



**Corporation of the Municipality of South Huron
Agenda - Public Meeting**

**Monday, February 4, 2019, 6:00 p.m.
Council Chambers - Olde Town Hall**

1. Call to Order

2. Disclosure of Pecuniary Interest

3. Purpose of Public Meeting

Pursuant to the Planning Act, 1990, Sections 17, 22, 34 and 51

4. Combined Plan of Subdivision 40T18002, OPA Amendment #17 and Zoning By-Law Amendment Z19/2019 (GSP Group Inc. c/o Brandon Flewwelling)

4.1	Application - Plan of Subdivision	1
4.2	Combined OPA and Zoning Amendment Application	13
4.3	D. Van Amersfoort, Senior Huron County Planner - Report Plan of Subdivision 40T18002	26
4.3.1	GSP Group Inc. Memo - Class EA Process	32
4.4	D. Van Amersfoort, Senior Huron County Planner - Report - OPA No. 17 and Zoning By-law Amendment Z19/2018	34
4.4.1	Pinnacle Quality Homes - R39 Concept Plan	39
4.4.2	By-Law for Zone Amendment	40
4.5	Written Comments Received	
4.5.1	Historic Saugeen Métis, Chris Hachey - Correspondence dated January 29, 2019	46
4.5.2	Huron County Catholic District School Board, Anne Marie Nicholson - Correspondence dated January 30, 2019	47

4.6 Comments-Council; Public in Attendance

Recommendation:

That South Huron Council receives the report from D. Van Amersfoort, Huron County Planner re: Plan of Subdivision 40T18002.

Recommendation:

That South Huron Council receives the report from D. Van Amersfoort, Huron County Planner re: Official Plan Amendment D09-OPA 14 and Zoning By-Law Amendment D14-Z14-2018.

5. Close Public Meeting

Recommendation:

That South Huron Council now closes this Public Meeting at 6:53 p.m. and reconvenes the Regular Council meeting.

SUBDIVISION APPLICATION



FOR APPLYING FOR APPROVAL UNDER SECTION 51 OF THE PLANNING ACT

OFFICE USE ONLY	
File Number: _____	Related File Number(s): _____
Date Received: _____	Amount Paid: \$ _____
Date Application considered complete _____	
Concurrent Applications Filed <input type="checkbox"/> Official Plan Amendment (Attach appropriate form) <input type="checkbox"/> Zoning By-law Amendment (Attach appropriate form) <input type="checkbox"/> Other (Specify) _____ (Attach appropriate form and fees)	

A COMPLETE APPLICATION Includes the information listed below.

If this information which is needed to review the application is not submitted with the application form, *It will delay the acceptance of the application. The application will be returned to the applicant for completion of the required information.* Please provide:

Attached

- ☐ 10 copies of the completed application form and declarations;
- ☐ 10 rolled copies of the draft plan completed as required under Section 51(17) of the Planning Act;
- ☐ 1 original and electronic copy of the draft plan on an 8-1/2" by 14" or 11" by 17" reduction;
- ☐ 1 original and electronic copy of the draft plan on an 8-1/2" by 14" reduction with the requested zoning plotted on the face of the draft plan;
- ☐ Application Fee(s) made payable to the Treasurer, County of Huron;
- ☐ A CD or an electronic file containing the plan of subdivision in AutoCAD native format (.dwg.) stored as a single file, with all of the classes of features (eg. Lot lines, Lot numbers, curve schedule(s), Street names, etc.) separated into different layers or GIS format shape file.
The file must be tied to the County's geographic NAD83 UTM (zone 17N)
- ☐ Electronic copy of studies on a CD (i.e. traffic impact study)
- ☐ Letter of Authorization if the owner is not the applicant and/or the owner has not signed the face of the draft plan;
- ☐ Required studies identified at Pre-consultation.
- ☐ Restricted Land Use Permit if necessary.

Please list the reports or studies that accompany this application (and supply 3 copies of each):

THIS APPLICATION PACKAGE MUST BE SUBMITTED TO:

Huron County Planning Department	Phone: (519) 524-8394
57 Napier St, 2nd Floor	
Goderich On N7A 1W2	

SUBDIVISION APPLICATION

1. Applicant Information			
a) Complete the information below and indicate <u>one</u> contact as the Prime Contact. All communications will be directed to the Prime Contact with a copy to the owner.			
Registered Owner(s)	Name	Address	Phone/Fax/E-mail
	Gary Bean	6 Croydon Drive, Arva, ON N0M 1C0	519 670 4841 (cell) gbean@garybean.ca
		Roll # (if available)	
Applicant(s)	Pinnacle Quality Homes	RR#1, 2889 Martyn St. Mitchell, ON N0K 1N0	519 801 0067
Agent	GSP Group Inc. Attn. Brandon Flewwelling	72 Victoria St. S. Suite 201 Kitchener, ON N2G 4Y9	519 589 8883
Ont. Land Surveyor	MTE Consultants Inc.	385 Home Street, Stratford N5A 2A5	Phone 519 271 7952 Fax/Email
Solicitor (if known)			Phone Fax/Email
b) Which of the above is the Prime Contact? <u>GSP Group - Brandon Flewwelling</u>			

2. Description of Land	
a) Geographic Township	<u>Township of South Huron</u>
b) Lot(s) <u>Part Lot 15</u> Concession(s) <u>Con. 1</u> Registered Plan No. <u>22R-3785, 22R-5066</u>	
c) Street Address / 911# (if appropriate)	<u>Simcoe Street - Exeter</u>
d) Location and area of land adjoining or adjacent to lands to be subdivided in which the owner has an interest	<u>N/A</u>
e) Is any of the land in Wellhead Protection Area C? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>	
If Yes, please obtain a Restricted Land Use Permit from the Risk Management Official. If Unknown, please consult your Municipal Planner and obtain a Restricted Land Use Permit if necessary.	

3. Easements	
a) Are there any easements or restrictive Covenants affecting the subject lands?	YES <u>x</u> NO <u> </u>
If YES, describe the easement or Covenant and its effect.	
<u>Existing Hydro Easement - Part 2 Plan 22R-3785</u>	

SUBDIVISION APPLICATION

4. Previous Applications

- a) Has the subject land ever been the subject of a previous application for approval of a plan of subdivision?

YES _____ NO x _____

- b) If YES, please indicate the file number and decision made on the application.

40T - _____

Decision: _____

- c) Has the subject site ever been the subject of a previous application for approval of a consent to sever?

YES _____ NO Unknown _____

- d) If YES, please indicate the file number and decision made on the application.

File Number: B / _____

Decision: _____

Proposed Land Use

Please fill out the table below:

5. Proposed Uses

	No. of Residential Units	No. of Lots/Blocks (as labelled on plan)		Net Area in Hectares	Density Proposed (Specify Units Per Hectare)
		Lots	Blocks		
RESIDENTIAL					
Detached Dwellings	13	21-30, 68-70		0.69	18.8
Semi-detached Dwellings					
Row, Townhouse (Multiple Attached) Dwellings	57	1-20, 31-87		2.17	26.2
Apartments Residential					
- less than 2 bedrooms					
- 2 bedrooms or more					
* Other (Residential)					
NON-RESIDENTIAL					
Neighbourhood Commercial	Nil				Nil
Other Commercial	Nil				Nil
Industrial	Nil				Nil
Local and Community Park	Nil				Nil
Open Space and Hazard Lands and SWM	Nil			0.46	Nil
Institutional (Specify)	Nil				Nil
Road Allowances	Nil			1.36	Nil
* Other (Specify) Emergency Access	Nil			0.02	Nil
TOTAL		70		4.59	15.1

6. Proposed Other Use Descriptions

N/A

Provide a description of use _____

Other Residential _____

Institutional _____

Other Uses _____

SUBDIVISION APPLICATION

7. Provincial Policy Information Requirements	
<u>Current and Previous Use of the Subject Land and Surrounding Area</u>	
a.)	What is the current and previous use of the subject land? Current Use(s) <u>Primarily pasture and agricultural land</u>
	All previous known uses: <u>Unknown</u>
b.)	Has there been an industrial, commercial use or a gas station on the subject land or adjacent land, any grading change of the property by adding fill or other material, any petroleum or other fuel stored on the subject land or land adjacent to the subject land or is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If YES, please be specific:
c.)	If YES to 2, a soils investigation study including previous use inventory is required, showing all former uses of the subject land, or if appropriate, the adjacent land. This study must be prepared by a qualified consultant. Report attached? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
d.)	Subsurface Rights Are the subsurface rights and the surface rights to the property held by the same owner? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> If the answer is NO, who owns the subsurface rights? _____ Please have the owner complete the following declaration.
AUTHORIZATION FROM THE OWNER OF THE SUBSURFACE RIGHTS (If different from the Owner of the lands)	
I, _____, owner of the subsurface rights for the subject property, am aware of this application and consent to it. _____ (signature) _____ (date) _____ (address) _____ Telephone Number _____ Facsimile Number _____	

8. Affordable Housing Information	
For applications that include permanent housing (i.e. not seasonal) fill in the following information: For example: Semi detached 10 units; 93 sq. m; \$95,000 - \$105,000; ownership; 100%	
a.)	Housing Type (i.e. detached dwelling, semi detached, multiple attached, apartment) <u>Single detached (13) / townhouse (57)</u>
b.)	Number of Units: <u>70</u>
c.)	Unit Size (sq.m) <u>Varies</u>
d.)	Estimated Price/Rent per Month <u>TBD</u>
e.)	Tenure: <u>Ownership</u>
f.)	% of Affordable Units: <u>0</u>

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9. Significant Features Checklist					
Check through the following list. Indicate under YES, NO, or UNKNOWN if a listed feature is on-site or within 500 metres. Indicate under YES, NO, or UNKNOWN if a listed development circumstance applies. Be advised of the potential information requirements in noted sections.					
FEATURES OR DEVELOPMENT CIRCUMSTANCES	YES <input type="checkbox"/>	NO <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>	IF FEATURE; SPECIFY DISTANCE IN METRES	POTENTIAL INFORMATION NEEDS
Non-farm development near designated urban areas or rural settlement areas	X			0 m directly adjacent	Demonstrate sufficient need within 20 year projections and that proposed development will not hinder efficient expansion of urban areas or rural settlement areas.
Class 1 Industry:		X		___ metres	Assess development for residential and other sensitive uses within 70 metres.
Class 2 Industry		X		___ metres	Assess development for residential and other sensitive uses within 300 metres.
Class 3 Industry within 1000 metres		X		___ metres	Assess development for residential and other sensitive uses within 1000 metres.
Land Fill Site		X		___ metres	Address possible leachate, odour, vermin and other impacts.
Sewage Treatment Plant		X		___ metres	Assess the need for a feasibility study for residential and other sensitive land uses.
Waste Stabilization Pond		X		___ metres	Assess the need for a feasibility study for residential and other sensitive land uses.
Active railway line		X		___ metres	Evaluate impacts within 100 metres. Consult with railway company.
Controlled access highways or freeways, including designated future ones		X		___ metres	Evaluate impacts within 100 metres.
Airports where noise exposure forecast (NEF) or noise exposure projection (NEP) is 28 or greater		X			Demonstrate feasibility of development above 28 NEF for sensitive land uses. Above the 35 NEF/NEP contour, development of sensitive land uses is not permitted.
Electric transformer station		X		___ metres	Determine possible impacts within 200 metres.
High voltage electric transmission line	X			0 ___ metres	Consult the appropriate electric power service. Hydro easement bisects property.
Transportation and infrastructure corridors		X		___ metres	Will the corridor be protected? Noise Study prepared? Traffic study prepared?
Mineral aggregate resource areas		X		___ metres	Will development hinder access to the resource or the establishment of new resource operations?
Mineral aggregate operations		X		___ metres	Will development hinder continuation of extraction? Noise and Dust Study completed?
Mineral and petroleum resource areas		X		___ metres	Will development hinder access to the resource or the establishment of new resource operations?
Existing pits and quarries		X		___ metres	Will development hinder continued operation or expansion? Noise and Dust Study completed?
Significant wetlands or potentially significant wetlands		X		___ metres	Provide Environmental Impact Study.
Significant ravine, valley, river and stream corridors and significant portions of habitat of endangered and threatened species		X		___ metres	Provide Environmental Impact Study.
Significant fish habitat, wildlife habitat, woodlands, valley lands, areas of natural and scientific interest.		X		___ metres	Provide Environmental Impact Study.
Sensitive groundwater recharges areas, headwaters and aquifers.		X			Demonstrate that groundwater recharge areas, headwaters and aquifers will be protected.
Significant landscapes, vistas and ridge-lines, significant built heritage resources and cultural heritage landscapes.		X			Development should conserve significant landscapes, vistas and ridge-lines, significant built heritage resources and cultural heritage landscapes.
Significant archaeological resources		X			Assess development proposed in areas of medium and high potential for significant archaeological resources. These sources are to be studied and preserved, or where appropriate, removed Catalogued and analyzed prior to development.
Archaeological Assessment Completed - and Acknowledged by Ministry					
					Determine feasibility within the 1:100 year erosion limits of ravines, river valleys and streams.
Floodplains		X			Determine limit of Development or where a Special Policy Area (SPA) is in effect, development must meet the Official Plan policies and Conservation Authority policies and permits.
Hazardous sites		X		___ metres	Slope Study, Flood line Study
Contaminated sites		X			Assess an inventory of previous uses in areas of possible soil contamination.
Prime agricultural land	X			Adjacent Land No development	Demonstrate need for use other than agricultural and indicate how impacts are to be mitigated.

proposed on Prime Agricultural Land.

