



Corporation of the Municipality of South Huron
Agenda - Public Meeting

Tuesday, February 19, 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 and 34

4. Application Combined Official Plan OPA 16 and Zoning By-Law Amendment D14-Z20- 2019 (Heybolt Ontario Ltd.)

4.1 Combined OPA and Zoning Application 1

4.1.1 Owner Authorization - Runge/Masse 14

4.2 S. Smith, Huron County Planner - Report 15

Recommendation:

That South Huron Council receives the report from S. Smith, Huron County Planner re: Official Plan Amendment 16 and Zoning By-Law Amendment D14-Z20-2019 (Heybolt Ontario Ltd.).

4.3 Written Comments Received

4.3.1 Historic Saugeen Metis, George Govier - Correspondence dated February 6, 2019 25

4.3.2 MR Engineering - Proposed Residential Development - Heybolt Ontario Ltd. 26

4.4 Comments-Council; Public in Attendance

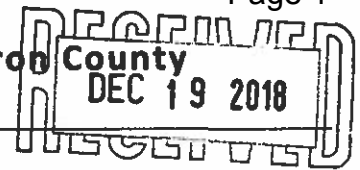
5. Close Public Meeting

Recommendation:

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

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 1/16
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.

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. 69-2018 [] Both [X]a) Name of Official Plan to be amended: South Huron Official Planb) Name of Zoning By-law to be amended: South Huron Zoning By-law**2. WHAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)?**To change the use of the subject property from Community Facility to Residential.**B. GENERAL INFORMATION****3. APPLICANT INFORMATION**a) Registered Owner's Name(s): Heybolt Ontario LimitedAddress: 39 Forest Avenue, Grand Bend ON N0M 1T0

Phone: Home () _____ Work () _____ Fax () _____

Email: jasonheywood@hotmail.com Cell () 519-282-8344
jsb1@quadro.net 519-272-9170

b) Applicant (Agent) Name(s): _____

Address: _____

Phone: Home () _____ Work () _____ Fax () _____

Email: _____ Cell () _____

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

None.

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

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: Exeter911 Address and Road Name: 200 Huron Street EastRoll Number (if available): 401008004303600Concession: PLAN 367 PT LOT 1244 RP 22R315 PT 2

Lot: _____

Registered Plan No.: _____

Area: 0.72 hectares Depth: 91.4 metres Frontage (Width): 78.9 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: Community FacilityZoning: Community Facility (CF)**9. LIST LAND USES THAT ARE PERMITTED BY CURRENT OFFICIAL PLAN DESIGNATION:**Community uses that are public, semi-public or private for the health, protection and welfare of the community.**C. EXISTING AND PROPOSED LAND USES AND BUILDINGS****10. WHAT IS THE "EXISTING" USE OF THE LAND?**ChurchHow long have the existing uses continued on the subject land: 50 years +**11. WHAT IS THE "PROPOSED" USE OF THE LAND?**Residential (Low Density and High Density)

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)	Church	
b) Main Building Height	12 +/- (m)	(m)
c) % Lot Coverage	4% +/-	
d) # of Parking Spaces	50	
e) # of Loading Spaces	0	
f) Number of Floors	2 (plus basement)	
g) Total Floor Area	412.3 (sq. m)	sq. m)
h) Ground Floor Area (exclude basement)	310.5	
i) Building Dimensions	11.4 x 29.5	
j) Date of Construction	unknown (50 years +)	
k) Setback from Buildings to:		
	Front of Lot Line	11.9
	Rear of Lot Line	50.6
	Side of Lot Line	Int. = 6.0 / Ext. = 12.8

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	[<input checked="" type="checkbox"/>]	[]	[]	[<input checked="" type="checkbox"/>]	[]	[]
b) Proposed	[<input checked="" type="checkbox"/>]	[]	[]	[<input checked="" type="checkbox"/>]	[]	[]
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	[<input checked="" type="checkbox"/>]
Ditches	[]
Swales	[<input checked="" type="checkbox"/>]
Other	[] Specify _____

Is storm drainage present or will it be constructed To be constructed

14. TYPE OF ACCESS (CHECK APPROPRIATE SPACE)

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

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 checked="" type="checkbox"/>] | No [<input type="checkbox"/>] | Unknown [<input type="checkbox"/>] |
| Change a policy in the Official Plan | Yes [<input 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 _____
- b) Text of the proposed new policy attached on a separate page? Yes [☐] No [☐]
- c) New designation name: Residential
- d) Map of proposed new Schedule attached on a separate page? Yes [☒] No [☐]

17. LIST PURPOSE OF AMENDMENT AND LAND USES THAT WOULD BE PERMITTED BY THE PROPOSED AMENDMENT:

Residential - Low Density (3-lots), Residential - High Density (convert existing church to apartments)

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 [☐]

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: Residential - Low Density and Residential - High Density
- d) Map of proposed new Key Map attached on a separate page? Yes ☒ No ☐

23. LIST LAND USES PROPOSED BY ZONING AMENDMENT.Uses permitted in the R1 and R3 Zones- date the current owner acquired the subject land 2018**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 ☐

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 []	No []
Zoning By-law Amendment	Yes []	No []
Minor Variance	Yes []	No []
Plan of Subdivision	Yes []	No []
Consent (Severance)	Yes []	No []
Site Plan Control	Yes []	No []

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

File No. of Application: _____
 Approval Authority: _____
 Lands Subject to Application: _____
 Purpose of Application: _____
 Status of Application: _____
 Effect on the Current Application for Amendment: _____

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).

Severance Sketch, Sheet SP-1 by MR Engineering and Design Ltd., dated 12-18-18

Site Sketch, Sheet SP-2 by MR Engineering and Design Ltd., dated 12-18-18

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: December 17, 2018 at 11:00 am

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.).

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).

I (we) John Bolton of the Town of St. Mary's County/Region
 of Perth County do hereby authorize Art Runge to act as my agent in the application.

Signature of Owner(s)

Date

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

I, John Bolton of the Town of St. Mary's
 (Name of Applicant) (Name of Town, Township, etc.)

In the Region/County/District Perth 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

Huron

In the Municipality of

South Huron

This 19 day of December, 2018
 (Day) (Month) (Year)

Signature

John Bolton

R. M. Collins
 Commissioner of Oaths

SWORN BEFORE ME at the Municipality of
 South Huron, in the County of Huron and the Province of Ontario,
 this 19 day of December, 2018

R. M. Collins
 Rebekah Msiya-Collison, Clerk
 Municipality of South Huron
 A Commissioner, etc.

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 John Bolton 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.



