



PLANNING & DEVELOPMENT

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

Re: Zoning By-law Amendment Application (#D14-16/17)
Zoning By-law Amendment from Village Commercial (VC1) to Village Residential (VR1)

Location: Plan 376 PT Lts 1191 1192 RP; 22R5073 Part 5, Exeter Ward (174 John Street East)

Applicant: Jeff MacLean

Owner: McMacker Homes Ltd. c/o Jeff MacLean

This report is submitted to South Huron Council for the Public Meeting on January 15, 2018

RECOMMENDATION

This rezoning application (#D14-16/17) is consistent with the Provincial Policy Statement and South Huron Official Plan, and it is recommended that it **be approved**.

PURPOSE AND EFFECT

This By-law affects the property known municipally as 174 John Street East, and legally as Plan 376 PT Lts 1191 1192 RP; 22R5073 Part 5, Exeter Ward. The subject lands front on the north side of John Street East in the Town of Exeter, Municipality of South Huron. The property is currently designated Residential in the South Huron Official Plan and zoned Residential High Density Special Provisions (R3-5) in the Town of Exeter Zoning By-law. The R3-5 zone would permit a range of high density uses including apartment and multi-residential.

The applicant has submitted this rezoning application to request the zoning on the subject parcel be changed from Residential High Density Special Provisions to Residential Low Density (R1) to permit a single residential dwelling as the main permitted use. It is the intent of the applicant to construct a future single residential dwelling on the subject lands.

This By-law amends zoning by-law #30-1978 of the former Town of Exeter.

Figure 1: Aerial Photo of Subject Property.



Figure 2: View of subject lands.



Figures 3 and 4: Views of surrounding residential uses.



COMMENTS

Provincial Policy Statement

The Provincial Policy Statement s. 1.1.1b) states that healthy, liveable and safe communities are sustained by accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long-term needs. Further, Settlement Areas shall be the focus of growth and development, and a range of uses and opportunities for intensification are encouraged, as well as ensuring that their viability and regeneration shall be protected. The subject lands are located in a designated Settlement Area in the South Huron Official Plan and are located in an existing neighbourhood. Although the PPS does encourage intensification and high density, it also recognize a range of uses low density as a primary form or residential development.

South Huron Official Plan

The subject property is located within the Exeter Settlement Boundary and is designated Residential in the South Huron Official Plan. Residential uses include a mix of low, medium and high density housing forms. Residential uses are encouraged that provide a wide variety of housing types and prices to satisfy housing demand, create walkable communities, encourage integration of residential uses in existing areas, and ensure varied housing forms.

Surrounding lands are also designated residential, this is a residential neighbourhood and area of the Town of Exeter. The Official Plan states through policy that the integration of new residential development into established neighbourhoods is encouraged, through consideration of and sensitivity to the character, context and design of the surrounding area. This surrounding area is predominately low density so the proposed low density use would be in line with the official Plan policies and also be complementary of the surrounding area.

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

The subject lands are zoned R3-5 (High Density Residential Special Provisions) in the Town of Exeter Zoning By-law. Under this zone, a range of residential uses with higher density and unit count are permitted. The subject lands are currently vacant. A request for rezoning to R1 (Residential Low Density) is proposed to recognize and permit a future single residential dwelling as the main permitted use on the site.

On review of the rezoning request, the existing lot meets minimum R1 zone requirements for lot frontage, lot depth and lot area. Any future structures permitted under the proposed R1 zone would be required to meet minimum setbacks of the respective R1 Zone. The site has frontage on John Street which is a municipal road. Municipal water and sewer services exist on this block.

Similar low density R1 residential uses exist in the immediate area; a cluster block of lots immediately west and south are currently zoned R1 and used for existing low density

residential development. Although high density development is encouraged through policies at the provincial and local level, the surrounding area and existing uses need to be considered. The request to change the site zoning to recognize low density uses would be in compliance with policy and the surrounding area.

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 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

This Zoning By-law amendment conforms to the policies of the South Huron Official Plan and the Provincial Policy Statement. The proposed Zoning By-law amendment will recognize low density residential uses on the site and permit a future single residential use, a use reflective of existing uses in this area. It is recommend this rezoning request from R3-5 to R1 be approved.

Sincerely,

“original signed by”

Sarah Smith, BES
Planner