SUBDIVISION APPLICATION

9. Significant Features Checklist					
Check through the following list. Indicate under YES, NO, or UNKNOWN if a listed feature is on-site or within 500 metres. Indicate under YES, NO, or UNKNOWN if a listed development circumstance applies. Be advised of the potential information requirements in noted sections.					
FEATURES OR DEVELOPMENT CIRCUMSTANCES	YES <input type="checkbox"/>	NO <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>	IF FEATURE; SPECIFY DISTANCE IN METRES	POTENTIAL INFORMATION NEEDS
Agricultural operations	X			metres Adjacent Land	Development to comply with the Minimum Distance Separation Formulae and Official Plan policies.

1. Class 1 Industry - small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.
2. Class 2 Industry - medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.
3. Class 3 Industry - indicate if within 1000 metres - processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.
4. Hazardous sites - property or lands that could be unsafe for development or alteration due to naturally occurring hazards. These hazards may include unstable soils (sensitive marine clays, organic soils) or unstable bedrock (Karst topography).

10. Provincial Policy
Is the plan consistent with provincial policy statement issued under Section 3 (1) of the Planning Act? YES <u>X</u> NO _____ UNKNOWN _____

11. Official Plan
a) What is the land use designation of the site in the approved Official Plan? Residential - South Huron Official Plan
b) Does the proposal conform? YES _____ NO <u>X</u> (concurrent OPA to permit townhouse blocks of 6 units submitted)
c) If NO has a separate application for an Official Plan Amendment been made? YES <u>X</u> FILE # Concurrent submission

12. Zoning Applications Under Planning Act
a) Is the land covered by a Minister's zoning order? YES _____ NO <u>X</u>
b) What is the current zoning of the subject lands? Future Development (D) Zone & Residential - Low Density (R1) South Huron Zoning By-law 69-2018
c) Does the proposed plan conform to the existing zoning? YES _____ NO <u>X</u>
d) If NO, have you made a concurrent application for rezoning? YES <u>X</u> File # concurrent submission

13. Other Applications Under Planning Act
Have you made any other application for the subject lands? YES <u>X</u> NO _____
If YES, please indicate
<input type="checkbox"/> Part Lot Control File # _____ Status _____
<input type="checkbox"/> Minor Variance File # _____ Status _____
<input type="checkbox"/> Site Plan File # _____ Status _____
<input type="checkbox"/> Draft Plan of Condominium File # _____ Status _____
<input type="checkbox"/> Other (Specify) OPA / ZBA App's. File # _____ Status _____ submitted concurrently

14. Access
Access to the subject lands will be by:
<input type="checkbox"/> Provincial Highway <input type="checkbox"/> County Highway <input checked="" type="checkbox"/> Assumed Municipal Street
<input type="checkbox"/> Private Street (not usually permitted) <input type="checkbox"/> Right of Way (not permitted)
<input type="checkbox"/> Other (Specify) _____

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15. Water Access

If access is by water, closest parking or docking facilities to be used and distance of facilities from subject land.

16. Water

a) Water supply will be provided to the subject lands by:

- Municipal piped water YES x NO _____

- Private communal well YES _____ NO _____

- Individual wells for each lot Other (Specify) _____

b) If the plan proposes more than five lots or units on privately owned & operated individual or communal wells, the applicant must submit:

☐ servicing options report; and

☐ hydrogeological report

c) If the plan would permit development of more than five lots or units on privately owned and operated individual or communal wells, the applicant must submit:

☐ servicing options report; and

☐ hydrogeological report

17. Sewage Disposal

a) Sanitary/Sewage disposal will be provided to the:

Municipal sanitary sewers YES x NO _____

Private communal collection and YES _____ NO _____

Individual septic system for each lot YES _____ NO _____

Other (Specify) _____

b) If the plan would permit development of five or more lots or units on privately owned and operated individual or communal wells or septic systems, the applicant must submit:

☐ servicing options report; and

☐ hydrogeological report

c) If the plan would permit development of fewer than five lots or units on privately owned and operated individual or communal wells or septic systems, and more than 4500 litres of effluent would be produced per day as a result of the development being completed, the applicant must submit:

☐ servicing options report; and

☐ hydrogeological report

18. Storm Drainage

a) Storm Drainage will be provided by: YES _____ NO _____

Connection to Municipal Storm Sewer YES x NO _____

Connection to Municipal Drain x

Name of Municipal Drain Town of Exeter Municipal Drain

Swales, ditches

Other (Specify) YES _____ NO _____

b) The subject lands are within the _____ (sub) watershed.

SUBDIVISION APPLICATION

c) A conceptual stormwater management plan has been completed for the subject lands YES ☒ NO ☐
 If yes;
 Name of Study Functional Servicing Report
 Completed by MTE Consultants Inc.
 Date of Study June 2018

19. Archaeological Assessment

Does the subject land contain any area of archaeological potential? No - Archaeological Assessment Completed and Acknowledged
 If the plan would permit development on land that contains known archaeological resources or areas of archaeological potential, the applicant must submit:

- ☒ an archaeological assessment prepared by a person who holds a licence that is effective with respect to the subject land, issued under Part VI (Conservation of Resources of Archaeological Value) of the *Ontario Heritage Act*; and
☐ a conservation plan for any archaeological resources identified in the assessment.

20. Pre-Submission Consultation

Applicants are strongly encouraged to contact the County and speak/meet with the Planner to the Municipality before submitting an application for information.

Date of Applicant's consultation meeting with County Planner: April and Aug. 2018 - Meeting with Sarah Smith and municipal staff

Has the Planner advised the Applicant that this application needs to be reviewed by the Huron County Stewardship Coordinator for comments on Natural Heritage matters.

Yes ☐ (submit a fee of \$204.00 made payable to the County of Huron) No ☒

DECLARATIONS

21.a) **OWNER'S AUTHORIZATION** (If the Owner is NOT FILING THE APPLICATION)
 (If Multiple Owners, an Authorization Letter From Each Owner Is Required)

If the PERSON filing the application as the Applicant is not the owner, the registered owner(s) must complete the following and the Applicant must provide authorization on the face of the draft plan if the plan is NOT signed by the owner:

I, (we) GERALD McBRIDE
Gary Dean being the
Print (name(s) of owner, individual or company)

registered owner(s) of the subject lands, hereby authorize GSP Group (Brandon Flewwelling)

Print (name of agent and/or company (if applicable))

To prepare and submit a draft plan of subdivision application for approval.

Gerald McBride
Signature

25 October 2018
Day Month Year
15 JAN 2019

NOTE: If the Owner is an Incorporated company, the company seal shall be applied (if there is one).

Jeanette McBride

SUBDIVISION APPLICATION

<p>AGENT'S</p> <p>21.b) APPLICANT'S DECLARATION</p> <p>This must be completed by the <u>Person filing the Application</u> for the proposed development site.</p>	
<p>I, <u>Brandon Flewelling</u> of the <u>City of Kitchener</u></p> <p>(name of applicant) (Name of Town, Township, etc.)</p>	
<p>In the Region/County/District of <u>Waterloo</u> solemnly declare that all of the statements</p>	
<p>contained in this application of draft plan of subdivision <u>located on Lot 15, Concession 1, 22R-3785, 22R-5088 - South Huron</u></p> <p>(description) (Town of Exeter)</p>	
<p>and all supporting documents and plans are true and complete, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the "Canada Evidence Act."</p>	
<p>NOTE:</p> <p>Please be advised the responsibility for filing a complete application rests solely with the owner/applicant. Anything not requested or applied for in this application and subsequently found to be necessary (which may require another application(s) and fee(s)) are the sole responsibility of the owner/applicant. The County/Municipality will address only the application as applied for, and any items that are not included in the application are not the responsibility of the County/Municipality.</p> <p>All studies required to support this application shall be at the expense of the applicant and included at the time of submission as a complete application. Where the County/Municipality incurs costs for the peer review of any consultants' reports or fees for legal opinions, the County/Municipality will be reimbursed such costs by the applicant.</p> <p>In the event of third-party appeals to applications approved by the County/Municipality, the applicant may be responsible for some or all of the legal and other costs incurred by the County/Municipality, at the discretion of the County/Municipality.</p>	
<p>Declared before me at:</p> <p>Region/County/District of <u>Waterloo</u></p> <p>in the Municipality of <u>Kitchener</u></p> <p>this <u>25</u> day of <u>October</u> <u>2018</u></p> <p>(Day) (Month) (Year)</p>	<p><u>Kristen Barisdale</u></p> <p>Commissioner of Oaths</p> <p>Kristen Alexa Barisdale, a Commissioner, etc., Regional Municipality of Waterloo, for GSP Group Inc. Expires February 22, 2019.</p> <p>Signature</p> <p>Please Print name of Applicant</p>

SUBDIVISION APPLICATION

Agent's
OWNER/APPLICANT'S CONSENT

DECLARATION

In accordance with the provisions of the Planning Act, it is the policy of the County Planning Department to provide public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I Brandon Flewelling

The owner/the authorized applicant, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I hereby authorize The County of Huron to post a Notice of Application sign and County staff to access to the subject site for purposes of evaluation of the subject application.