SignatureDec 19, 2018
Date

APPLICATION AND FEE OF \$ 1,872- 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 CommissionerDec 19, 2018
Date

**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: Haybolt Ontario Limited

Name of Owner (if different from the applicant): _____

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

PLAN 367 PT LOT 1244 RP 22R315 PT 2; 200 Huron Street East, Exeter ON

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 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 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.

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 tie 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.

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

Sarah Smith

From: John & Nancy Bolton <jsb1@quadro.net>
Sent: January 28, 2019 4:16 PM
To: Lisa Finch; Rebekah Msuya-Collison; Rachel Anstett
Cc: Sarah Smith; Matt Runge; Tim Masse
Subject: Re: C95-18 Heybolt Ontario Limited Severance (application #2)

Good Afternoon All

Please be advised that Matt Runge and Tim Masse of MR Engineering and Design Ltd. have our permission to provide and receive correspondence regarding the Official Plan Amendment, Re-Zoning and Consent for 200 Huron Street East, Exeter, ON

If they could be included in a further correspondence that would be appreciated

Thanks- Stay Warm!

John Bolton
JSB Construction
Ph/Fx 519.349.2299
Cell 519.272.9170
jsb1@quadro.net



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 **Fax:** 519.524.5677 **Toll Free:** 1.888.524.8394 Ext. 3
www.huroncounty.ca

Official Plan Amendment and Zoning By-law Amendment Report to Municipality of South Huron Council

Re: Official Plan Amendment Application (SHu D09-OPA #16)
 Zoning By-law Amendment Application (SHu D14-Z20/2018)

Location: Plan 376 Pt Lot 1244 AS RP 22R315 Part 2 (200 Huron Street), Exeter
 Applicant: MR Engineering and Design Ltd, c/o Matt Runge and Tim Masse
 Owner: Heybolt Ontario Ltd.

This report is submitted to South Huron Council for Public Meeting on February 19th, 2019

RECOMMENDATION

That the Municipality of South Huron review the application for Official Plan Amendment OPA #16 and the corresponding Zoning By-law Amendment D14-Z20/2018 and receive comments from the public.

If the Municipality of South Huron Council is satisfied that issues raised at the public meeting have been addressed, it is recommended that OPA #16 be approved and adopted by by-law and forwarded to the County of Huron for approval.

Further, it is recommended that the Zoning By-law Amendment from CF (Community Facility) to R1 (Residential – Low Density) and R3 (Residential – High Density) receive first and second reading, and that third and final reading not be done until OPA #16 is in full force and effect.

Prior to approving the zone change to R1 and R3, it is recommended that a resolution be passed pursuant to Section 34(17) of the Planning Act indicating that no further notice is required.

PURPOSE AND EFFECT

The subject property is located in the southeast end of Exeter, fronting onto Huron Street and Pryde Boulevard. The subject lands are legally described as Plan 376 Pt Lot 1244 AS RP 22R315 Part 2, Town of Exeter, Municipality of South Huron. The applicant proposes to redevelop a vacant institutional church building and property for future residential uses. The proposal includes the creation of three (3) low density residential building lots (to be created through separate consent file #C48/2018 and #C49/2018) and

conversion of an existing church building for a future apartment use with seven (7) proposed dwelling units.

The subject lands are currently designated Community Facility in the South Huron Official Plan. The purpose of OPA #16 is to change the designation of the property from Community Facility to Residential to permit future residential uses at this site.

The subject lands are currently zoned Community Facility (CF) in the South Huron Comprehensive Zoning By-law 69-2018. The purpose of Zoning By-law Amendment D14-Z20/2018 is to change the zoning from Community Facility (CF) to Residential – Low Density (R1) and Residential – High Density (R3) Zone.

The subject lands are approximately 7,233 sqm in size. Through the concurrent consent applications it is proposed that three (3) future residential low density lots are created with frontage on Pryde Boulevard (Lands proposed to be rezoned Residential – Low Density (R1) Zone). The consent also proposes a retained parcel of land including the existing church building which the applicant proposes to redevelop into an apartment building with seven (7) units (lands proposed to be rezoned Residential – High Density (R3) Zone).

This Official Plan Amendment and Zoning By-law amendment propose to amend the Municipality of South Huron Official Plan, and the South Huron Zoning By-law, #69-2018.

Figure 1: Aerial View of Subject Lands



Figure 2: Lands under Official Plan Amendment #16 – Lands proposed to be designated Residential



Figure 3: Lands under Zoning By-law Amendment D14-Z20/2018



Zone Change from Community Facility (CF) to Residential - High Density (R3)



Zone Change from Community Facility (CF) to Residential - High Density (R3)

"Planning with the community for a healthy, viable and sustainable future."

Figure 4 and Figure 5: Street View of Subject Lands proposed for future Low Density Residential Use.



Figure 6 and Figure 7: Street View of Subject lands proposed for future High Density Residential Use



APPLICATION REVIEW

Official Plan Amendment

a) Huron County Official Plan

The subject lands are located within an identified Primary Settlement Area in the County

of Huron. These areas are intended to be the primary location for growth and development in the County by encouraging increased opportunities for intensification, redevelopment and expansion where appropriate. Redevelopment of an existing church parcel and building, and new residential infill development would be appropriate under the objectives in the Huron County Official Plan.

b) South Huron Official Plan General Residential Policies

The property is currently designated Community Facility in the South Huron Official Plan. The applicant has applied to change the designation of the entire property to Residential.

Under General Residential Policies in the South Huron Official Plan (Section 7.5.5.4.1) new residential development will be directed to locations where adequate services including water, sanitary, storm, surface drainage, roads, sidewalks, street lighting and facilities including schools, parks and open spaces are available. The Plan further states that new residential development will be allowed in all residential neighbourhoods as infilling, expansion or intensification.

This development has been circulated for staff comment and the applicant has had an initial pre-consultation meeting with Municipal and County staff. Comments from staff indicate the property can be serviced by municipal water, sanitary and storm water. Further, there are existing sidewalks on the south side of Huron Street, and west side of Pryde Boulevard.

