



Corporation of the Municipality of South Huron
Agenda - Public Meeting

Monday, December 4, 2017, 6:00 p.m.
Council Chambers - Olde Town Hall

1. Call to Order
2. Disclosure of Pecuniary Interest
3. Purpose of Public Meeting
4. Zoning By-Law Amendment Application for #D14-13-2017 - KPD Construction Consulting Inc. (Durand)

- | | | |
|-----|--|----|
| 4.1 | Application #D14-13-2017 - KPD Construction Consulting Inc. (Durand) | 1 |
| 4.2 | Report S. Smith, Huron County Planner #D14-13-2017 | 20 |

Recommendation:

That South Huron Council receives the report from S. Smith, Huron County Planner re: Zoning By-Law Amendment D14-13-2017 - KPD Construction Consulting Inc. (Durand)

- | | |
|-----|--|
| 4.3 | Written Comments Received |
| 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.

File # D14-13-2017
 Submitted: NOV 2/2017
 Deemed
 Complete: NOV 6/2017.

D14-06/17 Application withdrawn
 July 17/2017. Letter in File.

For office use only File # D14-06/2017
 Submitted May 31, 20 17
 Date Application considered complete June 30, 20 17

Resubmission Received
 NOV 2/2017.

RECEIVED
 NOV 2/17

MUNICIPALITY OF North Huron

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

A. THE AMENDMENT

1. TYPE OF AMENDMENT?

Official Plan [] Zoning By-law No. 30-1978 ☒ Both []

- a) Name of Official Plan to be amended: _____
 b) Name of Zoning By-law to be amended: TOWN OF EXETER

2. WHAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)?

WISHING TO FINISH A UNIT
REQUESTING 24 WHEN 23 IS PERMITTED
REQUESTING 29 PARKING LOT SPACES WHEN 30
IS REQUIRED

- REQUESTING LOT AREA 3425 REQUIRED 4950 sq. meters

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

a) Registered Owner's Name(s): KIRK DURANO KPD CONSTRUCTION

Address: 27 SWIDER CRES

Phone: Home () Work () Fax ()

Email: [REDACTED] Cell: [REDACTED]

b) Applicant (Agent) Name(s): KIRK DURANO

Address: SAME AS ABOVE

Phone: Home () Work () Fax ()

Email: Cell ()

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

d) Send Correspondence To? Owner ☒ 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:

Municipal Ward: EXETER911 Address and Road Name: 500 ACHESON STREETRoll Number (if available): 40100800470240000000Concession: _____ Lot: 281-280 Registered Plan No.: 376Area: 34.25 ~~hectares~~ sq. meters Depth: 111.7 ~~ft~~ metres Frontage (Width): 330.0 ~~ft~~ metres6. 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: RESIDENTIALZoning: R3-16

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

RESIDENTIAL**C. EXISTING AND PROPOSED LAND USES AND BUILDINGS**

10. WHAT IS THE "EXISTING" USE OF THE LAND?

RESIDENTIALHow long have the existing uses continued on the subject land: 2014

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

RESIDENTIAL

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)	<u>APARTMENT</u>	<u>NONE</u>
b) Main Building Height	_____ (m)	_____ (m)
c) % Lot Coverage	_____	_____
d) # of Parking Spaces	<u>29</u>	_____
e) # of Loading Spaces	_____	_____
f) Number of Floors	_____	_____
g) Total Floor Area	_____ (sq. m)	_____ (sq. m)
h) Ground Floor Area (exclude basement)	_____	_____
i) Building Dimensions	_____	_____
j) Date of Construction	_____	_____
k) Setback from Buildings to:		
	Front of Lot Line	<u>17.4 m</u>
	Rear of Lot Line	<u>17.2 m</u>
	Side of Lot Line	<u>6.35 m</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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NA
b) Proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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.						NA

13. Will storm drainage be provided by:

Sewers	<input checked="" type="checkbox"/>
Ditches	<input type="checkbox"/>
Swales	<input type="checkbox"/>
Other	<input type="checkbox"/> Specify _____