Signature

25 10 2018
Day Month Year

Agent's
OWNER/APPLICANT'S INFORMATION (Mandatory)

Print Name: Brandon Flewelling

Mailing Address: 72 Victoria St. S. Suite 201, Kitchener, ON N2G 4Y9

E-mail Address: brandont@gsggroup.ca

Telephone No. 519 569 8863 Fax No. _____

SUBDIVISION APPLICATION

SCHEDULE 1

Mapping Information Requirements See Section 51(17) of Planning Act**Attach 2 full sized copies and 1 – 8½" x 14" copy of a draft plan of subdivision showing:****(all measurements, scales, etc. must be metric)**

- ☐ the boundaries of the proposed subdivision certified by an Ontario Land Surveyor
- ☐ Ontario land surveyor's name, signature and date of signature
- ☐ map scale
- ☐ legend
- ☐ north marker
- ☐ name of person or firm who prepared the plan
- ☐ date plan prepared and dates of any revisions
- ☐ dimensions and layout of the proposed roads, lots and blocks, including walkways, school sites and park blocks, if any
- ☐ on a key map on the draft plan of subdivision
 - all adjacent land owned by the applicant or in which applicant has an interest
 - all subdivisions adjacent to the proposed subdivision
 - boundaries of the proposed subdivision and boundaries of the township lots or original grants that include any part of the proposal
- ☐ proposed use, including maximum number of units by type, for each lot and block
- ☐ existing land use on the site and on adjacent lands
- ☐ natural and artificial features within or adjacent to the property
 - existing buildings and structures to be retained or demolished
 - active or inactive railways, rail rights-of-way
 - highways and other roads - existing, public/private, open/closed location, width, and proposed generic street labels (i.e. Street A, Street B) with a separate list of proposed street names
 - watercourses (lakes, streams, ponds, wetlands, etc.)
 - flood plains/flood elevations, flood lines, fill lines, top of slope lines
 - woodland
 - significant plant and wildlife habitat (including ESA's & ANSI's)
 - drainage courses, retention ponds (natural or man-made)
 - archaeological or historic features
- ☐ existing services (where information is readily available from the municipality or service agency)
 - waterlines and sewer
 - main hydro lines
- ☐ soil type (including porosity)
- ☐ contours and elevations
- ☐ domestic water supply (if not municipal water)
- ☐ restrictive covenants and easements affecting the site
- ☐ lot and concession/registered plan number/street address
- ☐ also attach one copy of the plan reduced to (8½X14")
- ☐ owner's name(s), signature and date of signature¹ OR Authorized Individual - (See below for acceptable wording)
- ☐ A CD or an electronic file containing the plan of subdivision in AutoCAD native format (.dwg) stored as a single file, with all of the classes of features (e.g. Lot lines, Lot numbers, curve schedule(s), Street names, etc.) separated into different layers or GIS format shape file.

The file must be tied to the County's geographic projection NAD83 UTM (Zone 17N)

If the Owner does not sign the face of the draft plan, the following statement should be included within the title block of the plan

I, (we) _____, am authorized to submit this draft plan of subdivision on behalf of
 (Name or Company Name)

the owner, _____
 (Name or Company Name)

 (Name of Authorized Agent - Printed) [Signature Line]

¹ All registered owners must sign. If there is more than one owner, a letter of authorization is necessary allowing one person to act on behalf of the others if all owners do not sign the plan. ***If any registered owner fails to sign or provide authorization, the application will be considered incomplete and will be returned.***

SUBDIVISION APPLICATION

**COMPLETE THIS FORM TO BE DETERMINED IF
HEALTH UNIT COMMENTS ARE REQUIRED
ON YOUR PLANNING APPLICATION**

For certain planning applications, comments are required from the Huron County Health Unit to assist the municipality in its decision on your application. This sheet will determine if comments are required from the Health Unit, and if so, the appropriate fee* must be submitted with your application and paid to the Treasurer, County of Huron (*based on the Health Unit's User Fee Schedule).

Name of Applicant: Pinnacle Quality Homes

Name of Owner (if different from the applicant): Gary Bean

Location of Property (Lot, Concession or Registered Plan, and Municipality):
Part Lot 15, Concession 1, 22R-3785, 22R-5086 - Exeter, South Huron

Type of Planning Application(s) submitted with this form:

- ☐ Consent (severance) ☐ Minor Variance
☐ Zoning By-Law Amendment ☒ Plan of Subdivision/Condominium
☐ Official Plan Amendment

Please answer Section A OR Section B, depending on the type of servicing available. In the following question, "property" means the subject property or, in the case of a severance, each of the resulting lots.

Section A - Where SANITARY SEWERS are available.

Is the property within 183 metres (600 feet) of an abattoir (slaughter house)?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
--	------------------------------	--

Section B - Where SEPTIC SYSTEMS are required. N/A

The application is for the creation of a new lot for which the primary use will be a new dwelling (other than a new dwelling on a farm).	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the property less than .4 hectares (1 acre) in area?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Does the property have less than .2 (1/2 acre) of "useable land" for a septic tank and tile bed? See definition of "useable land" below.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
I am uncertain of the location of the existing septic tank and tile bed on the property.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
There will be more than one dwelling unit on each lot.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
An industrial or commercial use is proposed which will require a septic system.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the property within 183 metres (600 feet) of an abattoir (slaughter house)?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
The application is for a new Plan of Subdivision/Condominium	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Proceed to Section C.

"Useable Land" means an area of land with suitable original soil for the installation of a Class 4 subsurface sewage disposal system, free of any buildings, structures swimming pools, etc. and such land is or will be used solely for a septic tank and tile bed and any future replacement of the tile bed, and which area is at least 3 metres (10 feet from any property line, at least 15 metres (15 feet) from a top-of-bank of a watercourse or lake, not located in a flood plain, not located in an environmentally sensitive area, and does not contain field tile or other artificial drainage. (other restrictions may apply according to legislation.)

Section C - HEALTH UNIT FEES

If the answer to any question in Section A or B is "Yes", then Health Unit comments will be required and the appropriate fee must be submitted with your application, as follows:

Type of Application	Health Unit Fee (To be added to the application fee)	Any required Health Unit fee should be submitted as a separate cheque with this application. Where two applications are being processed together (such as a severance and a rezoning) only one fee will apply, being the higher of the two fees.
Official Plan Amendment	\$181.00	
Zoning Bylaw Amendment	\$127.00	
Minor Variance	\$127.00	
Severance resulting in 2 lots or fewer	\$268.00	
Severance resulting in 3 lots or more	\$509.00	
Plan of Subdivision/Condominium	\$1,058.00	

Note: Regardless of the results from Section A or B, some applications may require comments from the Health Unit as identified through the planning process. In these cases, the relevant fee shall apply.

Brandon Flewelling, GSP Group

Name of Owner or Designated Agent Signature and Date

To be completed by Municipal Clerk: Has the Health Unit Fee, made payable to the Treasurer, County of Huron, been collected from the applicant? * Please note type of application and file # on the cheque.

☐ Yes ☐ No Amount: _____

Name of Clerk-Treasurer Signature and Date

Official Plan and/or Zoning By-law Amendment Process in Huron County - Guidelines

Detach and retain this page for future reference

Introduction: The submission of an application to the municipality to amend the Official Plan or Zoning By-law is regulated by in the Ontario Planning Act. As such, this form must be completed and accompanied with the required fee prior to consideration by Council or a committee of Council. The purpose of these Guidelines is to assist persons in completing the application to amend the Official Plan or Zoning By-law.

Assistance: You can contact the Clerk at the local municipal office or contact the Planner responsible for your municipality at 519-524-8394 ext. 3 (Huron County Planning Department).

Application: Each application must be accompanied by the application fee in the form of a cheque payable to the local municipality.

	2017 Fee effective Jan 1/17	2018 Fees effective Jan 1/18	2019 Fees effective Jan1/19	2020 Fees effective Jan1/20	2021 Fees effective Jan 1/21
Official Plan Amendment (OPA) - County OPA, local OPA	\$3,570	\$3,641	\$3,714	\$3,788	\$3,864
Zoning By-law Amendment (ZBLA)	\$1,836	\$1,872	\$1,909	\$1,947	\$1,986
Combined Applications					
Local OPA & ZBL	\$4,488	\$4,578	\$4,669	\$4,762	\$4,857
County OPA & local OPA	\$5,916	\$6,034	\$6,154	\$6,277	\$6,403
County OPA, local OPA & ZBLA	\$6,885	\$7,023	\$7,163	\$7,306	\$7,452

Authorization: If the applicant (agent or solicitor) is not the owner of the subject land, a written statement by the owner must accompany the application which authorizes the applicant to act on behalf of the owner as it relates to the subject application.

Drawing: All applications for Official Plan or Zone change must include an accurate to scale drawing, preferably by a qualified professional, showing the items listed below:

- the boundaries and dimensions of the subject land;
- the location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
- the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
 - are located on the subject land and on land that is adjacent to it, and
 - in the applicant's opinion may affect the application;
- the current uses of land that is adjacent to the subject land;
- the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way;
- if access to the subject land will be by water only, the location of the parking and docking facilities to be used;
- the location and nature of any easement affecting the subject land.

NOTE: Additional information may be required by the municipality, County, local and provincial agencies in order to evaluate the proposed amendment. This information is often a requirement of the local Official Plan, the County Official Plan, Provincial policies and/or applicable regulations. The required information may include studies or reports to deal with such matters as environmental impacts, traffic, water supply, sewage disposal and storm water management.

Please be advised the responsibility for filing a complete application rests solely with the owner/applicant. Anything not requested or applied for in this application and subsequently found to be necessary, which may require another application(s) and fee(s), are the sole responsibility of the owner/applicant. The County/Municipality will address only the application as applied for, and any items that are not included in the application are not the responsibility of the County/Municipality.

All studies required to support this application shall be at the expense of the applicant and included at the time of submission as a complete application. Where the County/Municipality incurs costs for the peer review of any consultants' reports or fees for legal opinions, the County/Municipality will be reimbursed such costs by the applicant.

In the event of third-party appeals to applications approved by the County/Municipality, the applicant may be responsible for some or all of the legal and other costs incurred by the County/Municipality, at the discretion of the County/Municipality.

Copies: One copy of the application
One copy of the drawing (no larger than 11" x 17")
Three copies of any supporting documentation

Official Plan and/or Zoning By-law Amendment Process in Huron County - Guidelines continued

Detach and retain this page for future reference

1. Pre-consultation meeting (municipal staff, county planning staff and affected agencies).
2. If applicable to the subject property, a Restricted Land Use Permit may be required to be obtained from the Risk Management Official PRIOR to the submission of application and fee.
3. Submission of application and fee to the Municipality with any required reports (i.e. Environmental Impact Study, Comprehensive review, etc.)
4. Staff may request additional information from the applicant.
5. Application received by Municipal Council and Municipal Council will determine whether the application is complete.
6. Circulation of notice of completeness and notice of public meeting 20 days prior to the public meeting. Notices are circulated to the County of Huron, neighbouring municipalities, agencies, provincial ministries and abutting land owners within 120 metres.
7. The Municipality and Huron County Planning Department staff reviews application for conformity to Official Plan, Zoning By-law and Provincial Interests, Planning Act. Comments from local agencies, provincial ministries and neighbours are taken into consideration.
8. A public meeting held at local Municipality. Municipal council may adopt, deny or defer the official plan or official plan amendment.
9. If the official plan or official plan amendment is adopted locally, the Clerk of the Municipality sends a record of information, along with the application to the County of Huron, as the County of Huron is the approval authority. The Municipality circulates a notice of adoption.
10. If an Official Plan Amendment is undisputed (no unresolved concerns), it can be approved by the Manager of Planning. Disputed Official Plan Amendments (having unresolved concerns), and new Official Plans or 5 year Reviews of Official Plans are scheduled on the next available Committee of the Whole and County Council meetings for a decision (i.e. approve, modify and approve, deny, defer).
11. Notice of decision sent within 15 days of decision.
12. The 20 day appeal period begins the day after the notice of decision is mailed.
13. If no appeal is received by the Huron County Clerk after 20 days, the official plan or official plan amendment is in full force and effect. If the official plan or official plan amendment is appealed, the application is forwarded to the Local Planning Appeal Tribunal, who will make a final decision on the application.

Zoning By-Law Amendment Process in Huron County

1. Pre-consultation meeting (municipal staff, county planning staff and affected agencies).
2. If applicable to the subject property, a Restricted Land Use Permit may be required to be obtained from the Risk Management Official PRIOR to the submission of application and fee.
3. Submission of application and fee to the Municipality with any required reports (i.e. Environmental Impact Study, Traffic Impact Study, etc.)
4. Staff may request additional information from the applicant.
5. Application received by Municipal Council and Municipal Council will determine whether the application is complete.
6. Circulation of notice of completeness and notice of public meeting 20 days prior to the public meeting. Notices are circulated to the County of Huron, neighbouring municipalities, agencies, provincial ministries and abutting land owners within 120 metres.
7. The Municipality and Huron County Planning Department staff reviews application for conformity to Official Plan, Zoning By-law and Provincial Interests, Planning Act. Comments from local agencies, provincial ministries and neighbours are taken into consideration.
8. A public meeting held at local Municipality. Municipal council may approve, deny or defer the zoning by-law amendment.
9. Notice of decision sent to those who requested to be notified of Council's decision within 15 days of the decision of Municipal Council. A 20 day appeal period begins the day after the notice of decision is mailed.
10. If no appeal is received by the Municipality within the 20 days, the zoning by-law amendment is in full force and effect. If the zoning by-law amendment is appealed, the application is forwarded to the Local Planning Appeal Tribunal, who will make a decision on the application.