The Plan also states under Section 7.5.5.4.1 that infilling and residential intensification will occur primarily in established residential neighbourhoods by severance according to Land Division Policies of the Plan. The applicant has also submitted concurrent applications for consent for infill residential-low density development.

c) South Huron Official Plan Residential Low Density Policies (Section 7.5.5.4.2 Low Density Residential)

The Plan identifies single detached dwellings in established residential neighborhoods and recognizes their importance to continue to meet housing needs. Residential Low Density is also recognized for a range of housing supply including single detached, duplex, and semi-detached units. The proposed low density uses would represent infill in an existing neighbourhood and it is understood the intent is for future single detached dwelling residential uses.

d) South Huron Official Plan Residential High Density Policies (Section 7.5.5.4.4 High Density Residential)

High Density Residential development is encouraged close to commercial, social and

community facilities, as well as within walking distance to public open space, and along collector and arterial roads. The development of High Density Residential is to be designed in harmony with the scale, building height and character of the surrounding area. Huron Street represents a main through street in the Town; the subject lands are within walking distance to the Main Street Historic Core District, designated and zoned Open Space lands are located north of the parcel, and the surrounding area includes a mix of housing form and density.

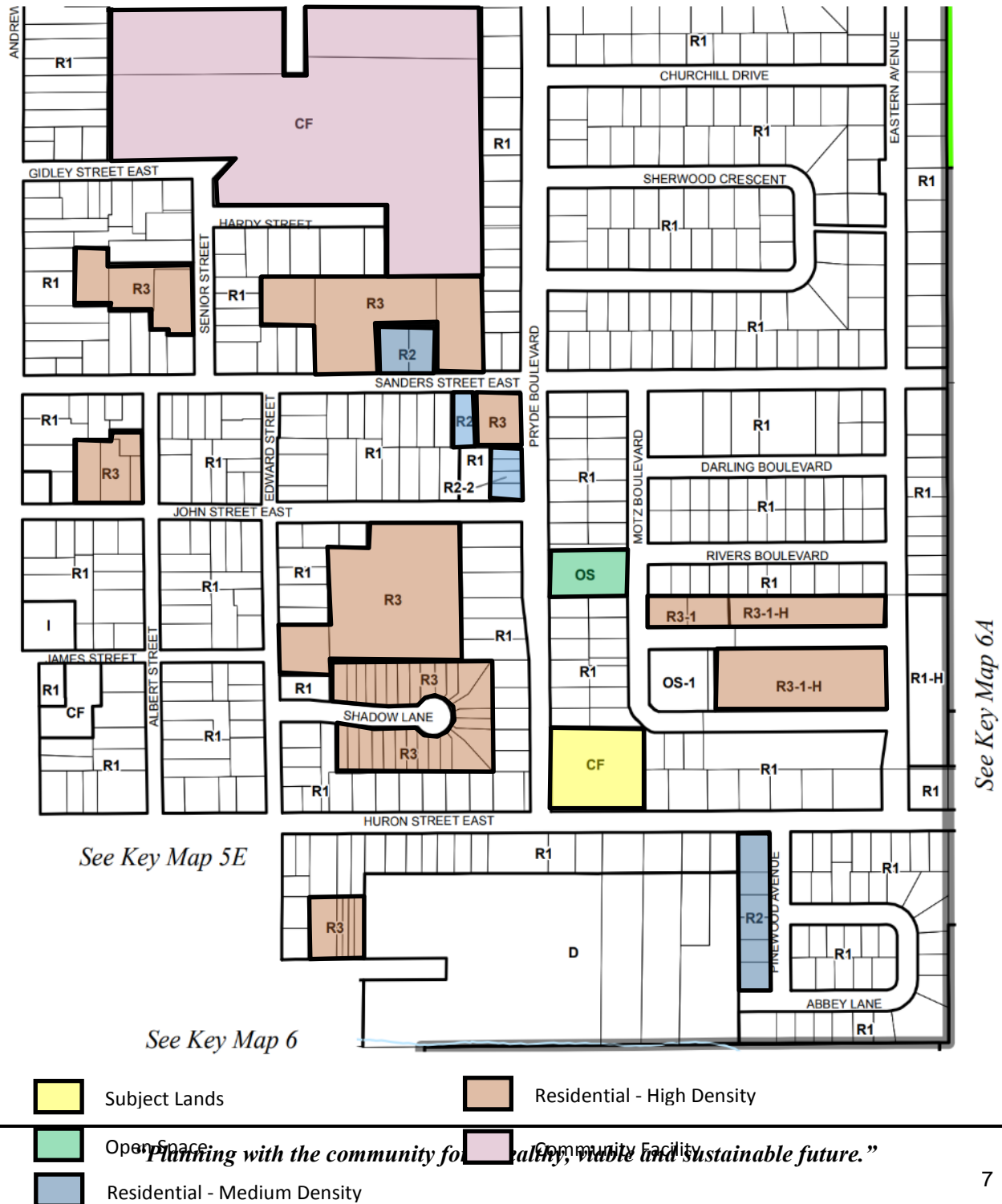
The following residential uses are in proximity to the subject lands, this chart summaries a few uses in the surrounding area. Figure 4, on the following page, also identifies through visual representation that there are a range of uses in the surrounding area including a mix of low, medium, and high density residential uses, as well as Open Space and Community Facility uses.

Table 1: Comparison Chart of Existing Zone(s)/Use(s) in Proximity of Subject Lands

Location	Zoning	Use
West of subject lands: 1-29 Shadow Lane	R3 (Residential – High Density)	Existing Multiple Attached Dwellings
Northwest of subject lands: 155 John Street	R3 (Residential – High Density)	Retirement Living
East of Subject Lands: Motz Boulevard and Taylor Boulevard	R3 (Residential – High Density)	Existing Multiple Attached Dwellings
North of Subject Lands: 189 Sanders Street	R3 (Residential – High Density)	Existing Apartment Building
North of Subject Lands: 189 Sanders Street	R3 (Residential – High Density)	Existing Apartment Building
North of Subject Lands:176 Sanders Street	R3 (Residential – High Density)	Existing Apartment Building
North of Subject Lands:134 Sanders Street	R3 (Residential – High Density)	Existing Apartment Building

The proposed re-use of the church building for apartments and the infilling of three future residential lots can be seen as similar and consistent with the character and density of the surrounding development in this area as there is a mix of density and housing types and forms in the surrounding area.

Figure 8: Visual Representation of Surrounding Land Uses



a) *Density*

Gross Density of high density residential is not to exceed 75 units per net hectare under Official Plan Policy. The proposed density for the church conversion to seven (7) units based on the proposed R3 retained parcel size would be 12 units per hectare. The creation of three infill Residential Low Density lots is also permitted in the Land Division policies and Residential policies of the Official Plan.

b) *Parking*

The three residential lots are proposed via frontage to Pryde Boulevard. The South Huron Zoning By-law requires one (1) parking space per single-detached dwelling which can be accommodated on the lot in a driveway or garage.

