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## R3 section 21 residential-High Density page 151

Applies to : all areas subject to the proposed by-law . Larger settlement areas.

Suggestion to permit greater building heights that attract Highrise contractors.

General comments :

1. There is a recent movement to build the lower levels of the structure for vehicle parking on sites where there are adjacent buildings or limitations with site ability to provide surface parking.
2. Outdoor two storey parking structures can be subject to seasonal disadvantages and environmental conditions affecting service life and maintenance costs. A parking structure below apartment units have built-in longevity and weather protection.
3. There is an economy in building up instead of digging expensive holes that may require excavation shoring, special engineering, construction period de-watering and long term below grade waterproofing concerns.
4. I would suggest, It is not as important to set an arbitrary height limit. Each site would have to address the effects of shadowing and viewing restrictions on its own merits.
5. A reference to habitable floors may prove useful and sufficient latitude to mechanical services, parking level(s) and storage units would yield favourable results as may be applied by a concerned builder or developer.
6. A developer could opt to purchase or utilize a larger site in favour of achieving economy with height and providing superior amenities to resident owners or rentals from economy of scale.
7. If the municipality sees benefits in providing denser multi-floor apartments, give it a good chance to be a good solution done well.

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# HIGH DENSITY RES.

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area is not required for each dwelling unit in a multiple attached dwelling for properties zoned R3-6.

**GO 6 STOREY APT. BLDG!!**  
*MINIMUM*

Where a R3-6 zone abuts a General Industrial (M2) or a Restricted Industrial (M1) zone, a berm as defined in the next paragraph, shall be provided along the property line abutting the industrial zone.

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For the purposes of the R3-6 zone, a berm shall consist of an area of raised ground, a minimum height of 1 metre and with a maximum slope of 2 to 1 and minimum slope of 3 to 1.

## 21.9.7. R3-7 (as per By-law 68-2009)

Notwithstanding the provisions of the South Huron Zoning By-law, to the contrary, the following special zone provisions shall apply to the lands zoned R3-7:

### 21.9.7.1. Permitted Uses

No person shall, within the R3-7 zone use any property or erect, alter or use any building or structure for any purpose except 1 or more of the following uses:

- multiple attached dwelling not exceeding 6 units per dwelling;
- landscape open space; and
- accessory structures shall be limited to 1 pond, 1 gazebo, bridge, park benches, mailboxes and entrance signs.

### 21.9.7.2. Zone Provisions

Property area (minimum)	3.6 hectares
Property coverage (minimum)	45 % for all structures
Landscaped open space (minimum)	15 %

### 21.9.7.3. Site Regulations

Site area (minimum)	250 square metres per dwelling unit
Height (maximum)	Main building: 10 metres Accessory building: 4.5 metres
Front yard setback (minimum)	6 metres
Rear yard setback (minimum)	8 metres
Interior side yard (minimum)	3 metres, with 6 metres between end walls of buildings
Exterior side yard (minimum)	6 metres
No side yard requirement where multiple attached dwelling units share a common wall;	
No part of a multiple attached dwelling shall be closer than 8 metres to the lands zoned R1.	



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**21.9.7.4. Yard Requirements**

Notwithstanding provisions in Section 21 to the contrary, the following yard requirements shall apply to the lands zoned R3-7:

- a) The private outdoor amenity area shall have a minimum yard depth of 8 metres within which a privacy zone of 3 metres shall be provided.
- b) The minimum yard between an exterior wall (which is not an end wall) containing a living room window and a facing or parallel end wall with or without windows to habitable rooms shall be 15 metres.
- c) The minimum yard between 2 end walls facing and parallel to each other where either or both walls contain habitable room windows shall be 6 metres.

**21.9.7.5. Planting Strip Requirements**

Notwithstanding the Section 3 General Provisions for Planting Strips, a planting strip shall be provided on lands zoned R3-7 where they abut lands zoned R1.

Planting strips shall be constructed and maintained in accordance with the relevant provisions in Section 3 General Provisions.

**21.9.7.6. Parking Requirements**

Notwithstanding the parking requirement provisions of Section 3 General Provisions to the contrary, lands zoned R3-7 shall provide and maintain off-street parking spaces as follows:

- 1 space per dwelling unit
- Minimum of 22 visitor parking spaces

All other provisions of this By-law shall apply.

**21.9.8. R3-8 (as per By-law 88-2013)**

The following zone provisions shall apply to the lands zoned R3-8:

- a) Notwithstanding the Zone Provisions of the Residential - High Density Zone (R3) in Section 21 to the contrary, the minimum property area in the R3-8 zone shall be 3,425 sq. m. for an apartment building that includes a maximum of 23 units.
- b) Notwithstanding the Zone Provisions of the Residential - High Density Zone (R3) in Section 21 to the contrary, the minimum yard abutting an Institutional zone shall not be less than 6.35 metres.
- c) Notwithstanding the parking requirement provisions of Section 3 General Provisions to the contrary, a parking space shall have a minimum width of 2.7 metres.

All other provisions of this By-law shall apply.