Application for Official Plan &/or Zoning By-law Amendment

For office use only	File # _____
Received _____	20 _____
Considered Complete _____	20 _____

MUNICIPALITY OF South Huron**Application for Official Plan and/or Zoning By-law Amendment****A. THE AMENDMENT****1. TYPE OF AMENDMENT?**_____ Official Plan [☐] Zoning By-law No. _____ [☐] Both [☒]a) Name of Official Plan to be amended: Municipality of South Huron Official Planb) Name of Zoning By-law to be amended: Municipality of South Huron Zoning By-law 69-2018**2. WHAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)?**

To support a proposed draft plan of subdivision application. Please see attached Planning Justification Report by GSP
Group - Dated Nov. 2018.

B. GENERAL INFORMATION**3. APPLICANT INFORMATION**a) Registered Owner's Name(s): Gary BeanAddress: 6 Croydon Dr. Arva, ON N0M 1C0Phone: Home (519) 670 4841 (Cell) Work () Fax ()Email: gbean@garybean.ca Cell ()b) Applicant (Agent) Name(s): GSP Group Inc. Attn. Brandon FlewwellingAddress: 72 Victoria St. S. Suite 201, Kitchener, ON. N2G 4Y9Phone: Home () Work (519) 589 8883 Fax ()Email: brandonf@gspgroup.ca Cell ()

c) Name, Address, Phone of all persons having any mortgage, charge or encumbrance on the property:

d) Send Correspondence To? Owner [☐] Agent [☒] Other [☐] _____

Application for Official Plan &/or Zoning By-law Amendment

4. WHAT AREA DOES THE AMENDMENT COVER?

- a) ☒ the "entire" property or
 b) ☐ just a "portion" of the property

5. PROVIDE A DESCRIPTION OF THE ENTIRE PROPERTY:

Ward: Township of Usborne / Town of Exeter

911 Address and Road Name: Simcoe Street

Roll Number (if available): 4010 080 051 00800, 4010 080 051 01700, 4010 010 001 04500

Concession: 1 Lot: Pt. Lot 15 Registered Plan No.: 22R-3785 and 22R-5066

Area: +/- 5.2 hectares Depth: 265 (north to south) metres Frontage (Width): 15 (simcoe St) metres

6. IS ANY OF THE LAND IN WELLHEAD PROTECTION AREA C? Yes ☐ No ☒ Unknown ☐

If Yes,

please obtain a Restricted Land Use Permit from the Risk Management Official.

If Unknown, please consult with your Municipal Planner and obtain a Restricted Land Use Permit if necessary.

7. PROVIDE A DESCRIPTION OF THE AREA TO BE AMENDED IF ONLY A 'PORTION' OF THE PROPERTY:

Area: _____ hectares Depth: _____ metres Frontage (Width): _____ metres

8. WHAT IS THE CURRENT PLANNING STATUS?

Official Plan Designation: Residential - Township of South Huron Official Plan

Zoning: Future Development (D) & Residential - Low Density (R1) Municipality of South Huron Zoning By-law

9. LIST LAND USES THAT ARE PERMITTED BY CURRENT OFFICIAL PLAN DESIGNATION:

Residential Development - Please see Planning Justification Report by GSP Group dated Nov. 2018 for further details.

C. EXISTING AND PROPOSED LAND USES AND BUILDINGS**10. WHAT IS THE "EXISTING" USE OF THE LAND?**

Primarily pasture land and agricultural

How long have the existing uses continued on the subject land: unknown

11. WHAT IS THE "PROPOSED" USE OF THE LAND?

Proposed Draft Plan of Subdivision to permit single detached and street fronting townhouse units.

Application for Official Plan &/or Zoning By-law Amendment

PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS: (Use a separate page if necessary)Are any buildings proposed to be built on the subject land: Yes ☒ No ☐

	<u>Existing</u>	<u>Proposed</u>
a) Type of Building(s)	Storage Buildings	Single detached / Street front townhouse units.
b) Main Building Height	Unknown (m)	2 storeys / exact TBD (m)
c) % Lot Coverage	Approx. 12%	TBD
d) # of Parking Spaces	unknown	individual driveways
e) # of Loading Spaces	unknown	N/A
f) Number of Floors	1	2 storeys
g) Total Floor Area	estimated 1038 (sq. m)	TBD (sq. m)
h) Ground Floor Area (exclude basement)	estimated 1038	TBD
i) Building Dimensions	21m x 40 m and 12m x 13m (approx).	TBD
j) Date of Construction	unknown	2019
k) Setback from Buildings to:	Front of Lot Line <u>See GSP Group Planning Report</u> Rear of Lot Line <u>for Draft Zoning By-law Amendment</u> Side of Lot Line <u>and site specific zoning requests.</u>	

D. EXISTING AND PROPOSED SERVICES**12. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:**

	<u>Municipal Water</u>	<u>Communal Water</u>	<u>Private Well</u>	<u>Municipal Sewers</u>	<u>Communal Sewers</u>	<u>Private Septic</u>
a) Existing	[]	[]	[x]	[]	[]	[x]
b) Proposed	[x]	[]	[]	[x]	[]	[]
c)	If the requested amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed, the applicant must submit:					
	[] a servicing options report; and					
	[] a hydrogeological report.					

13. Will storm drainage be provided by: Sewers ☒
 Ditches ☒
 Swales ☒
 Other ☐ Specify _____

Is storm drainage present or will it be constructed Pond to be constructed. Please see MTE Functional Servicing and SWM Report

Application for Official Plan &/or Zoning By-law Amendment

14. TYPE OF ACCESS (CHECK APPROPRIATE SPACE)

<input type="checkbox"/> provincial highway	<input type="checkbox"/> municipal road, seasonally maintained
<input type="checkbox"/> county roads	<input type="checkbox"/> right of way
<input checked="" type="checkbox"/> municipal roads, maintained all year	<input type="checkbox"/> water access

E. OFFICIAL PLAN AMENDMENT

(Proceed to Section F) if an Official Plan Amendment is not proposed).

15. DOES THE PROPOSED OFFICIAL PLAN AMENDMENT DO THE FOLLOWING?

Add a Land Use designation in the Official Plan	Yes [<input type="checkbox"/>]	No [<input type="checkbox"/>]	Unknown [<input type="checkbox"/>]
Change a Land Use designation in the Official Plan	Yes [<input type="checkbox"/>]	No [<input type="checkbox"/>]	Unknown [<input type="checkbox"/>]
Change a policy in the Official Plan	Yes [<input checked="" type="checkbox"/>]	No [<input type="checkbox"/>]	Unknown [<input type="checkbox"/>]
Replace a policy in the Official Plan	Yes [<input type="checkbox"/>]	No [<input type="checkbox"/>]	Unknown [<input type="checkbox"/>]
Delete a policy in the Official Plan	Yes [<input type="checkbox"/>]	No [<input type="checkbox"/>]	Unknown [<input type="checkbox"/>]
Add a policy in the Official Plan	Yes [<input type="checkbox"/>]	No [<input type="checkbox"/>]	Unknown [<input type="checkbox"/>]

16. IF APPLICABLE AND KNOWN AT TIME OF APPLICATION, PROVIDE THE FOLLOWING:

- a) Section Number(s) of Policy to be Changed Section 7.5.5.4.3 limits townhouses to blocks of 4 max.
- b) Text of the proposed new policy attached on a separate page? Yes [☒] No [☐]
- c) New designation name: Site specific amendment to permit street fronting townhouse units in blocks of up to 6 units.
-
- d) Map of proposed new Schedule attached on a separate page? Yes [☒] No [☐]
Please see GSP Group Planning Justification Report for Draft Schedule

17. LIST PURPOSE OF AMENDMENT AND LAND USES THAT WOULD BE PERMITTED BY THE PROPOSED AMENDMENT:Site Specific Amendment to permit blocks of townhouse units with a maximum of 6 units per block (building).**18. Does the requested amendment alter all or any part of the boundary of an area of settlement in a municipality or establish a new area of settlement in a municipality?**Yes [☐] No [☒]

If yes: Attach the current official plan policies, if any, dealing with the alteration or establishment of an area of settlement.

19. Does the requested amendment remove the subject land from any area of employment?Yes [☐] No [☒]

If yes: Attach the current official plan policies, if any, dealing with the removal of land from an area of employment.

20. Is the requested amendment consistent with the Provincial Policy Statement issued under Section 3 (1) of the Planning Act.Yes [☒] No [☐] Unknown [☐]

Application for Official Plan &/or Zoning By-law Amendment

F. ZONING BY-LAW AMENDMENT

(Proceed to Question 29 (Drawing) if a Zoning By-law Amendment is not proposed).

21. DOES THE PROPOSED ZONING BY-LAW AMENDMENT DO THE FOLLOWING?

Add or change zoning designation in the Zoning By-law	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unknown <input type="checkbox"/>
Change a zoning provision in the Zoning By-law	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unknown <input type="checkbox"/>
Replace a zoning provision in the Zoning By-law	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unknown <input type="checkbox"/>
Delete a zoning provision in the Zoning By-law	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unknown <input type="checkbox"/>
Add a zoning provision in the Zoning By-law	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unknown <input type="checkbox"/>

22. IF APPLICABLE AND KNOWN AT TIME OF ZONING APPLICATION, PROVIDE THE FOLLOWING:

- a) Section Number(s) of provisions to be changed
- b) Text of the proposed new provision attached on a separate page? Yes ☒ No ☐
- c) New zone name: _____
- d) Map of proposed new Key Map attached on a separate page? Yes ☒ No ☐
See GSP Group Planning Report.

23. LIST LAND USES PROPOSED BY ZONING AMENDMENT.

Single Detached Dwellings, Street Fronting Townhouse Dwellings, multiple unit dwellings

- date the current owner acquired the subject land Unknown

24. HAS THERE BEEN A PREVIOUS APPLICATION FOR REZONING UNDER SECTION 34 OF THE PLANNING ACT AFFECTING THE SUBJECT PROPERTY:

Yes ☐ No ☒

25. Is the intent of this application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?

Yes ☐ No ☒

If yes: Attach details of the official plan or official plan amendment that deals with the matter.

26. Is the intent of this application to remove land from an area of employment?

Yes ☐ No ☒

If yes: Attach details of the official plan or official plan amendment that deals with the matter.

27. Is the application for an amendment to the zoning by-law consistent with provincial policy statement issued under Section 3 (1) of the Planning Act.

Yes ☒ No ☐ Unknown ☐

Application for Official Plan &/or Zoning By-law Amendment

G. SKETCH CHECKLIST

- 28. ACCURATE, TO SCALE, DRAWING OR PROPOSAL:** (In the space below or on a separate page(s), please provide drawing of the proposal, preferably prepared by a qualified professional. In some cases, it may be more appropriate to prepare additional drawings at varying scales to better illustrate the proposal).

The application shall be accompanied by a clean, legible sketch sharing the following information. Failure to supply this information will result in a delay in processing the application.