Is storm drainage present or will it be constructed PRESENT

14. TYPE OF ACCESS (CHECK APPROPRIATE SPACE)

- ☐ provincial highway
☐ county roads
☒ municipal roads, maintained all year
☐ municipal road, seasonally maintained
☐ right of way
☐ 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 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: _____
- 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:

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 []	No [✓]	Unknown []
Change a zoning provision in the Zoning By-law	Yes []	No [✓]	Unknown []
Replace a zoning provision in the Zoning By-law	Yes [✓]	No []	Unknown []
Delete a zoning provision in the Zoning By-law	Yes []	No [✓]	Unknown []
Add a zoning provision in the Zoning By-law	Yes []	No [✓]	Unknown []

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

- a) Section Number(s) of provisions to be changed R3-16
- b) Text of the proposed new provision attached on a separate page? Yes [] No [✓]
- c) New zone name: R3-16
- d) Map of proposed new Key Map attached on a separate page? Yes [✓] No []

23. LIST LAND USES PROPOSED BY ZONING AMENDMENT.

RESIDENTIAL

- date the current owner acquired the subject land 2012

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: D1407/13
 Approval Authority: MUNICIPALITY OF SOUTH HURON
 Lands Subject to Application: 500 ACHESON STREET
 Purpose of Application: RESIDENTIAL
 Status of Application: APPROVED
 Effect on the Current Application for Amendment: NONE

I. OTHER SUPPORTING INFORMATION**32. 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).

- SKETCH.

- LETTER.

J. 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.).

STANDARD REVIEW AND CIRCULATION

K. 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) _____ of the _____ of _____ County/Region

of _____ do hereby authorize _____ to act as my agent in the application.

Signature of Owner(s)

Date

L. APPLICANT'S DECLARATION

(This must be completed by the Person Filing the Application for the proposed development site.)

I, Kirk Dorand of the Municipality of South Huron
(Name of Applicant) (Name of Town, Township, etc.)

In the Region/County/District Huron 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 30th day of May, 2017
(Day) (Month) (Year)

Signature

Kirk Dorand

Please Print name of Applicant

[Signature]
Commissioner of Oaths

RECEIVED
NOV 27/17

M. 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 Kirk Doran 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]
Signature

May 24, 2017
Date

APPLICATION AND FEE OF \$ 1836.⁰⁰/₁₀₀ RECEIVED BY THE MUNICIPALITY

[Signature]
Signature of Commissioner

30/05/17.
Date

RECEIVED
Nov 2/17

**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 some, the appropriate fee* must be submitted with your application and paid to the municipality (*based on the Health Unit's User Fee Schedule).

Name of Applicant: _____

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

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

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

- | | |
|--|--|
| <input type="checkbox"/> Consent (severance) | <input type="checkbox"/> Minor Variance |
| <input type="checkbox"/> Zoning By-Law Amendment | <input type="checkbox"/> Plan of Subdivision/Condominium |
| <input 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 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 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 added to the application fee and submitted in one payment to the municipality. 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	\$177.25	
Rezoning	\$124.75	
Minor Variance	\$124.75	
Severance resulting in 2 lots or fewer	\$262.65	
Severance resulting in 3 lots or more	\$499.00	
Plan of Subdivision/Condominium	\$1037.45	

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 been collected from the applicant?

☐ Yes

☐ No

Amount: _____

Name of Clerk-Treasurer

Aqua Aries architects
 60 West Street
 Toronto, ON M7A 2K3
 T 519 524 5313
 F 519 524 5253
 www.aquaarries.com