There is adequate parking provided off-street for the church conversion. The South Huron Zoning By-law requires 1.5 parking spaces per apartment dwelling. A draft sketch indicates eleven (11) parking spaces including one (1) mobility parking space with proposed parking area entering off Huron Street.

No concerns have been identified by South Huron staff regarding access to this subject lands. Parking and access for the proposed R3 zone will also be subject to Site Plan Control through Municipal review.

c) *Servicing*

Comments from South Huron staff indicate the property can be serviced by municipal water, sanitary and storm water. The R3 lands will also be subject to Site Plan Control through Municipal review which will cover sanitary and servicing of the subject lands.

d) *Record of Site Condition*

Under the provisions of a Record of Site Condition, alteration from a Church to a Residential Use is subject to review. The client has obtained the services of Rubicon Environmental Inc. to complete studies and work on the subject lands. A completed Phase 1 Environmental Site Assessment report has concluded that no areas of potential environmental concern were identified on the subject property, that no further investigation is warranted, and that the subject property is compliant with MOE regulations.

Zoning By-law Review, South Huron Comprehensive Zoning By-law

a) R1 Zone Residential - Low Density for proposed three infill lots

The applicant has requested a zone change to R1 Residential - Low Density for the proposed three infill lots. The proposed lot sizes meet minimum lot frontage, minimum lot depth, and minimum lot area in the South Huron Zoning By-law, as illustrated in the table below. The lots would be permitted based on size under the provisions of the Zoning By-law. The creation of these lots has been requested through submission of consent application #C48/2018 and C49/2018 which are being considered concurrent with this application. Future residential dwellings on these parcels would be subject to a building permit and must comply with zone provisions for building setback, lot coverage and height.

Table 2: Comparison Chart R1 Zone Provisions for proposed infill lots versus South Huron Zoning By-law zone provisions.

Zone Provision	Requirement in South Huron Zoning By-law 69-2018 (based on single detached dwelling)	Proposed R1 Residential – Low Density Lot
Frontage (minimum)	15 metres	16.3 metres
Depth (minimum)	30 metres	30 metres
Zone area (minimum) interior property	450 square metres	489 square metres

b) R3 Zone Residential – High Density for the converted church/apartment building and retained lands.

The applicant has requested a zone change to R3 Residential - High Density for the lands proposed to be used for a converted church/apartment building. The retained parcel meets minimum lot frontage, minimum lot depth, and minimum lot area in the South Huron Zoning By-law, as illustrated in the table below. The table also illustrates the zone provision minimums to the existing structure which is proposed to be converted for residential apartment building. The R3 lands will also be subject to Site Plan Control through Municipal review which will cover items including but not limited to lot grading and drainage, sanitary and servicing, parking, access, landscaped open space, buffering, amenity space, building height etc. Under the South Huron Zoning By-law 69-2018, the R3 zone does permit more than one apartment building subject to related zone provisions. If this or any other use is proposed for the R3 zoned lands this would also be subject to Site Plan Control. The proposed severed low density lots are also positioned between the existing low density parcels existing on Pryde Boulevard which will act as a form of transition between the R1 and R3 zone proposed in the rear for the existing church.

Table 3: Comparison Chart R3 Zone Provisions for proposed Apartment use versus South Huron Zoning By-law zone provisions.

Zone Provision	Requirement in South Huron Zoning By-law 69-2018 (based on apartment building zone provisions)	Proposed R3 Residential – High Density Lot
Frontage (minimum)	20 metres	30.2 metres
Depth (minimum)	38 metres	91.4 metres
Zone area (minimum)	730 square metres	5,756 square metres
Front Yard (minimum)	6 metres	11.9 metres
Side Yard (minimum) Interior	6 metres	6 metres
Side Yard (minimum) Exterior	6 metres	12.8 metres
Rear Yard (minimum)	10 metres	50.6 metres

STAFF AND AGENCY COMMENTS

South Huron staff were circulated on the application and proposed Official Plan Amendment and Zoning By-law amendment. Applicable commenting agencies as required for the proposed application, and subject lands were also circulated notice. Public were notified under the requirements of the Planning Act.

This report has been prepared in advance of the advertised rescheduled public meeting. At the time of writing this report a comment was received from the Historic Saugeen Metis noting no concern with the proposed amendment to the Official Plan or Zoning By-law. At the time of writing this report no public comments were received specific to the Official Plan and Zoning By-law Amendment. I will be in attendance at the public meeting to answer questions from Council and the public on this Official Plan and Zoning By-law amendment application.

Sincerely,

“original signed by”

Sarah Smith
Planner

Rebekah Msuya-Collison

From: Lands and Resources Consultation Coordinator <saugeenmetisadmin@bmts.com>
Sent: Wednesday, February 06, 2019 2:18 PM
To: Rebekah Msuya-Collison; planning@huroncounty.ca
Subject: Request for Comments - South Huron South Huron Official Plan Amendment No. 16 and Zoning By-law Amendment Z-20-2018

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Your File: OPA No. 16
 Z-20-2018

Our File: South Bruce Municipality

Good Afternoon 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, rezoning, land severance, Official Plan and/or Zoning By-law Amendments.

I trust this may be helpful.

Regards,

George Govier

Co-ordinator Lands, Resources, and Consultation

Historic Saugeen Metis
 204 High Street
 Southampton, Ontario
 N0H 2L0
 Direct Line (519) 483-4001
 Fax (519) 483-4002
 Email HSMLRCC@bmts.com

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PROPOSED RESIDENTIAL DEVELOPMENT

200 HURON STREET EAST

EXETER, ON

PREPARED FOR
HEYBOLT ONTARIO LIMITED



PREPARED BY
MR ENGINEERING AND DESIGN LTD
145 THAMES ROAD WEST, UNIT 4
EXETER ONTARIO

Sign-off Sheet

This document entitled "PROPOSED RESIDENTIAL DEVELOPMENT 200 HURON STREET EAST, EXETER, ON was prepared by MR Engineering and Design Ltd. ("MR Engineering") for the account of Heybolt Ontario Limited (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects MR Engineering's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between MR Engineering and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, MR Engineering did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that MR Engineering shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by

A handwritten signature in black ink, appearing to be 'M Runge', written over a horizontal line.

