Street, Box 575
Waterdown, ON L0R 2H0
c/o Len Radomski and Ruth Victor

VIA EMAIL

Dear: Len, Ruth, and Paul

Re: 40T20001 Huron Green - Draft Plan of Subdivision
Application for a 6-month extension – Extension File No. 40T-E-001-2026
Lot 6 and South Part Lot 7, Concession 2, Stephen Ward, Municipality of South Huron

Please be advised your request for an extension of the draft plan approval has been approved by the Director of Planning on July 23, 2026, pursuant to Section 51 of the Planning Act, RSO 1990, as amended and pursuant to the County of Huron By-law No. 2022-032.

The Director of Planning has approved the recommendation of Denise Van Amersfoort, Manager of Planning, to extend Draft Plan approval for a 6-year period, until February 10, 2027.

Should you have any questions or require additional information, please do not hesitate to contact our office.

Yours very truly,

Lisa Finch
Land Division Administrator
County of Huron Consent Granting Authority
lfinch@huroncounty.ca

cc Municipality of South Huron
Denise Van Amersfoort, Manager of Planning, Huron County Planning & Development



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To: Sandra Weber, Director of Planning & Development

From: Denise Van Amersfoort, Manager of Planning

Date: July 23, 2026

Re: Plan of Subdivision 40T20001 Extension of Draft Plan Approval

Location: Lot 6 & South Part Lot 7, Concession 2, Stephen Ward, Municipality of South Huron

Owner: Huron Green Inc. (Paul Colvin)

Applicant: Ruth Victor & Associates (Len Radomski)

RECOMMENDATION

That the application to extend draft plan approval for subdivision file 40T20001 for a further six (6) month period be approved.

BACKGROUND

The applicant seeks a six (6) month extension of draft plan approval for this subdivision. Draft plan approval was initially granted on July 7, 2021 for a three year period. In 2024, a one year extension was approved and a further one year extension was approved in 2025. Currently, draft plan approval is set to lapse on August 10, 2026.

REVIEW

This residential subdivision is an established residential area that comprises 202 single detached dwellings and 156 semi-detached dwellings on 57 hectares (142 acres) within the area referred to as 'Huron Park'. In total, the draft plan of subdivision contains 394 parts (378 proposed lots and 16 blocks). A copy of the current draft M plan is attached to this report.

The developer has made significant progress towards final approval over the past year. All conditions are satisfied and the developer's team is in the process of submitting the Plan to the Land Registry Office for review. Extending draft plan approval would provide an additional six (6) months for the applicant to obtain final approval and register the subdivision.

The applicant has indicated that additional time is required to obtain 'pre-approval' at the Land Registry Office and complete final registration. Staff concur that additional time is required to address this issue.

Extending draft plan approval would provide an additional six (6) months for the applicant to obtain final approval, and register the subdivision; otherwise, the approval lapses and the subdivision file is closed.

Figure 1. 2020 Air Photo of Subject Lands (outlined in red)



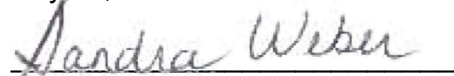
The request for draft plan approval extension was circulated to the Municipality of South Huron. Staff have no objections or concerns and have provided a letter of support for the extension.

Sincerely,

Denise Van Amersfoort, RPP
Manager of Planning

Pursuant to the County of Huron By-law 2022-032 and subject to the conditions set forth in the decision of the County of Huron dated July 7, 2021, the extension of draft plan approval to February 10, 2027, is hereby approved under Section 51 of the Planning Act, RSO 1990, as amended.

July 23, 2026

A handwritten signature in cursive script, reading "Sandra Weber", written in dark ink over a horizontal line.

Sandra Weber

Director

Planning & Development Department

County of Huron

July 23, 2026

Date