1	16JUN2014	OWNER REQUESTED REVISIONS
	18MAR2014	PERMIT AND CONSTRUCTION
	Rev/Date	DATE REMARKS
ISSUED FOR		

ISSUED FOR

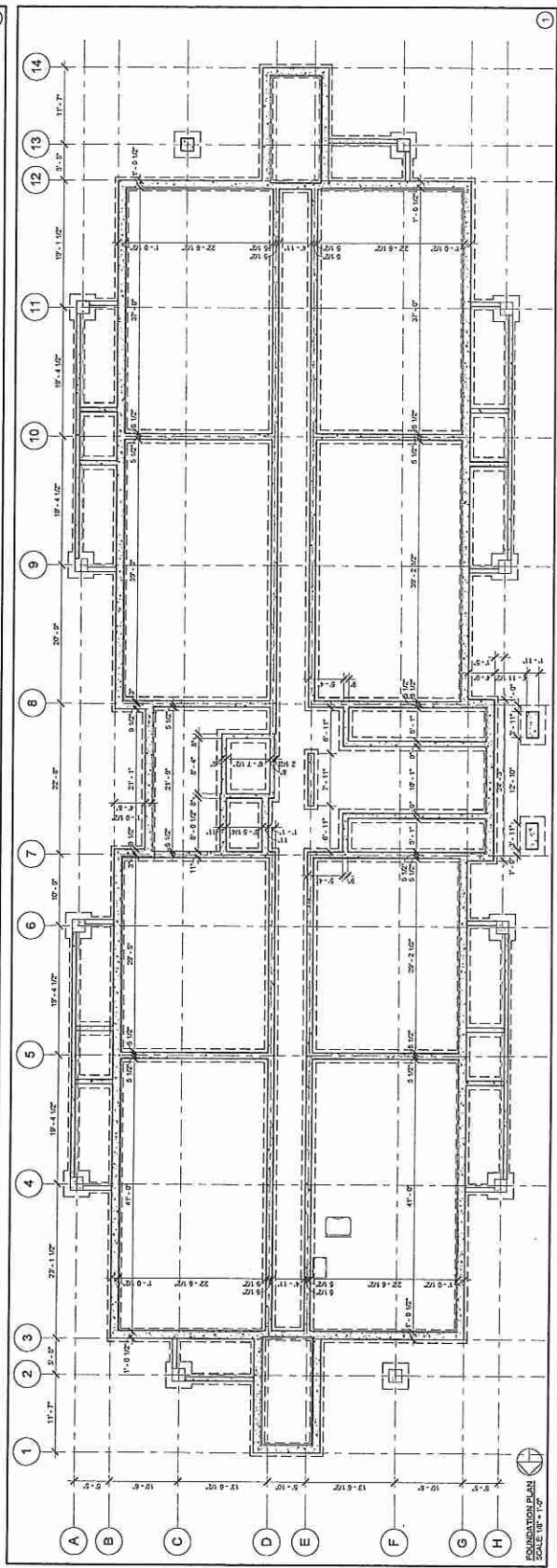
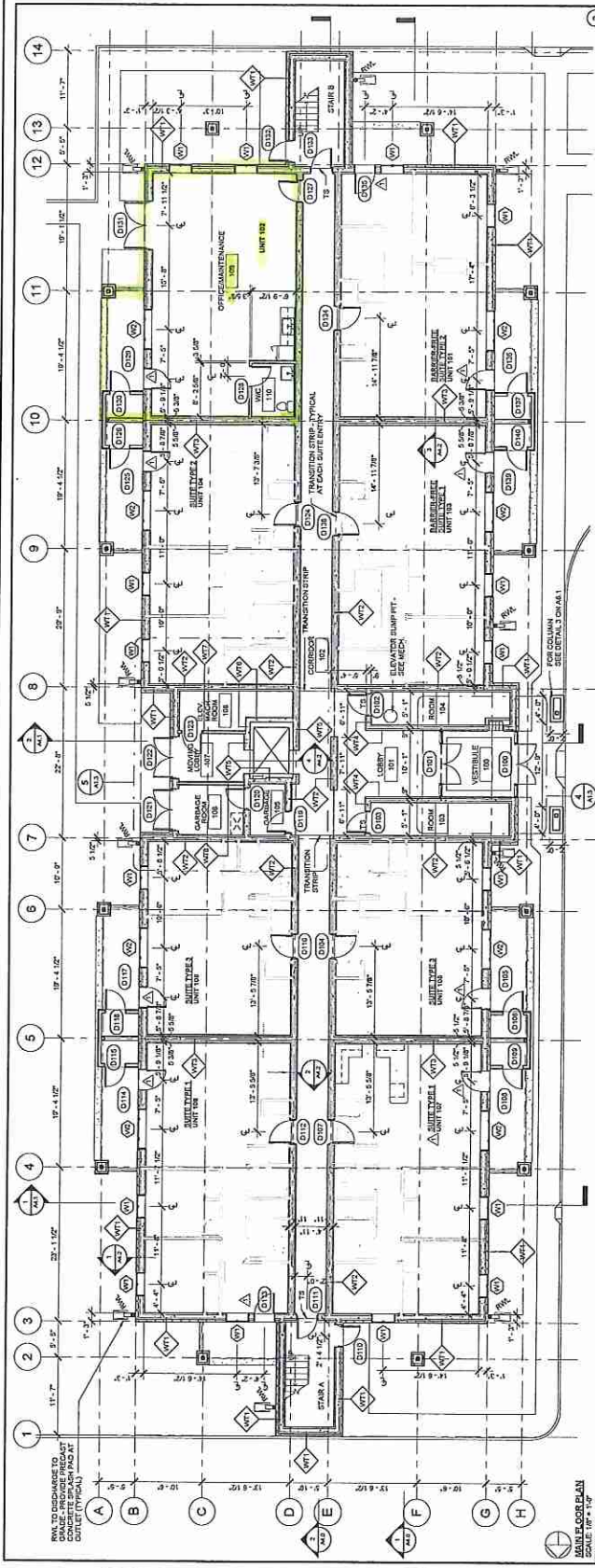