Matt Runge, M.A.Sc., P.Eng., rmc
President
MR Engineering and Design Ltd.



MR Engineering and Design Ltd.
145 Thames Road West
Exeter, ON N0M 1S3
Telephone: 519-317-0128

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MR Engineering and Design Ltd.
145 Thames Road West
Exeter, ON N0M 1S3
Telephone: 519-317-0128

1. Introduction / Background

This report has been prepared in support of the Consent Applications C94-2018 and C95-2018, the Official Plan Amendment OPA #16 and the Zoning By-Law Amendment D14-Z20-2019 submitted by Heybolt Ontario Limited.

The subject site is located on the north east corner of Huron Street East and Pryde Boulevard in the Town of Exeter. The property is rectangular in shape, with an area of approximately 7,200m² (1.8 acres). The property is approximately 79m deep, with 91m of frontage onto Huron Street East.

The majority of the subject site is occupied by an existing building and associated gravel parking lot having two existing accesses to Huron Street that was previously used as a church. The remainder of the parcel is undeveloped manicured lawn area and trees.

The proponent is requesting that the north west portion of the site fronting onto Pryde Boulevard is severed off the retained parcel and rezoned creating three (3) Residential – Low Density (R1) lots under Consent Applications C94-2018 and C95-2018. Along with the Consent Applications is the Official Plan Amendment (OPA #16) and the Zoning By-Law Amendment D14-Z20-2019 proposing to have the retained parcel rezoned from Community Facilities (CF) to Residential – High Density (R3).



MR Engineering and Design Ltd.
145 Thames Road West
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Telephone: 519-317-0128

2. Site Description and Adjacent Land Use



Figure 1: Subject Site

The subject site is located on the north east corner of Huron Street East and Pryde Boulevard in the Town of Exeter. The property is rectangular in shape, with an area of approximately 7,200m² (1.8 acres). The property is approximately 79m deep, with 91m of frontage onto Huron Street East. The site is directly bounded by the following land uses:

- To the north: Existing Residential
- To the east: Existing Residential
- To the south: Existing Residential
- To the west: Existing Residential

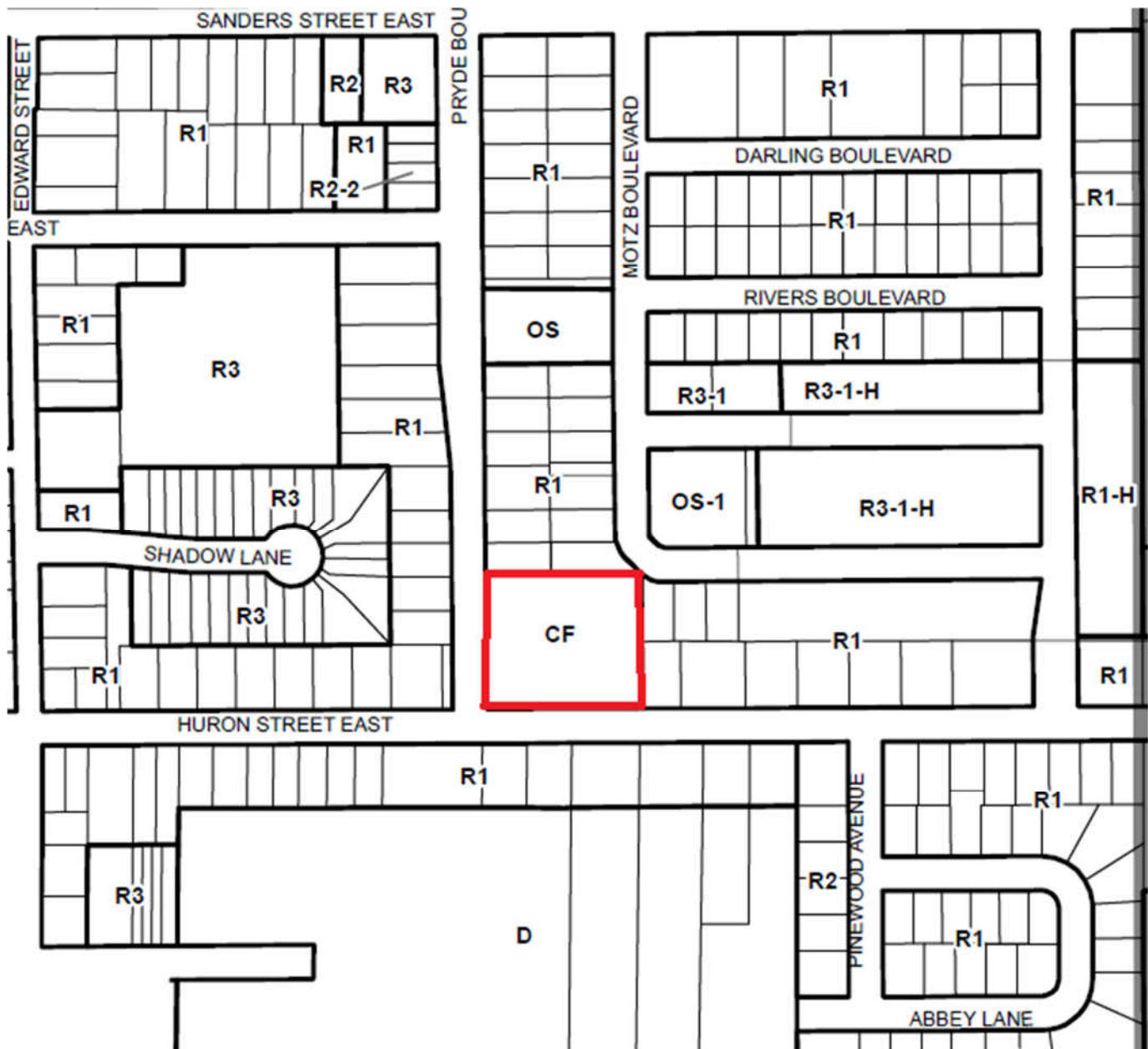


Figure 2: Existing Land Use Zoning

Existing land use zoning located within 150m of the subject site include the following:

- Residential – Low Density (R1)
- Residential – Medium Density (R2)
- Residential – High Density (R3)
- Park & Open Space (OS)
- Future Development (D)



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 145 Thames Road West
 Exeter, ON N0M 1S3
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Figure 3: Existing Land Use Official Plan

Existing land use outlined by the Official Plan within 150m of the subject site include the following:

Residential (Blue)

Urban Natural Environment (Green)

Community Facility (Purple)



3. Description of Proposal

The proposed development consists of two objectives which are described below.

