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File No.: 2026-01

Celina McIntosh, Planner
Planning & Development Department
County of Huron
57 Napier Street, 2nd Floor
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RE: Draft Plan of Condominium Application
Lot 1320 Plan 376 Exeter, Secondly Pt. Lot 15, Parts 1, 2, and 3, Plan 2NDLY: PART LOT 15 22R3785
1343877 Ontario Ltd. and Pol Quality Homes

On behalf of 1343877 Ontario Ltd. ("Owner") and Pol Quality Homes ("Applicant"), we are pleased to submit the Draft Plan of Condominium Application for land known legally as Lot 1320 Plan 376 Exeter, Secondly Pt. Lot 15, Parts 1, 2, and 3, Plan 2NDLY: PART LOT 15 22R3785, Municipality of South Huron, Huron County ("Site"). The Site forms a remnant block from the adjacent Plan of Subdivision for Pinnacle Quality Homes.

The Site is irregularly shaped, with a land area of 6,664.6 square metres and a frontage of 15.1 metres on Simcoe Street. The Site is currently vacant, with no buildings or structures. The Site grade runs from the northwest corner to the southwest corner.

The Site is designated as "Residential" in the South Huron Official Plan, 2025 and zoned "Residential High Density (R3-9)" in the South Huron Zoning By-law (through By-law No.55-2019). The OP and By-law permit the construction of stacked townhouse dwelling units on the Site. Through Minor Variance Application MV01-2026, relief was granted by the Committee of Adjustment for reduced yard setbacks.

To address the form of tenure and the overall management of the common features on the Site, the Owner is seeking Draft Plan of Condominium (Standard Phased) Approval. The attached Draft Plan of Condominium includes the following:

- Unitization of the 34 dwelling units
- Unitization of 53 parking spaces
- Establishment of common elements, including the private road, visitor parking, amenity areas, fencing, and snow storage

Based on a review of the Draft Plan of Condominium, it is our opinion that the Application has regard for Section 51(24) of the Planning Act, R.S.O. 1990, Chapter P.13 and is consistent with the Provincial Planning Statement 2024. The Application will create the ownership structure for new residential units within the settlement area that has access to municipal services and infrastructure.

It is our opinion that the residential development conforms to the South Huron Official Plan. The Site's location within the settlement area with direct access to a municipal road and services provides an opportunity to support a multi-unit residential development. The proposed development complements the existing uses and maintains the neighbourhood's residential character. The Draft Plan of Condominium complies with the applicable Zoning By-law regulations for lands zoned R3-9 and implements the proposed Site Plan.

For these reasons, it is our opinion that the Draft Plan of Condominium represents good land-use planning, is appropriate, and is in the public interest.

In support of the Draft Plan of Condominium, please find attached the following:

- The Completed Draft Plan of Condominium Application Form (CloudPermit)
- The Town of St. Marys Application Fee, in the amount of $10,400
- The Draft Plan of Condominium (PDF and AutoCAD), prepared by MTE Consultants
- The Draft Reference Plan, prepared by MTE Consultants

We trust the submission can be deemed complete, and the application can be circulated for review. Should you have any questions or comments, please let us know, and we would be happy to discuss further.

Kind regards,

Caroline Baker, MCIP, RPP
Principal

c.c Pol Quality Homes Inc.
MTE Consulting Inc.