THE CROSSINGS
 APARTMENT BUILDING
 500 Acheson Street
 Exeter, Ontario
 KPD Construction Consulting
 Foundation and Ground
 Floor Plans

Scale: 1/8" = 1'-0"

Sheet:	1 of 1
Drawn:	DBT
Check:	JM
Date:	10 MAY 2014
Job:	1418

A1.0





REZONE R3-16 WITH SPECIAL PROVISIONS



May 29, 2017

AAA Project No. 1418.00

KPD Construction Consulting
27 Snider Crescent
Exeter, Ontario
N0M 1S2

Att: Kirk Durand

**Re: Suite Renovations at The Crossings Apartment Building,
500 Acheson Street, Exeter, ON**

Dear Kirk

It is our understanding that you would like to convert Office/Maintenance Unit 109 into another residential dwelling unit and that the layout will be similar to other units in the building, which provide natural lighting and minimum room area requirements.

This letter is to confirm that as of our Final General Review report, dated July 3, 2015, on the basis of field reviews performed by our office, it was our considered opinion at that time that the work at The Crossings Apartments, 500 Acheson Street, Exeter was performed in general conformity with the approved Architectural Drawings and Specifications and the provisions of the Ontario Building Code – Ontario Regulation 332/12, as amended. That statement was made in accordance with Division C - Section 1.2.2 of that Regulation. This opinion was based upon observations made in the field of the work that were readily visible during the rendering of our field review services. These field reviews included, but were not limited to, review of fire separations and life safety systems within the Office/Maintenance Unit 109.

Statements of general conformity were also completed by our engaged Mechanical and Electrical Engineering subconsultant, which included, but were not limited to, HVAC systems, fire alarm and life safety systems in the building and in Unit 109 specifically.

Although engaged directly by the Owner, it is our understanding that the Structural Engineer for the project also confirmed general conformity with the design drawings that formed the basis for the issuance of the building permit, which included Unit 109.

We hope this letter provides you with the information you require. Please feel free to call if you have any questions.

Yours truly

A handwritten signature in dark ink, appearing to read 'Jason Morgan', written over a light blue horizontal line.