Objective 1 – Creation of Three (3) Residential – Low Density (R1) Building Lots

The proponent has submitted two (2) applications for Consent (C94-2018 and C95-2018) that intends to sever the north west portion of the site fronting onto Pryde Boulevard, creating three (3) Residential – Low Density (R1) building lots. These lots have an approximate zone area of 489m². Each lot will be approximately 30m deep and have a frontage of 16.3m onto Pryde Boulevard. The minimum zone area for a Residential – Low Density (R1) lot required by the Municipality of South Huron Zoning By-Law 69-2018 is 450m², with a minimum frontage of 15m and minimum depth of 30m. The proposed building lots meet or exceed these minimums. Further, these lots are consistent with the character of the surrounding residential lots located on Pryde Boulevard and Huron Street East which range in size from as small as approximately 11.5m in frontage and 30m in depth to as large as 25m frontage and 40m in depth.

Objective 2 – Creating of Multi-unit Dwellings on the Retained Parcel

The proponent has submitted an application for an Official Plan Amendment (OPA #16) and Zoning By-Law Amendment (ZBA D14-Z20-2019) that intends to have the retained parcel of the subject site rezoned from Community Facility (CF) to Residential – High Density (R3).

The exiting building located on the subject site was built in the early 1960's with an addition later constructed off the west end in the early 1980's to create an accessible (ground level) entrance to the building. The proponents intend to renovate the existing building into a multi-unit dwelling with accessible units. The current Zoning and Official Plan Designation does not allow residential dwelling units. A portion of the retained parcel will also be developed into a parking lot as required by the proposed zoning. Further, it is understood by the proponent that the R3 zone will be subject to Site Plan Control. Under this process, concerns regarding increased stormwater runoff, parking, planting strips, as well as site servicing will be addressed.

Huron Street East has been recently reconstructed, having all services, (stormwater, sanitary sewer, and watermain) replaced and upgraded. It is understood through consultation with the Municipality of South Huron Staff and the Consulting Engineers overseeing the project that a 200mmØ (8 inch) sanitary sewer service and 300mmØ (12 inch) storm sewer service were provided in efforts to support future development. The recently upgraded watermain is located within the north boulevard of Huron Street East, allowing access to upgrade the water service to the retained parcel without disturbing the recently reconstructed street.

4. Planning Documents and Analysis

4.1. Provincial Policy Statement

The Provincial Policy Statement (PPS) 2014, the companion document to the Planning Act, sets a policy foundation for regulating the development and use of land. It provides direction on matters of provincial interest and supports enhancement of the quality of life for all citizens of Ontario. The legislation requires that applications under the Planning Act must be “consistent with” the PPS.

The proposed applications are consistent with the relevant policy objectives of the PPS, specifically Section 1.4 – Housing. The proposed development of both the Residential – Low Density (R1) building lots and the Residential – High Density (R3) dwelling units is an appropriate realization of the PPS which states “...to provide for an appropriate range and mix of housing types and densities required to meet projected



requirements of current and future residents of the *regional market area*...” The PPS also states that such development be directed “towards locations where appropriate levels of *infrastructure* and *public service facilities* are or will be available to support current and projected needs”.

4.2. Municipality of South Huron Official Plan 2014

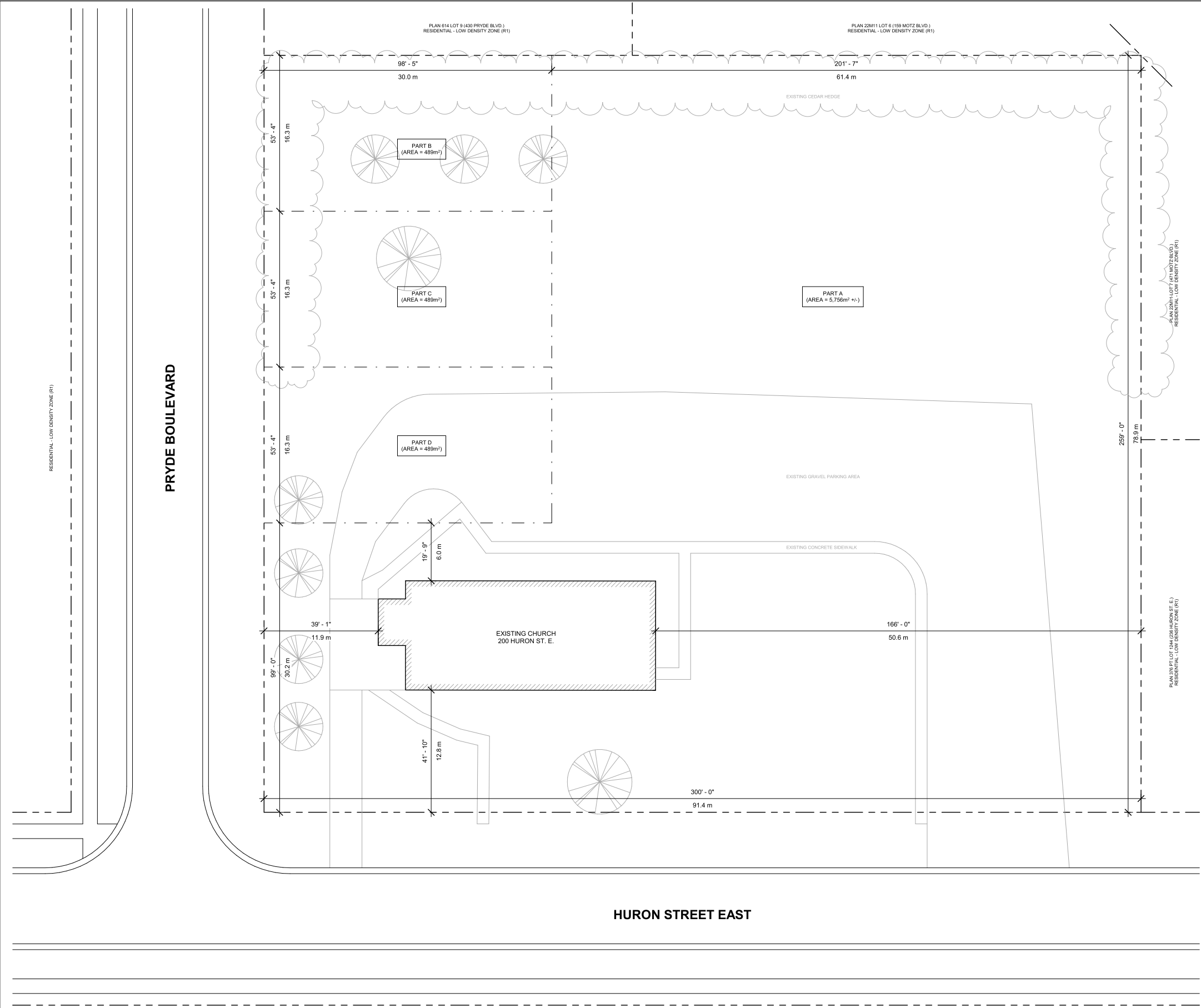
The proposed applications are consistent with the relevant policy objectives of the Municipality of South Huron Official Plan 2014 (OP), specifically 7.5.2.(3) Objectives for Exeter. The proposed development of both the Residential – Low Density (R1) building lots and the Residential – High Density (R3) dwelling units is an appropriate realization of the OP which states the following under 7.5.2.(3).