A sketch showing in metric units:

- a) the boundaries and dimensions of the subject land;
- b) the location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
- c) the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
 - i) are located on the subject land and on land that is adjacent to it, and
 - ii) in the applicant's opinion may affect the application;
- d) the current uses of land that is adjacent to the subject land;
- e) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way;
- f) if access to the subject land will be by water only, the location of the parking and docking facilities to be used;
- g) the location and nature of any easement affecting the subject land

The drawing(s) should show (please use a survey if available):

- Property boundaries and dimensions
- Dimensions of area of amendment
- Distance from structures to lot lines
- Easements or restrictive covenants
- Building dimensions & location
- Neighbouring adjacent land uses
- Parking and loading areas
- Use of Neighbouring properties
- Public roads, allowances, rights of way
- Municipal Drains/Award Drains
- Wetlands, floodplain, wet areas
- Woodlots, forested areas, ANSI's, ESA's
- Driveways and lanes
- Other features (bridges, wells, railways, septic systems, springs, slopes, gravel pits)
- Natural watercourses
- North arrow

H. OTHER RELATED PLANNING APPLICATIONS

- 29. HAS THE APPLICANT OR OWNER MADE APPLICATION FOR ANY OF THE FOLLOWING, EITHER ON OR WITHIN 120 METRES OF THE SUBJECT LAND?**

Official Plan Amendment	Yes [x]	No [] Submitted concurrently for subject land
Zoning By-law Amendment	Yes [x]	No [] Submitted concurrently for subject land
Minor Variance	Yes []	No []
Plan of Subdivision	Yes [x]	No [] Submitted concurrently for subject land
Consent (Severance)	Yes []	No []
Site Plan Control	Yes []	No []

Application for Official Plan &/or Zoning By-law Amendment

30. IF THE ANSWER TO QUESTION 29 (above) IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:

File No. of Application: OPA, ZBLA and Draft Plan - Submitted concurrently

Approval Authority: Township of South Huron, County of Huron

Lands Subject to Application: Subject land as noted at question no. 5

Purpose of Application: As noted above

Status of Application: Submitted concurrently

Effect on the Current Application for Amendment: N/A

I. OTHER SUPPORTING INFORMATION

31. PLEASE LIST THE TITLES OF ANY SUPPORTING OR ATTACHED DOCUMENTS:

(e.g. Environmental Impacts Study, Hydrogeological Report, Traffic Study, Market Area Study, Aggregate License Report, Stormwater Management Report etc. It is recognized that the applicant meet with planning staff to attempt to determine the supporting documents that will be required).

Planning Justification Report

Functional Servicing Report / Stormwater management plan

Archaeological Assessment Acknowledgment

J. PRE-SUBMISSION CONSULTATION

- 32. Applicants are strongly encouraged to contact the County and speak/meet with the Planner to the Municipality before submitting an application for information.**

Date of Applicant's consultation meeting with County Planner: Meeting held with Municipal Staff - April, Aug. and Nov. 2018

Has the Planner advised the Applicant that this application needs to be reviewed by the Huron County Stewardship Coordinator for comments on Natural Heritage matters.

Yes ☐ (submit a fee of \$204.00 made payable to the Treasurer, County of Huron) No ☒

K. PUBLIC CONSULTATION STRATEGY

33. PLEASE OUTLINE YOUR PROPOSED STRATEGY FOR CONSULTING WITH THE PUBLIC WITH RESPECT TO THIS AMENDMENT REQUEST:

(e.g. individual contact, hold a neighbourhood meeting, telephone conversation, letter explaining proposal & inviting questions/comments, website/internet, etc.).

A letter explaining the proposal along with drawings to explain development proposal will be circulated to surrounding

neighbours. Comments and questions will be invited. Contact information of development consultation team will be

provided along with County / Township Staff contacts.

Application for Official Plan &/or Zoning By-law Amendment

L. AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER:(If affidavit (K) is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below must be completed).

GERALD MCBRIDE ETOWN
 I (we) Sary Agoo of the Village of Exeter County/Region
of Middlesex do hereby authorize GSP Group Inc. to act as my agent in the application.

Signature of Owner(s)

Gerald McBride
Janette McBride

Oct 25, 2018
 Date JAN 15 2019

AGENT'S

M. APPLICANT'S DECLARATION(This must be completed by the Person Filing the Application for the proposed development site.)

I, Brandon Flewwelling of the City of Kitchener
 (Name of Applicant) (Name of Town, Township, etc.)

In the Region/County/District Region of Waterloo solemnly declare that all of the statements contained in this application and supporting documentation are true and complete, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the "Canada Evidence Act."

Please be advised the responsibility for filing a complete application rests solely with the owner/applicant. Anything not requested or applied for in this application and subsequently found to be necessary (which may require another application(s) and fee(s)) are the sole responsibility of the owner/applicant. The County/Municipality will address only the application as applied for, and any items that are not included in the application are not the responsibility of the County/Municipality.

All studies required to support this application shall be at the expense of the applicant and included at the time of submission as a complete application. Where the County/Municipality incurs costs for the peer review of any consultants' reports or fees for legal opinions, the County/Municipality will be reimbursed such costs by the applicant.

In the event of third-party appeals to applications approved by the County/Municipality, the applicant may be responsible for some or all of the legal and other costs incurred by the County/Municipality, at the discretion of the County/Municipality.

DECLARED before me at:
 Region/County/District

Waterloo

In the Municipality of

Kitchener

[Signature]

Signature

This 25 day of October, 2018
 (Day) (Month) (Year)

Brandon Flewwelling

Please Print name of Applicant Agent

Kristen Boris dale

Commissioner of Oaths

Kristen Alexandra Barndale, a Commissioner, etc.,
Regional Municipality of Waterloo, for GSP Group Inc.
Expires February 22, 2019.

Application for Official Plan &/or Zoning By-law Amendment

N. OWNER/APPLICANT'S CONSENT DECLARATION

In accordance with the provisions of the Planning Act, it is the policy of the County Planning Department to provide the public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I Brandon Flewelling the owner/the authorized applicant, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I hereby authorize the County of Huron staff, Municipal staff and council members of the decision making authority to access to the subject site for purposes of evaluation of the subject application.


Signature

Oct. 25, 2018
Date

APPLICATION AND FEE OF \$ _____ RECEIVED BY THE MUNICIPALITY

if comment fees are required for the Huron Stewardship Coordinator to review this application, (see Section J:Pre-Submission Consultation), please collect a fee of \$204.00 made payable to the Treasurer, County of Huron.

Signature of Commissioner

Date

Application for Official Plan &/or Zoning By-law Amendment

**COMPLETE THIS FORM TO DETERMINE IF
HEALTH UNIT COMMENTS ARE REQUIRED
ON YOUR PLANNING APPLICATION**

For certain planning applications, comments are required from the Huron County Health Unit to assist the municipality in its decision on your application. This sheet will determine if comments are required from the Health Unit, and if so, the appropriate fee* must be submitted with your application and paid to the Treasurer, County of Huron (*based on the Health Unit's User Fee Schedule).

Name of Applicant: Pinnacle Quality Homes

Name of Owner (if different from the applicant): Gary Bean

Location of Property (Lot, Concession or Registered Plan, and Municipality):

Part of Lot 15, Concession 1, RP 22R-3785 and 22R-5066

Type of Planning Application(s) submitted with this form:

- | | |
|---|---|
| <input type="checkbox"/> Consent (severance) | <input type="checkbox"/> Minor Variance |
| <input checked="" type="checkbox"/> Zoning By-Law Amendment | <input checked="" type="checkbox"/> Plan of Subdivision/Condominium |
| <input checked="" type="checkbox"/> Official Plan Amendment | |

Please answer Section A OR Section B, depending on the type of servicing available. In the following question, "property" means the subject property or, in the case of a severance, each of the resulting lots.

Section A - Where **SANATARY SEWERS** are available.

Is the property within 183 metres (600 feet) of an abattoir (slaughter house)?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
--	------------------------------	--

Section B - Where **SEPTIC SYSTEMS** are required. NOT APPLICABLE - PUBLIC SERVICES TO BE PROVIDED

The application is for the creation of a new lot for which the primary use will be a new dwelling (other than a new dwelling on a farm).	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the property less than .4 hectares (1 acre) in area?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Does the property have less than .2 hectares (1/2 acre) of "useable land" for a septic tank and tile bed? See definition of "useable land" below.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
I am uncertain of the location of the existing septic tank and tile bed on the property.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
There will be more than one dwelling unit on each lot.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
An industrial or commercial use is proposed which will require a septic system.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the property with 183 metres (600 feet) of an abattoir (slaughter house)?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
The application is for a new Plan of Subdivision/Condominium	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proceed to Section C .		

"Useable Land" means an area of land with suitable original soil for the installation of a Class 4 subsurface sewage disposal system, free of any buildings, structures swimming pools, etc. and such land is or will be used solely for a septic tank and tile bed and any future replacement of the tile bed, and which area is at least 3 metres (10 feet from any property line, at least 15 metres (15 feet) from a top-of-bank of a watercourse or lake, not located in a flood plain, not located in an environmentally sensitive area, and does not contain field tile or other artificial drainage. (other restrictions may apply according to legislation.)

Application for Official Plan &/or Zoning By-law Amendment

Section C - HEALTH UNIT FEES

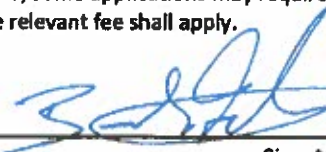
If the answer to any question in Section A or B is "Yes", then Health Unit comments will be required and the appropriate fee must be submitted with your application, as follows:

Type of Application	Health Unit Fee (To be added to the application fee)	Any required Health Unit fee should be submitted as a separate cheque with this application. Where two applications are being processed together (such as a severance and a rezoning) only one fee will apply, being the higher of the two fees.
Official Plan Amendment	\$181.00	
Zoning Bylaw Amendment	\$127.00	
Minor Variance	\$127.00	
Severance resulting in 2 lots or fewer	\$268.00	
Severance resulting in 3 lots or more	\$509.00	
Plan of Subdivision/Condominium	\$1,058.00	

Note: Regardless of the results from Section A or B, some applications may require comments from the Health Unit as identified through the planning process. In these cases, the relevant fee shall apply.

Brandon Flewwelling

Name of Owner or Designated Agent



Signature and Date

OCT. 25, 2018

*To be completed by Municipal Clerk: Has the Health Unit Fee, made payable to the Treasurer, County of Huron, been collected from the applicant? *Please note type of application and file # on the cheque.*

☐ Yes

☐ No

Amount: _____

Name of Clerk-Treasurer



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www.huroncounty.ca

To: Municipality of South Huron, Mayor and Members of Council
 From: Denise Van Amersfoort, Senior Planner
 Date: January 28, 2019

RE: Pinnacle Quality Homes Plan of Subdivision 40T18002
 Part of Lot 15, Concession 1, former Usborne Ward, Registered Plan 22R3785
 and Registered Plan 22R5066 with Right of Way (ROW), Municipality of South
 Huron

Applicant: GSP Group Inc. c/o Brandon Flewwelling

This report is submitted for the Council Meeting on February 4, 2019.

RECOMMENDATION

1. Hold the Public Meeting under Section 51 for the purpose of obtaining input from members of the public.
2. Receive this report for information purposes.

BACKGROUND

General Purpose and Description of the Proposal

The subject lands are located at the southeast end of Exeter and have a total area of approximately 5 hectares (12.4 acres). The residential subdivision is proposed to consist of 57 multiple attached units, 13 single detached dwellings, two stormwater management ponds and two open space blocks. The development will proceed in two phases. The primary access will be from London Road with a secondary access from Simcoe Street.

The subject property is designated Residential on Schedule C (Exeter Ward – Land Use Plan) of the South Huron Official Plan and currently zoned Residential Low Density (R1) and Future Development (D). Applications for Official Plan Amendment and Zoning By-law Amendment have also been received for the subject property. The public meeting for the proposed Plan of Subdivision and public meeting for the Official Plan and Zoning By-law Amendments will be held concurrently on February 4, 2019. The associated Official Plan and Zoning By-law Amendments are addressed in a separate report.

Figure 1: Aerial View of Subject Lands (outlined in red)**Proposed Location of Hwy 4 Access****PROCESS**

Plans of Subdivision are reviewed in accordance with the requirements of the Planning Act, RSO 1990. A public meeting at the local municipality is required at which a County Councillor attends on behalf of Huron County Council. Notice of the meeting has been given in accordance with the regulations under the Planning Act.

OTHERS CONSULTED

Staff from the Municipality of South Huron including the Chief Administrative Officer, Environmental Services Director and Planning Assistant, in consultation with the Municipal Engineer, have worked closely with the Planning Department to pre-consult on the proposed development.