Allan Avis architects inc.
Jason Morgan
BAS, M Arch, OAA

S:\01 - ARCHIVED JOBS\1418 Exeter Apt Building, Kirk Durand\01 Client\20170529 - General Compliance Letter - Office Suite Conversion.wpd



ATTN: Planning Department of South Huron

Sarah Martin

Email: smartin@huroncounty.ca

Application for Rezoning

We are asking for relief on the parking requirements for the senior building "The Crossings" located at 500 Acheson Street, Exeter, Ontario

The Crossings senior building was designed and engineered to have 24 rooms (suites). After Structural/ architectural and Mechanical drawings were completed, it came to our attention that we were short one parking spot to have 24 Units in this building. Parking was limited due to lot size. We could not have any more delays with this project, so we went ahead and started construction on July 01, 2014 and left the 24th room as office space. The building was completed and the first tenant moved in July 2015.

The building is now almost full and there are no parking issues. Some of the seniors (tenants) that live in the building do not have vehicles. We also have a parking agreement with the Church on the east side of our building. They have allowed any sort of overflow for parking on the south end of their parking lot.

Under existing conditions there are 23 rental units which require $(1.25 \times 23) = 28.75$ parking spaces, where the existing site includes 29 spaces.

We are asking to reduce/vary the parking space multiplier from 1.25 units to 1.2 per unit. This will allow the 24th apartment to be completed based on parking requirements $24 \text{ units} \times 1.2 = 28.8$ spaces

Sincerely

Kirk Durand

Owner

KPD Construction Cell 519-872-2839



ATTN: Planning Department of South Huron

Sarah Martin

Email: smartin@huroncounty.ca

Application for ~~Minor~~ Variance Letter

*→ Jason of HuronAVIS drawing
SIGN OFF!*

Dwayne Mena

REZONING →

We are asking for relief on the parking requirements for the senior building "The Crossings" located at 500 Acheson Street, Exeter, Ontario

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Sincerely

Kirk Durand

Owner

KPD Construction Cell 519-872-2839

Parking Agreement

Owner of Parking Lot : Bible Fellowship Church

187 Huron St West,

Exeter, Ontario

Owner of Apartment complex: KPD Construction Consulting

500 Acheson Street

Exeter, Ontario

This contract / agreement is made and entered in the this 14 day of the July 2017, by and between Bible Fellowship church (Owner of Parking Lot) and KPD Construction (Owner of Apartment building) under the terms and conditions set forth here in .

1) Use of Parking:

The use of the Bible Fellowship Church parking lot will be used only as a last resort and only after tenants have signed a parking agreement form with KPD. This parking will be temporary parking only.

2) Timeline:

Parking will be permitted on any day with the exception of Sunday morning. Tenants will be asked not to use parking while any sort of Church functions are going .

3) Payment

No payment will be required by the Church for using their parking lot, however KPD will be responsible to re-grade parking and spray the weeds for their generous use of the lot.

4) Liability

The owners of Parking Lot (Bible Fellowship Church) and the owners of Apartment complex (KPD Construction Consulting) assumes no responsibility for any damage to person or property. Tenants will acknowledge to the owner of KPD in the form of a Parking Tenant agreement that the parties do not assume any liability for any parking space provided.

Conditions

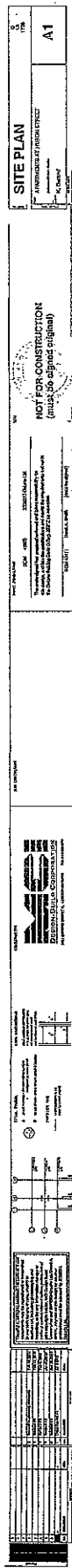
The owners of Parking Lot (Bible Fellowship Church) reserve the right to restrict parking for purposes of Regrading, maintenance or if they need their entire parking lot for a private function.

Owner of Parking Lot : Bible Fellowship Church

 Date July 14, 2017

Owner of Apartment complex: KPD Construction Consulting

 Date July 14, 2017.





PLANNING & DEVELOPMENT

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

Re: Zoning By-law Amendment Application (#D14-13/17)
Zoning By-law Amendment from High Density Residential Special Provisions (R3-16) to High Density Residential Special Provisions (R3-16)

Location: Plan 376, Lot 281, Part Lot 280, Exeter Ward, Municipality of South Huron (500 Acheson Street)

Applicant: Kirk Durand

Owner: KPD Construction Consulting Inc.