- a) *Provide a diverse mix of housing choices required to meet the needs of all community residents including:*
 - i. *Renters and owners*
 - ii. *Individuals and Families*
 - iii. *Younger and older adult populations*
 - iv. *Persons with disabilities and special needs that require social or support services*
 - v. *Facilitating opportunities for the creation of affordable housing units; and*
 - vi. *Permitting small lot residential development and a variety of multi-unit dwellings in a variety of attractive and compatible forms.*

5. Summary

The proposed Consent Applications C94-2018 and C95-2018, the Official Plan Amendment OPA #16 and the Zoning By-Law Amendment D14-Z20-2019 submitted by Heybolt Ontario Limited represents a change of land use which is consistent with both the Provincial Policy Statement (PPS) 2014 and the Municipality of South Huron Official Plan (OP) 2014. The Town of Exeter is a growing community with growing infrastructure and facility upgrade needs. In addition to creating housing opportunities for the general population, the proposed development will generate significant tax revenue that will benefit the community and surrounding area from a prime parcel that under the existing use generates no tax revenue.

APPENDIX A – Proposed Site



HEYBOLT ONTARIO LIMITED
TOTAL AREA = 7,211m² (0.72 ha)

OFFICIAL PLAN LAND USE - COMMUNITY FACILITY
ZONE DESIGNATION - COMMUNITY FACILITY

COUNTY OF HURON
MUNICIPALITY OF SOUTH HURON
PLAN 367 PT LOT 1244 RP 22R315 PT 2

SITE NOTE:
1. EXISTING STRUCTURES AND EXISTING FEATURES FROM TOPOGRAPHIC SURVEY
COMPLETED BY MR ENGINEERING AND DESIGN LTD. DATED AUGUST 23, 2018.
2. THIS IS NOT A LEGAL SURVEY.



NOTES:

@	AT	ON CENTER
c/w	COMPLETE WITH	OHD OVERHEAD DOOR
D	DIAMETER	PROJ. PROJECTION
FDN	FOUNDATION	P.T. PRESSURE TREATED
ftw	EACH WAY	ftw REINFORCED WITH
EX	EXISTING	ts TOP OF
H	HIGH/HORIZONTAL	typ. TYPICAL
LLV	LONG LEG VERTICAL	V VERTICAL
max	MAXIMUM	w WITH
min	MINIMUM	w WIDE
OBC	ONTARIO BUILDING CODE	WWM WELDED WIRE MESH



DESIGN	TM	No.	REVISION DESCRIPTION	MM/DD/YY	CHKD
DRAWN	TM	1.	ISSUED FOR PLANNING APPLICATION	12/18/18	MR
CHECKED	MR				
APPROVED	MR				
DATE	DECEMBER 2018				



CONTRACTOR

200 HURON STREET EAST
EXETER ON
N0M 1S1

SCALE

1 : 200

HURON STREET DEVELOPMENT

SEVERANCE SKETCH

PROJECT No.

MR18-094

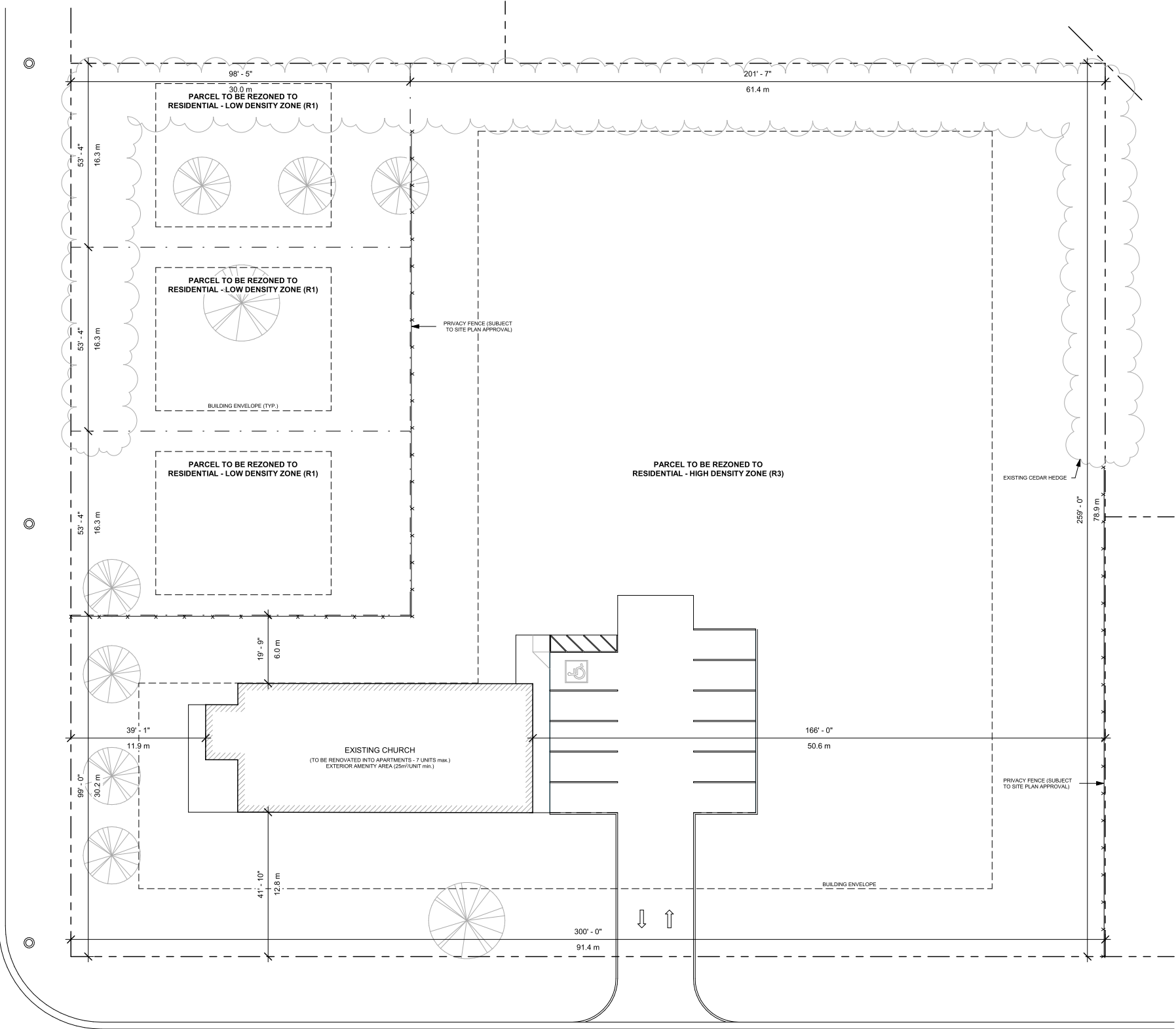
SHEET No.