Correspondence has been received from some of the commenting agencies; Canada Post, Union Gas and the Historic Saugeen Metis to date. The draft conditions will be authored with their comments and requirements taken into consideration. The conditions will be presented for South Huron Council for review and consideration at a future meeting.

Written Comments from the Public – No written comments were received at the time of writing this report. A few landowners did inquire at the South Huron Municipal office about the development and were advised by local staff how to participate in the process.

KEY PLAN

DRAFT PLAN OF SUBDIVISION

Part of Lot 15, Concession 1
Registered Plan 279-3755 and 279-5566
Municipality of South Huron
County of Huron

LAND USE SCHEDULE

DESCRIPTION	LOT/AREA	DATE	AREA (M ²)
Single Detached	21-70 (68 lots)	19	372
Commercial	Lot 71	19	212
Industrial	Lot 72	19	212
Recreational	Lot 73	19	212
Public	Lot 74	19	212
Other	Lot 75	19	212

LEGEND

1998-12-12
1998-12-12
1998-12-12

ADDITIONAL INFORMATION

THE PLAN IS SUBMITTED BY THE LANDLORD AND THE LANDLORD'S REPRESENTATIVE. THE PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE LANDLORD AND THE LANDLORD'S REPRESENTATIVE.

OWNER'S CERTIFICATE

I, the undersigned, being the owner of the land shown on this plan, do hereby certify that the plan is a true and correct representation of the land shown on this plan.

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly qualified and licensed surveyor, do hereby certify that the plan is a true and correct representation of the land shown on this plan.

GSP group

1998-12-12
1998-12-12
1998-12-12

Figure 3: Proposed Plan of Subdivision Access from Simcoe Street



Figure 4: Subject Lands from Simcoe Street looking south



COMMENTS

This application is supported by a Planning Justification Report, Functional Servicing Report, Geotechnical Investigation and an Archaeological Assessment.

The residential subdivision is proposed to consist of 57 multiple attached units, 13 single detached dwellings, two stormwater management ponds and two open space blocks. The development is proposed in two phases. Phase 1 includes 8 single detached dwellings, 24 multiple attached units, two stormwater management ponds, and an open space block. Phase 2 includes 5 single detached dwellings, 33 multiple attached units, and an open space block. The open space blocks are the location of a buried hydro line.

The subject property is currently vacant and is surrounded by residential development to the north (along Simcoe Street), agricultural lands to the east, a residential park development to the south and highway commercial uses to the east.

Access

Primary access into the subdivision will be off London Road with a secondary access off of Simcoe Street. The London Road access involves the approval of a new road. The new road will be located on the lane which currently serves Jessica's House (see Figure 5). The road connection to Highway 4 (London Road) is an element of infrastructure required to serve the development but is outside the boundaries of the Plan of Subdivision; the Integrated Environmental Assessment approach is being utilized to address the approval requirements of the new road. The Simcoe Street access will be located on lands immediately south of Albert Street. Lots 68, 69 and 70 front onto Simcoe Street and will form part of the Simcoe Street streetscape. The balance of the subdivision will be serviced by new roads internal to the subdivision; these roads will become public streets to the satisfaction of the Municipality.

Figure 5: Location of Proposed Road



Source: Google Maps

Attached to this report is a memo from the GSP Group Inc. (applicant) who, in partnership with MTE Consultants Inc., will be coordinating the Integrated Class EA requirements for this section of road. The section of the land where the road is proposed is currently municipally owned and ultimately, the road will form part of the municipally owned road network.

Servicing

This development will be connected to municipal water, sanitary sewer and storm sewers. There are also two (2) internal stormwater management facilities proposed (located in Block 73 and Block 74). There is a narrow strip of land which is outside of the outside of the draft Plan of Subdivision but is owned by the Municipality and will be required to be developed as part of the stormwater management facilities. Ownership of these facilities will ultimately be transferred to the Municipality.

A Hydro One easement extends across the subject lands running east-west along the southern extent of the land and then turning to run north-south to Simcoe Street. This buried line was relocated based on the draft Plan of Subdivision proposed; due to changes in the draft Plan, the hydro easement now runs in the backyards of eighteen (18) dwelling units.

The easement is addressed through the proposed zoning amendment. The two open space blocks that are proposed with the Plan accommodate the buried line.

Parkland

Cash in lieu of parkland dedication will be provided to the Municipality of South Huron.

Zoning

Related Official Plan and Zoning By-law Amendment applications have been submitted in conjunction with the proposed Plan of Subdivision. The effect of these applications would be to: create a site-specific special policy area wherein multiple attached dwellings are permitted to have six (6) units per building and to permit site-specific zoning for both the proposed single detached and multiple attached dwelling units which create relief from multiple provisions of the South Huron Comprehensive Zoning By-law. These applications are addressed in a separate report.

SUMMARY

In conclusion, it is recommended that South Huron Council hold the Public Meeting for the purpose of obtaining input from members of the public and defer a decision at this time. A second planning report containing a formal recommendation and draft conditions will be provided at a future meeting.

I will be in attendance at the February 4th Council meeting to answer questions of Council and the public.

Sincerely,
'Original signed by'

Denise Van Amersfoort, Senior Planner

Site Inspection: January 28, 2019



SHAPING GREAT COMMUNITIES

TRANSMITTAL

January 29, 2019

File No: 18106

Huron County
 57 Napier Street, 2nd Floor
 Goderich, ON
 N7A 1W2

Attn: Ms. Denise Van Amersfoort, RPP, MCIP
 Senior Planner

Re: **Integrated Class Environmental Assessments with Planning Act Applications
 Application for Draft Plan of Subdivision, Official Plan Amendment
 and Zoning By-law Amendment
 Simcoe Street – Exeter, Municipality of South Huron
 Pinnacle Quality Homes**

On behalf of our client Pinnacle Quality Homes, and further to our discussions regarding the above noted applications and process to integrate a Class Environmental Assessment ("Class EA") with Planning Act Applications. I have prepared this memo to outline the requirements when processing these two application types simultaneously.

Class Environmental Assessments are prepared under the policies of the Environmental Assessment Act. A Class EA applies to projects that can be approved subject to compliance with the approved Class EA Process. There are many types of Classes. In this case the construction of a new municipal road which will be required as a condition of approval of a Draft Plan of Subdivision to be approved under the Planning Act is considered a Schedule "A+" pre-approved project under Section A.1.2.2 and Appendix 1 of the Municipal Class Environmental Assessment Manual.

Section A.1.2.2 of the Municipal Class Environmental Assessment Manual outlines the purpose of the various types of Class EA's. With respect to Schedule A+ projects the manual states:

The purpose of Schedule A+ is to ensure some type of public notification for certain projects that are pre-approved under the Municipal Class EA, it is appropriate to inform the public of municipal infrastructure project(s) being constructed or implemented in their area. There, however, would be no ability for the public to request a Part II Order. If the public has any comments, they should be directed to the municipal council where they would be more appropriately addressed.

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72 Victoria Street South, Suite 201, Kitchener, ON N2G 4Y9 519 569 8883
 162 Locke Street South, Suite 200, Hamilton, ON L8P 4A9 905 572 7477
 gspgroup.ca

Schedule A+ activities may have been previously approved by a municipal council through annual budgets or specific mandates. Advising the public of the project implementation is a means to inform the public of what is to be undertaken in their local area. The public retains the opportunity to comment to municipal council. Given that these projects are pre-approved, there is no appeal to MECP on these projects.

The manner in which the public is advised is to be determined by the proponent. This could be a notice provided to adjacent property owners, a notice posted at the site, a report to council, a list of projects posted on the municipality's website etc. (Note: the mandatory requirements for a "Public Notice" as outlined in Section A.3.5.3 do not apply to Schedule A+).

Given the above direction our proposed approach to inform the public of the new municipal road is to provide details of this road during our public presentation. The section of road beyond the limits of the Proposed Subdivision will be highlighted and clearly identified. Notice of the Public Meeting has been circulated by the Municipality to all land owners within 120m of the subject property. The statutory public meeting is open to all members of the public and presentation materials are available following the meeting.

The finer details of the road construction will be reviewed during the detailed design process for the Draft Plan of Subdivision. Any necessary documentation supporting the construction of the road will be contained within a Development Agreement to be signed by the proponent and the Municipality.

I trust the above letter confirms our approach to inform the public of the proposed Municipal Road beyond the limits of the subdivision. We look forward to working with the County of Huron and Municipality of South Huron on these applications. Should you require any further information please do not hesitate to contact me.

Yours truly,

GSP GROUP INC.



Brandon Flewwelling, MCIP, RPP

cc. Montana Wilson - MTE Consultants Inc.
John Meinen – Pinnacle Quality Homes
Dan Best – CAO, Municipality of South Huron
Don Giberson - Director of Operations and Infrastructure, Municipality of South Huron



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

www.huroncounty.ca

To: Municipality of South Huron, Mayor and Members of Council
 From: Denise Van Amersfoort, Senior Planner
 Date: January 28, 2019

RE: Official Plan Amendment No. 17 and Zoning By-law Amendment Z19/2018
 Part of Lot 15, Concession 1, former Osborne Ward, Registered Plan 22R3785 and
 Registered Plan 22R5066 with Right of Way (ROW), Municipality of South Huron

Applicant: GSP Group Inc. c/o Brandon Flewwelling

This report is submitted for the Council Meeting on February 4, 2019.

RECOMMENDATION

It is recommended that:

1. The Public Meeting be held for the purpose of obtaining input from members of the public;
2. This report be received for information purposes.

A further planning report with a formal recommendation will be provided at a future Council meeting.

PURPOSE AND EFFECT

The subject lands are designated Residential in the South Huron Official Plan. The lands are currently zoned R1 (Low Density Residential) and Development (D) in the South Huron Official Plan. The subject lands are approximately 5.5 hectares (13.8 acres). The subject lands are comprised of agricultural fields, a former paddock and two agricultural buildings (sheds).

The Official Plan Amendment requests a maximum number of multiple attached units per building of 6 (six) when the South Huron Official Plan currently limits to 4 (four) per building. The Official Plan Amendment applies to the entirety of the subject lands (see Figure 1).

The Zoning By-law Amendment application proposes to rezone the land to permit a Plan of Subdivision on a portion of the lands and a stacked townhouse development on a portion of the lands (see Figure 2).

The Plan of Subdivision portion (12.5 acres in size) is proposed to be re-zoned to R2-3 (Medium Density Residential Special Provisions), R2-4 (Medium Density Residential Special Provisions), OS (Open Space), and OS-1 (Open Space Special Provisions). The stacked townhouse portion

(1.3 acres in size) is proposed to be zoned R3-9 (Residential High Density Special Provisions).