This report is submitted to South Huron Council for the Public Meeting on December 4, 2017

RECOMMENDATION

It is recommended rezoning application (#D14-13/17) **be approved based on the following:**

1. To permit 24 residential units in the existing apartment/multiple dwelling building
2. To recognize 29 parking spaces
3. To recognize lot area of 3,425 square metres
4. To recognize existing provisions for parking space width of 2.7 metres
5. To recognize existing yard setback (east yard) of 6.35 metres

PURPOSE AND EFFECT

This Zoning By-law amendment application proposes to change special provisions under the Exeter Zoning By-law on the property known municipally as 500 Acheson Street, Exeter Ward, Municipality of South Huron. The property is 0.34 hectares (3,424 square metres) and is currently designated Residential in the South Huron Official Plan and zoned High Density Residential Special Provisions (R3-16) in the Town of Exeter Zoning By-law.

The proposed rezoning would change the special provisions under the R3-16 zone to permit the following:

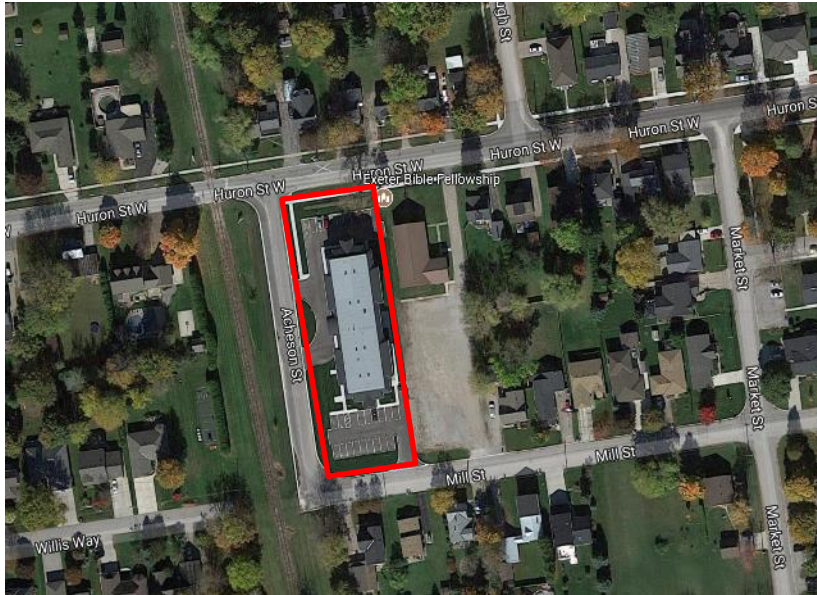
- A total of 24 units when the R3-16 zone currently permits a maximum of 23 units
- A reduction in the required number of parking spaces from 30 to 29
- A reduction in the minimum lot area requirement based on 24 units from 4,950 square metres to 3,425 square metres

The Zoning By-law amendment will also recognize existing provisions in the R3-16 zone for minimum side yard abutting an Institutional Zone of 6.35 metres when 8 metres is required,

as well as a reduction in the minimum parking space width from 3 metres to 2.7 metres for existing parking on this property.

This By-law amends Zoning By-law 30-1978, of the former Town of Exeter. Maps showing the general location of the lands to which this proposed Zoning By-law amendment applies are shown in the accompanying by-law.

Figure 1: Aerial Photo of Subject Property.



Figures 2, 3, 4 and 5: Views of Subject Lands and Existing Apartment/Multiple Dwelling Building.





COMMENTS

Provincial Policy Statement

The Provincial Policy Statement (PPS) supports intensification and efficient use of existing services in settlement areas. The PPS also supports healthy, walkable design. The proposed amendment is consistent with the direction of the PPS.

South Huron Official Plan

The subject property is designated Residential in the South Huron Official Plan and is located in a primarily residential area, directly adjacent to a Community Facility designation to the east (the Exeter Bible Fellowship). The Official Plan sets a goal of using building and site design to integrate structures and buildings within the surrounding neighbourhood through massing, scale, design and site features. High density uses are encouraged in mixed use areas and are recognized in the South Huron Official Plan, and through existing R3-16 zoning on the subject lands.