SP-1

MUNICIPALITY OF SOUTH HURON ZONING BY-LAW No. 69-2018		
DETAIL	RESIDENTIAL - LOW DENSITY ZONE (R1) REQUIRED (min.) / (max.)	COMMENTS
ZONE AREA (PUBLIC WATER AND SANITARY)	450m ² (min.)	
LOT FRONTAGE	15.0m (min.)	
FRONT YARD	7.5m (min.)	
REAR YARD	7.0m (min.)	
INTERIOR SIDE YARD SETBACK	1.8m (min.) ONE SIDE / 3.0m (min.) OTHER SIDE	1.8m (min.) BOTH SIDES WHERE THERE IS AN ATTACHED CARPORT OR GARAGE
EXTERIOR SIDE YARD SETBACK	6.0m (min.)	
ZONE COVERAGE	40% (max.)	
LANDSCAPE OPEN SPACE	30% (min.)	
BUILDING HEIGHT	14.0m (max.)	
PARKING SPACE	1 (min.)	

MUNICIPALITY OF SOUTH HURON ZONING BY-LAW No. 69-2018		
DETAIL	RESIDENTIAL - HIGH DENSITY ZONE (R3) REQUIRED (min.) / (max.)	(APARTMENT BUILDING - ZONE AND BUILDING PROVISIONS) COMMENTS
ZONE AREA (PUBLIC WATER AND SANITARY)	730m ² (min.)	
LOT FRONTAGE	20.0m (min.)	
FRONT YARD	6.0m (min.)	
REAR YARD	10.0m (min.)	
INTERIOR SIDE YARD SETBACK	6.0m (min.)	
EXTERIOR SIDE YARD SETBACK	6.0m (min.)	
ZONE COVERAGE	40% (max.)	
LANDSCAPE OPEN SPACE	35% (min.)	
BUILDING HEIGHT	15.0m (max.)	
PARKING SPACES	1.5 (min.) PER DWELLING UNIT	PARKING AREA PERMITTED IN INTERIOR SIDE AND REAR YARD
OUTDOOR AMENITY AREA	25m ² (min.) PER DWELLING UNIT	
PLANTING STRIP	1.5m (min.) WIDE / 1.5m HIGH	SUBJECT TO SITE PLAN APPROVAL, A FENCE MAY BE CONSIDERED AN ALTERNATIVE

PRYDE BOULEVARD



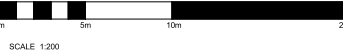
HURON STREET EAST

HEYBOLT ONTARIO LIMITED
TOTAL AREA = 7,211m² (0.72 ha)

OFFICIAL PLAN LAND USE - COMMUNITY FACILITY
ZONE DESIGNATION - COMMUNITY FACILITY

COUNTY OF HURON
MUNICIPALITY OF SOUTH HURON
PLAN 367 PT LOT 1244 RP 22R315 PT 2

SITE NOTE:
1. EXISTING STRUCTURES AND EXISTING FEATURES FROM TOPOGRAPHIC SURVEY COMPLETED BY MR ENGINEERING AND DESIGN LTD. DATED AUGUST 23, 2018.
2. THIS IS NOT A LEGAL SURVEY.



NOTES:
@ AT COMPLETE WITH
Ø DIAMETER
FON FOUNDATION
EX. EXISTING
H. HIGH/HORIZONTAL
LLV LONG LEG VERTICAL
max. MAXIMUM
min. MINIMUM
OBC ONTARIO BUILDING CODE
OC ON CENTER
OHD OVERHEAD DOOR
PROJ. PROJECTION
P.T. PRESSURE TREATED
R/W EACH WAY
IS TOP OF
TYP. TYPICAL
V. VERTICAL
W. WITH
WWM WELDED WIRE MESH

NORTH



DESIGN	TM	No.	REVISION DESCRIPTION	MM/DD/YY	CHKD
DRAWN	TM	1.	ISSUED FOR PLANNING APPLICATION	12/18/18	MR
CHECKED	MR				
APPROVED	MR				
DATE	DECEMBER 2018				



CONTRACTOR

200 HURON STREET EAST
EXETER ON
NOM 1S1

SCALE

As indicated

HURON STREET DEVELOPMENT

SITE SKETCH

PROJECT No.

MR18-094

SHEET No.

SP-2

APPENDIX B – Huron Street Servicing Sketch

200

CHANGE NOTICE NO. 2

ITEM 1.0 - SKETCH 2018/07/25

1:250

200 Ø SANITARY SERVICE TO R
c/w CAP @ R
(CONCEPTUAL LOCATION ONLY)

300 Ø STORM SERVICE TO R
c/w CAP @ R
(CONCEPTUAL LOCATION ONLY)

MATCH TO EX. GRADES
AT PL (TYP.)

REMOVE SALVAGE AND REINSTATE
EX. ILB BORDER TO MATCH
PRE-CONSTRUCTION CONDITIONS

RESTORE CONCRETE DRIVEWAYS
WITH 200mm GRANULAR 'A' AND
150mm 30MPa CONCRETE (TYP.)

RESTORE ALL BOULEVARDS WITH
150mm MIN. TOPSOIL AND SOD (TYP.)