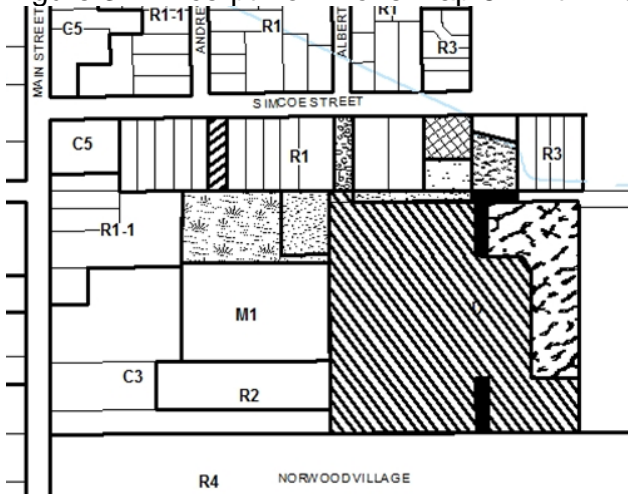
Figure 1 – Aerial View of Lands Subject to Official Plan Amendment



Figure 2 – Aerial of Lands Subject to Zoning By-law Amendment
(Proposed Stacked Townhouse Development in blue, Proposed Plan of Subdivision in yellow)



Figure 3 – Excerpt from Zone Map 5E with Proposed Amendments Noted



	Zone change from R1 (Low Density Residential) to R3-9 (High Density Residential - Special Provisions)
	Zone change from R1 (Low Density Residential) to R2-3 (Medium Density Residential Special Provisions)
	Zone change from R1 (Low Density Residential) to R2-4 (Medium Density Residential - Special Provisions)
	Zone change from R1 (Low Density Residential) to OS-1 (Open Space Special Provisions)
	Zone change from R1 (Low Density Residential) to OS (Open Space) <i>See Key A</i>
	Zone change from D (Development) to R3-9 (High Density Residential - Special Provisions)
	Zone change from D (Development) to R2-3 (Medium Density Residential - Special Provisions)
	Zone change from D (Development) to R2-4 (Medium Density Residential - Special Provisions)
	Zone change from D (Development) to OS-1 (Open Space - Special Provisions)
	Zone change from D (Development) to OS (Open Space)

Figure 4: Draft Plan of Subdivision

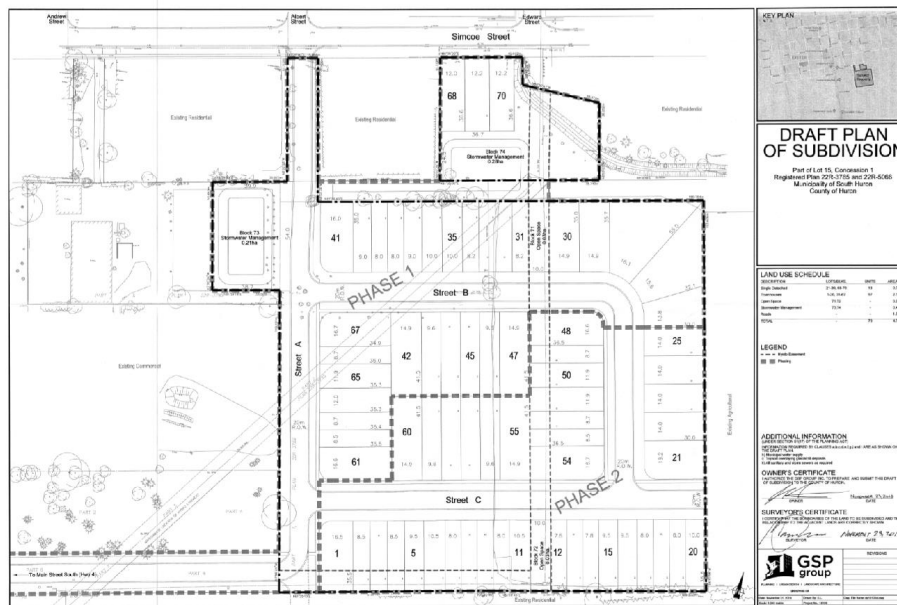


Figure 5: Concept Plan for Stacked Townhouse Development

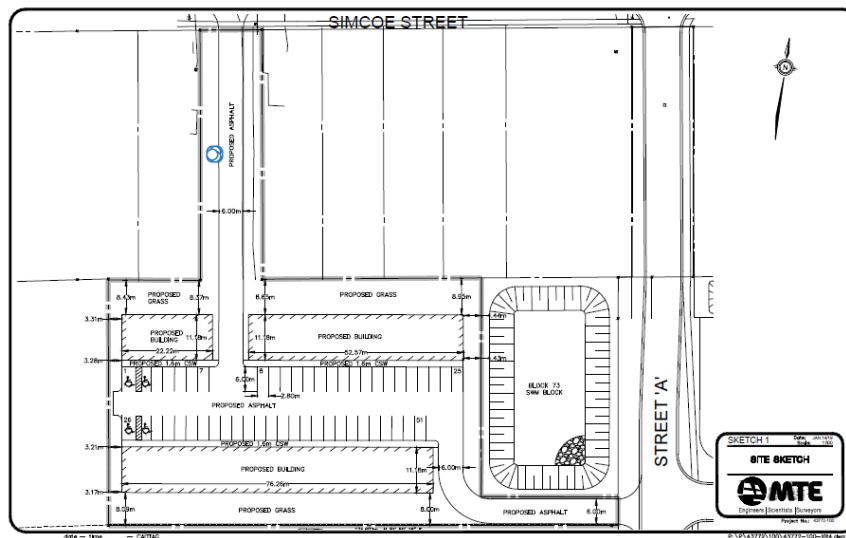


Figure 6: Conceptual Building Elevations for Stacked Townhouse Development



COMMENTS

The subject applications are Official Plan Amendment No. 17 to the South Huron Official Plan and Zoning By-law Amendment Application Z19/2018 to the South Huron Comprehensive Zoning By-law 69-2018.

The Official Plan amendment proposes a site specific Special Policy Area to permit a maximum number of multiple attached units per building of six (6) when the South Huron Official Plan currently sets a maximum number of four (4) units per building. There are a number of other buildings in the surrounding neighbourhood which feature more than four (4) multiple attached units.

For the purpose of this report, the Zoning By-law Amendment is divided into two sections: the zone changes required to facilitate the proposed Plan of Subdivision and the zone changes required to facilitate the proposed stacked townhouse development.

1) Plan of Subdivision Zone Changes

The applicant proposes to develop a residential subdivision consisting of 57 multiple attached units, 13 single detached dwellings, two stormwater management ponds and two open space blocks. This development proposes to amend the zoning from Development (D) and Low Density Residential Zone (R1) to a Residential Medium Density Special Provisions zone (R2-3) and Residential Medium Density Special Provisions zone (R2-4), as well as Open Space (OS) and Open Space Special Provision (OS-1), to permit stormwater management ponds.

The R2-3 Zone is proposed to apply to the single detached dwellings and seeks relief from the requirements of zone area for interior properties, frontage, front yard depth and zone coverage.

The R2-4 Zone is proposed to apply to the multiple attached dwellings and seeks relief from the requirements for frontage, zone area, property depth, rear yard depth, number of dwellings per building, and setbacks to easements.

The OS and OS-1 zones are proposed to apply to the proposed storm water management facilities.

2) Stacked Townhouse Development Zone Changes

The applicant proposes to develop a thirty-four (34) unit, stacked townhouse development with condominium ownership. A concept plan for this development and conceptual elevations have been provided (see Figures 5 and 6). This development proposed to amend the zoning from Development (D) to Residential High Density Special Provisions (R3-9). Because the South Huron Comprehensive Zoning By-law does not have provisions for this type of development, a site-specific zone is proposed.

The R3-9 zone is a site-specific zone which defines what a stacked townhouse dwelling is and sets out zoning requirements specific to the site, including frontage, setbacks to property lines, parking requirements, landscaped open space, maximum lot coverage, planting strips and accessory buildings.

The specific details of each zone are available in a draft by-law which is appended to this report.

STAFF AND AGENCY COMMENTS

This report has been prepared in advance of the public meeting. No public comments have been received to date. Comments may arise at the public meeting.

SUMMARY

It is recommended that Council hold the Public Meeting for the purpose of obtaining input from the public on the proposed amendments but defer making a decision at this time. A subsequent planning report will be provided with a formal recommendation at a future Council meeting.

I will be in attendance at the public meeting to answer questions from Council and the public.

Sincerely,

‘Original signed by’

Denise Van Amersfoort, Senior Planner

Site Inspection: January 28, 2019



The Corporation of the Municipality of South Huron

By-Law #13- 2019

To amend By-Law #69-2018, being the Zoning By-Law for the Municipality of South Huron for lands known as Part of Lot 15, Concession 1, former Usborne Ward, Registered Plan 22R3785 and Registered Plan 22R5066 with Right of Way (ROW), Municipality of South Huron.

Whereas the Council of The Corporation of the Municipality of South Huron considers it advisable to amend Zoning By-Law #69-2018 for the Municipality of South Huron, Corporation of the Municipality of South Huron;

Now therefore be it resolved that the Council of The Corporation of the Municipality of South Huron enacts as follows:

1. That this By-Law shall apply to Part of Lot 15, Concession 1, former Usborne Ward, Registered Plan 22R3785 and Registered Plan 22R5066 with Right of Way (ROW), Municipality of South Huron.
2. That By-Law #69-2018 is hereby amended by changing the zone symbol from the existing Development Zone (D) and Low Density Residential Zone (R1) to a Residential Medium Density Special Provisions Zone (R2-3), Residential Medium Density Special Provisions Zone (R2-4), Open Space Zone (OS), Open Space Special Provisions Zone (OS-1), and Residential High Density Special Provisions Zone (R3-9) on the lands designated 'zone change' on Key Maps, identified as Schedule "C", attached hereto and forming an integral part of this by-law.
3. That By-law 69-2018 is hereby amended by adding Section 20.10.3:

20.10.3 R2-3

Notwithstanding the Zone Provisions of Section 20.4 to the contrary, in the area zoned R2-3 the following special provisions apply:

- a) Zone Area (minimum) Interior Property – 420 square metres
- b) Zone Frontage (minimum) Interior Property – 12m
- c) Front Yard (minimum) – 6m
- d) Zone Coverage – 40%

4. That By-law 69-2018 is hereby amended by adding Section 20.10.4:

20.10.4 R2-4

Notwithstanding the Zone Provisions of Section 20.7 to the contrary, in the area zoned R2-4 the following special provisions apply:

- a) Minimum Property Frontage (Interior Unit) – 7.8m

- b) Minimum Property Frontage (End Unit) – 7.8m
- c) Minimum Zone Area (Interior Dwelling Units) – 276 sq.m
- d) Minimum Property Depth – 35m
- e) Minimum Rear Yard Setback – 7.5m
- f) Number of Dwelling Units per Building – 6
- g) Minimum side yard setback adjacent to Hydro easement (specific to lots 11, 12, and 31) – 1m
- h) The regulations of Section 3.37 Setbacks from Lanes and Easements does not apply to the lands zoned R2-4

5. That By-law 69-2018 is hereby amended by adding Section 21.9.9:

21.9.9 R3-9

Notwithstanding any provision of By-law 69-2018 to the contrary, in the area zoned R3-9, a stacked/cluster townhouse development with a maximum of 34 units is permitted subject to the following:

- a) A Stacked/Cluster Townhouse Dwelling is defined as: a residential building divided vertically and/or horizontally into three or more dwelling units by common walls which prevent internal access between dwelling units and is not considered to be a multiple attached unit for the purposes of the By-law.
- b) The frontage requirement for the overall property is 15 metres. There is no lot frontage requirement for each dwelling unit. The units are provided access to a public road (Simcoe Street) via a privately owned, internal road.
- c) The whole of the lands zoned R3-9 shall be a lot for the purposes of the By-law.
- d) The setbacks to property lines for proposed buildings are as follows:
 - North Property Line – 8 metres (rear yard)
 - South Property Line – 8 metres (rear yard)
 - East Property Line – 3 metres (interior side yard)
 - West Property Line – 3 metres (interior side yard)
- e) One accessory building or structure may be permitted to serve the overall site in accordance with the requirements of Section 3.2.
- f) A minimum of 1.5 parking spaces per dwelling unit are required in accordance with Section 3.26. Section 3.26.12 does not apply.
- g) A planting strip is required in accordance with Section 3.28. along the north, west and south property lines.
- h) Landscaped Open Space (minimum) – 30%
- i) Lot Coverage (maximum) – 40%
- j) All other applicable provisions of this By-law, as amended, shall apply.

- 6. That the purpose and effect of this amendment, identified as Schedule “A”, attached hereto, forms an integral part of this by-law.
- 7. That the Municipality of South Huron Zoning By-law Location Map, identified as Schedule B, attached hereto, forms an integral part of this by-law.
- 8. That the Municipality of South Huron Zoning By-law Zone Map 5E, identified as Schedule C, attached hereto, forms an integral part of this by-law.
- 9. That this By-Law shall come into effect upon final passing, pursuant to Section 34(21) of the *Planning Act, 1990*.

Read a first time this 4th day of February, 2019.

Read a second time this 4th day of February, 2019.