The Official Plan does limit high density residential uses under Section 7.5.5.4.4, where a maximum of 75 units are permitted per net hectare. Based on the site lot area of 0.34 hectares (3,425 square metres) the 24th apartment unit proposed would result in an overall gross density of 70 units/hectare and therefore is in compliance with the Official Plan.

Further, the addition of a 24th residential unit on this site will have no change to the exterior appearance, size or scale of the building and is to be accommodated wholly within the existing structure. Landscaping, servicing, buffering and screening requirements were addressed through the formal Site Plan process when this building was first constructed. Building design, massing and street facades were also reviewed under the formal Site Plan process. Interior renovations will require a building permit, but no exterior modifications are proposed to the building or site as part of this amendment.

The residential building is existing, and was approved through review of the South Huron Official Plan at time of development. The proposed amendments would still be in compliance with the South Huron Official Plan High Density residential provisions.

Town of Exeter Zoning By-law (#30-1978)

The subject lands are zoned High Density Residential Special Provisions (R3-16) in the Town of Exeter Zoning By-law. This zone recognizes high density uses including apartment /multiple dwelling buildings which is what currently exists on the subject site. The current site specific special provisions under the R3-16 zone regulate a maximum residential unit count (23), recognize reduced lot area (3,425 square metres), reduced parking space size (2.7 metre width) and a reduced east side yard (6.35 metres). The applicant has requested an additional residential unit be added to the building for a total of 24 units, and has also sought relief for parking requirements, and reduced lot area per amenity space requirement. The requests made in the application are reviewed as follows, with comments speaking to each request:

Request 1:

A total of 24 residential units when the R3-16 zone currently permits a maximum of 23 units

Applicable Zone Provision:

Section 4.4.20.1 of the Town of Exeter Zoning By-law states that “notwithstanding Section 4.4.2.1., the minimum lot area in the R3-16 zone shall be 3,425 square metres for an apartment building that includes a maximum of 23 residential units”

Planning Review:

- The applicant/owner is proposing to convert an existing office unit into a functioning residential unit for a total of 24 residential units on the property. The proposed unit includes an interior renovation within the shell of the existing structure. This will require a change of use through Building Code and review of any permits and Building Code requirements as necessary to ensure conformity for residential use.
- Services exist to this site, no new services are required to accommodate this additional unit.
- The additional residential unit still complies with the South Huron Official Plan for total units per hectare of 70 when 75 is the permitted maximum.
- Section 4.4.3 of the R3 zone also sets out the same maximum of 75 units per hectare; for 24 units the value is 70 units per net hectare for this development and therefore meets this R3 zone provision.
- As the additional unit is internal there are no physical changes to the building or site under this proposed amendment. The existing use and building characteristics that were approved through formal site plan will still comply. There are no

proposed changes to building size, height, building setbacks, location on lot, or building façade.

For these reasons the request for the addition of one residential unit, for a total of 24 units is deemed suitable. The By-law that has been prepared to accompany this report and application includes this provision.

Request 2:

A reduction in the required number of parking spaces from 30 to 29

Applicable Zone Provision:

Section 3.14 Parking Requirements states that for a multiple-family dwelling parking shall be required as “1 ¼ spaces per dwelling unit”.

Based on 24 residential units, the required number of parking spaces would be 30; the applicant proposes to retain the existing 29 parking spaces.

Planning Review:

- The parking on site is existing including 24 assigned spaces, 1 handicapped space, 3 visitor spaces and 1 unmarked space. Based on 29 spaces, if each assigned space were directed one per unit each of the 24 units would have a dedicated parking space. Visitor and wheelchair spaces would still be available on site and would remain unchanged.
- The Town of Exeter Parking requirements for a single residential dwelling require 1 space be provided per unit. This development would be in keeping with this standard.
- Retaining 29 parking spaces also results in no physical change to the site, grading, or lot configuration that was approved through Site Plan Control.
- It is understood the occupants of the building include a range of users with and without automobiles and the applicant notes the existing lot is rarely to full capacity.
- The applicant has also submitted a parking agreement with the abutting Institutional property to the east, which permits any necessary overflow parking from the subject site to park on the lot of this adjacent property.

For these reasons 29 parking spaces is deemed suitable. The By-law that has been prepared to accompany this report and application includes this provision.

Request 3:

A reduction in the minimum lot area requirement based on 24 units from 4,950 square metres to 3,425 square metres

Applicable Zone Provision:

Under section 4.4.2.1 Minimum Lot Area is “950 sq. metres plus 200 square

metres for each unit above 4 units”.

Based on a proposed 24 unit count, the required lot area is 4,950 square metres. The applicant requests the existing lot area of 3,425 square metres be recognized.

Planning Review:

- As it has been noted before, the proposed additional residential unit will be accommodated wholly within the existing shell of the building through conversion of an existing office space; no changes are proposed to site or site functioning.
- The development and building is existing. The shell of the building, existing amenity space and lot area will not change as a result of an additional unit.
- There is no change proposed to pervious surfaces, driveways, building size, setbacks, lot coverage, or massing as a result of the additional unit. Open space area on site as it exists today will remain.
- A 30% reduction in minimum lot area is significant, however, the applicant did demonstrate through the formal site plan process that various measures were taken to address site functioning including stormwater storage tanks, site grading, landscaping and building design. This review would also take into consideration the overall building footprint on the lot; adding a 24th unit wholly within the existing building does not change the building footprint or drainage on the site.
- It is evident through review of the site that amenity space has been provided for each unit itself through a private balcony for each individual tenants use alone. There is also communal landscaped areas on the site. The existing office space proposed for residential conversion has a private balcony space like all other units in this development; it will function to the same capacity as the other residential units.
- The adjacent Community Facility use also provides open space separation between this building and surrounding residential uses.
- The site is also in close proximity to Victoria Park and other green space areas, and is in proximity to the Main Street and the Health Care Hub at Huron Street and Main Street.

For these reasons, the reduction in lot area to recognize 3,425 square metres is deemed suitable. The By-law that has been prepared to accompany this report and application includes this provision.

In addition to the special zone provisions requested above, the existing R3-16 zone has other special provisions for this site specifically. These are discussed below.

1. Minimum yard abutting an Institutional Zone of 6.35 metres when 8 metres is required

The east interior yard setback between the main building and the Institutional zone to the east is existing. There is no change proposed to the east building setback as a result of this zoning application. Therefore this provision should remain to

recognize the existing 6.35 metre interior side yard on the site. The by-law that has been prepared to accompany this report and application includes this provision.

2. Minimum parking space width from 3 metres to 2.7 metres to accommodate the parking spaces.

The parking spaces on the lot are currently 2.7 metres in width. No change to the existing parking spaces is proposed as a result of this zoning application. The 2.7 m width is also in keeping with the standard requirement in the Township of Stephen and Township of Usborne Zoning By-laws. Therefore this provision should remain to recognize the existing parking width on site. The by-law that has been prepared to accompany this report and application includes this provision.

An accompanying Zoning By-law has been prepared as it relates to the requests and planning review made in this report. This By-law has been prepared for Council's review and consideration.

STAFF AND AGENCY COMMENTS

This report has been prepared in advance of the public meeting. At the time of preparation, no formal comments were received from any circulated agencies or the public. Comments may arise at the public meeting.

I will be in attendance at the public meeting to answer questions of Council and the public on this Zoning By-law amendment.

SUMMARY

The proposed zoning by-law amendment conforms to the South Huron Official Plan and reflects surrounding rural residential uses in this area. The proposed future residential dwelling will be required to meet AG4 zoning provisions. It is recommended this rezoning application **be approved**. A Zoning By-law has been included for Council consideration as it pertains to the application and planning review of the requests made in the application.

Sincerely,

"original signed by"

Sarah Smith, BES
Planner