Read a third time and finally passed this day of , 2019.

George Finch, Mayor

Rebekah Msuya-Collison, Clerk

Schedule “A” to By-Law #13-2019**Corporation Of The Municipality Of South Huron**

By-Law #13-2019 has the following purpose and effect:

This By-law affects the property legally described as Part of Lot 15, Concession 1, former Usborne Ward, Registered Plan 22R3785 and Registered Plan 22R5066 with Right of Way (ROW), Municipality of South Huron.

The subject lands are located in the southeast end of Exeter, fronting on Simcoe Street. The applicant proposes to develop a residential subdivision on the subject parcel consisting of 57 multiple attached units, 13 single detached dwellings, two stormwater management ponds and two open space blocks. The proposed access will be off Simcoe Street, south of Albert Street, and off Highway 4 to the west of the development. The development is proposed in two phases. Phase 1 includes 8 single detached dwellings, 24 multiple attached units, two stormwater management ponds, and open space. Phase 2 includes 5 single detached dwellings, 33 multiple attached units, and open space. An Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision have been submitted to facilitate the proposed development.

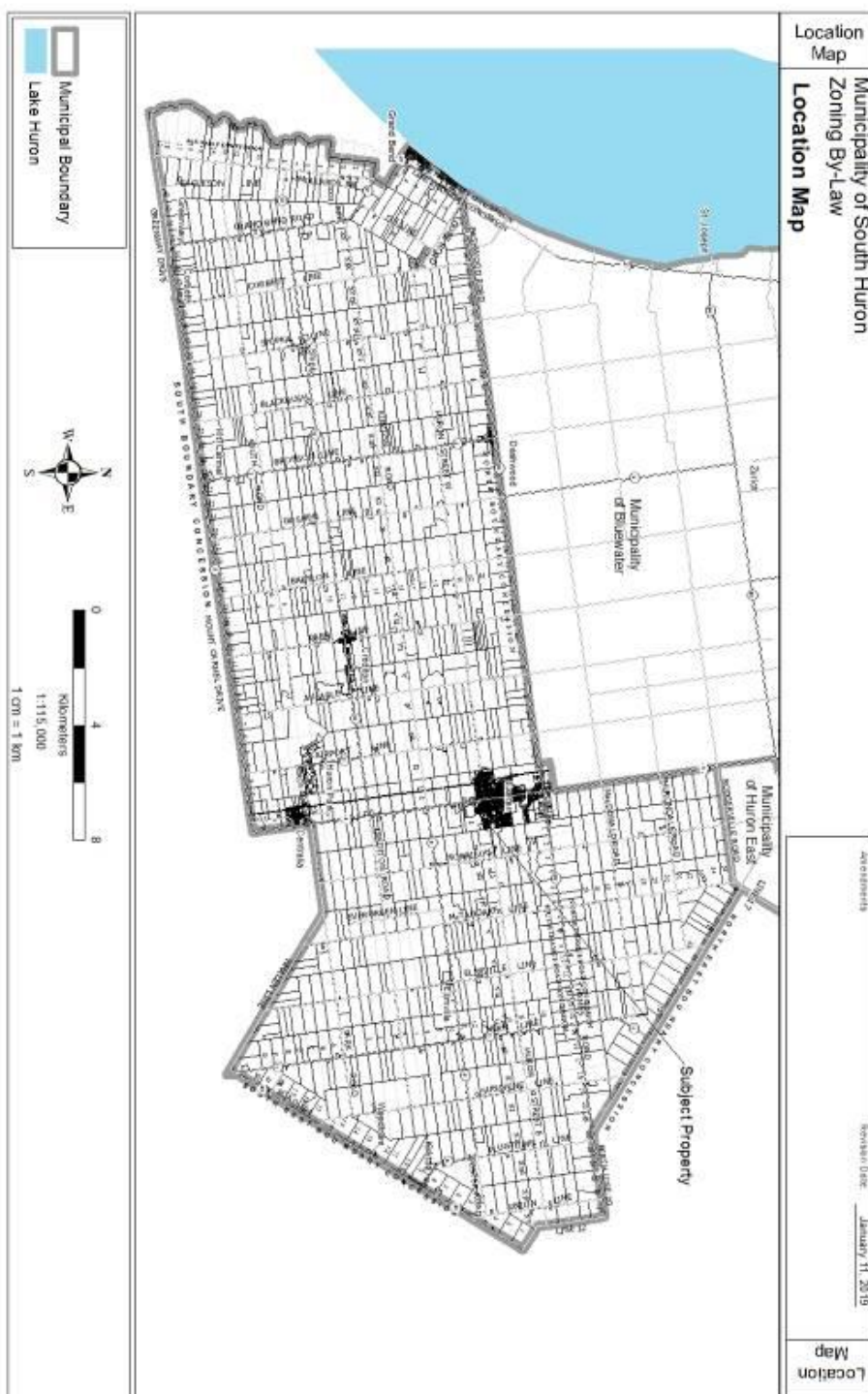
The subject lands are currently designated Residential in the South Huron Official Plan. The Official Plan amendment proposes a site specific special policy area to permit a maximum number of multiple attached units per building of six (6) when the South Huron Official Plan currently sets a maximum number of four (4) multiple attached units per building.

The Zoning By-law amendment proposes a zone change from the existing Development (D) and Low Density Residential Zone (R1) to a Residential Medium Density Special Provisions zone (R2-3), Residential Medium Density Special Provisions zone (R2-4), Open Space zone (OS) and Open Space Special Provision (OS-1) to permit stormwater management ponds. The zoning by-law amendment also includes a zone change for an adjacent property from Development (D) to Residential High Density Special Provisions (R3-9) to permit a thirty-four (34) unit stacked/clustered townhouse development. The South Huron Comprehensive Zoning By-law does not have provisions for this type of development; a site-specific zone is proposed for this development as a result.

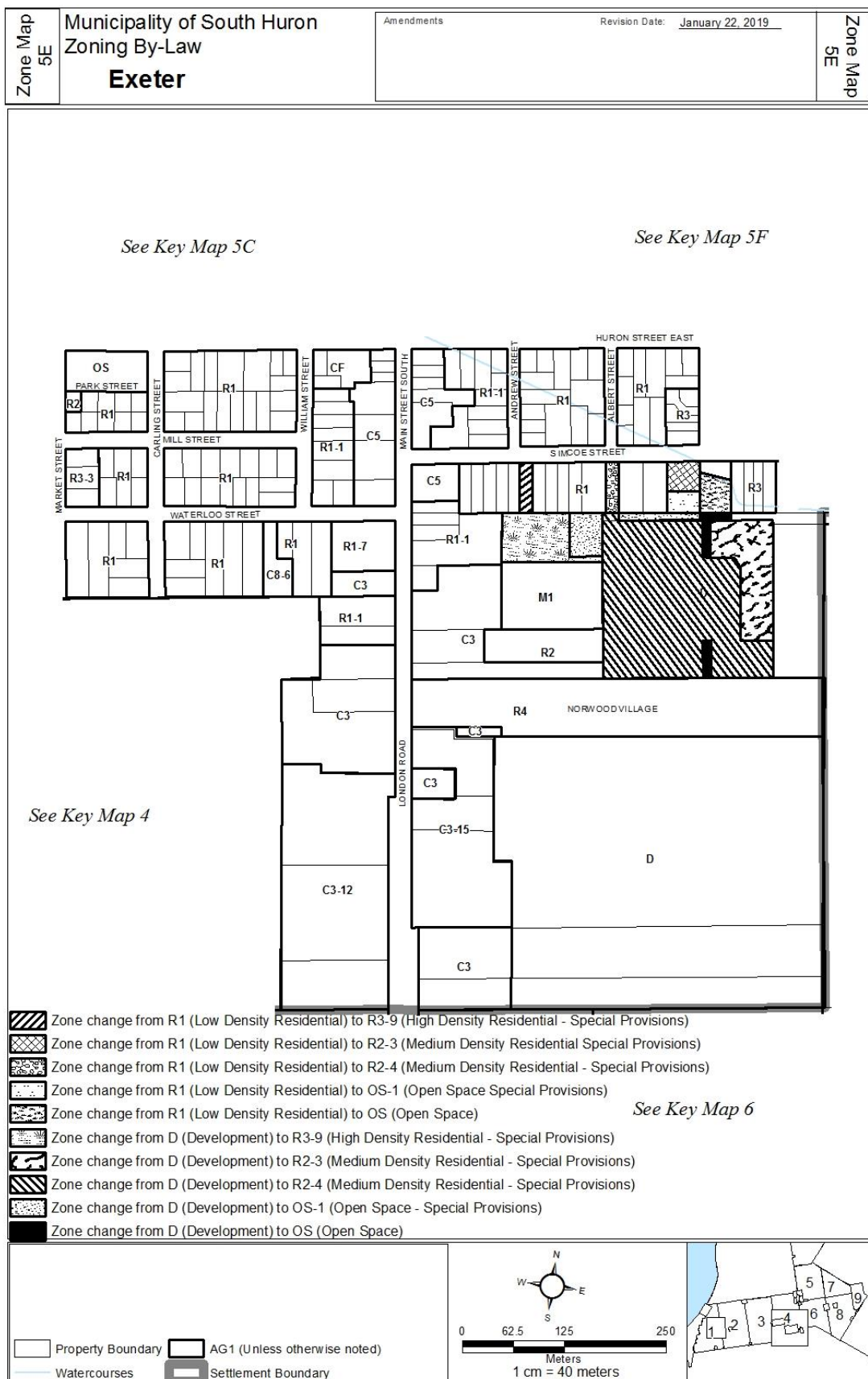
The concurrent application for Official Plan Amendment for a site specific special policy area to permit a maximum number of multiple attached units per building of six (6) has been submitted under South Huron OPA Amendment #17. This Zoning By-law amendment will not come into force until the Official Plan Amendment (OPA#17) is approved by the County of Huron, in accordance with Section 42(21) of the Planning Act.

This By-law amends Zoning By-law #69-2018 of the Municipality of South Huron. Maps showing the general location of the lands to which this proposed zoning by-law amendment applies are shown on the following pages.

Schedule "B" to By-Law #13- 2019 Corporation Of The Municipality Of South Huron



Schedule "C" to By-Law #13- 2019
Corporation Of The Municipality Of South Huron



Rebekah Msuya-Collison

From: Chris Hachey <hsmasstlrcc@bmts.com>
Sent: Tuesday, January 29, 2019 2:00 PM
To: Rebekah Msuya-Collison; planning@huroncounty.ca
Subject: Request for Comments - South Huron (GPS Group Inc.) - Proposed Official Plan Amendment, Zoning By-law Amendment & Plan of Subdivision

Your File: OPA #17
Z19-2018
40T18002

Our File: South Huron Municipality

Ms. Msuya-Collison and Ms. Cronin,

The Historic Saugeen Metis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed development, land re-designation, zoning, land severance, Official plan and/or Zoning By-law Amendments.

Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

Assistant Coordinator, Lands, Resources and Consultation

Historic Saugeen Métis
204 High Street
Southampton, Ontario, N0H 2L0
Telephone: (519) 483-4000
Fax: (519) 483-4002
Email: hsmasstlrcc@bmts.com

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HURON-PERTH CATHOLIC

District School Board

January 30, 2019

Huron County Planning & Development Department
57 Napier Street
Goderich ON N7A 1W2

Municipality of South Huron
322 Main Street
Exeter ON N0M 1S6

To Whom It May Concern:

Re: Applicant: GSP Group Inc. c/o Brandon Flewwelling
File No.: 40T18002
Location: Part of Lot 15, Concession 1, former Usborne Ward, Registered Plan
22R3785 and Registered Plan 22R5066 with Right of Way (ROW),
Municipality of South Huron

In response to your Notice of Public Meeting for Draft Plan of Subdivision, together with the Notice of Public Meeting for the corresponding Official Plan and Zoning By-Law Amendments, please be advised that we have no concerns.

Yours truly,

Anne Marie Nicholson
Manager of Assessment & Plant

/dd

