



The Corporation of the Municipality of South Huron

By-Law #13- 2019

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

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

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

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

20.10.3 R2-3

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

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

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

20.10.4 R2-4

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

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

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

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

21.9.9 R3-9

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

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

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

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

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

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

George Finch, Mayor

Rebekah Msuya-Collison, Clerk

Schedule “A” to By-Law #13-2019

Corporation Of The Municipality Of South Huron

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

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

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

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

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

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

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

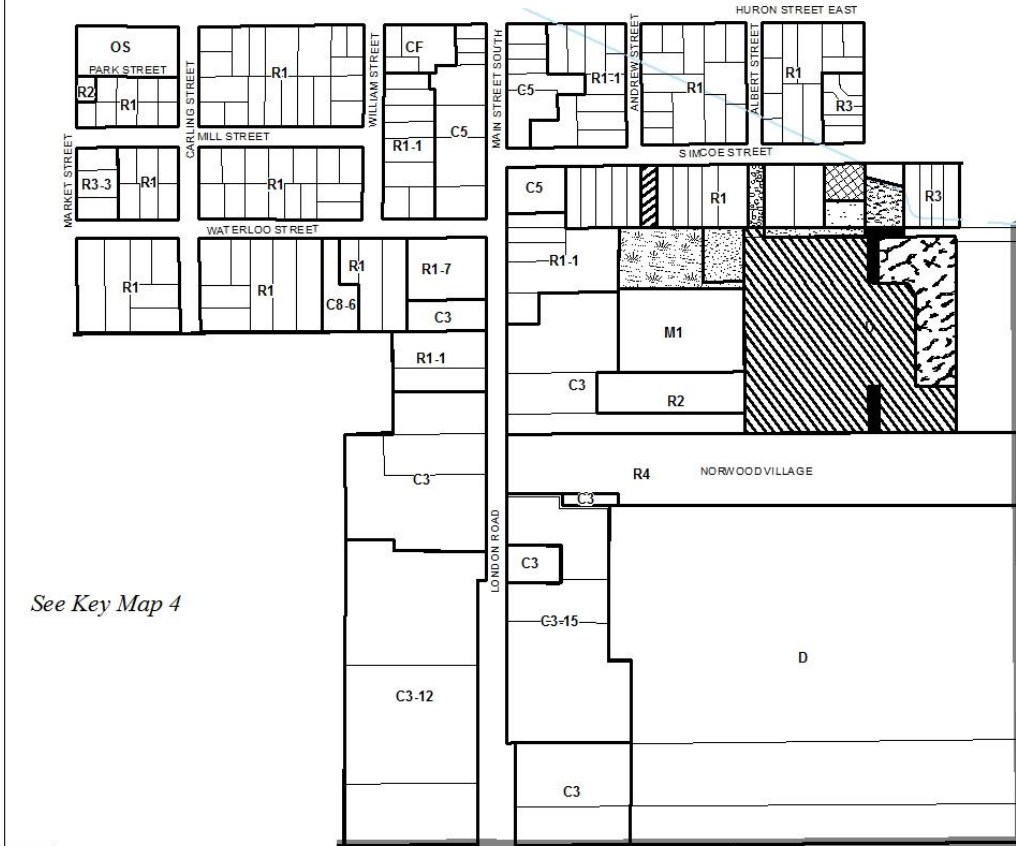
Schedule "C" to By-Law #13- 2019

Corporation Of The Municipality Of South Huron

Zone Map 5E	Municipality of South Huron Zoning By-Law Exeter	Amendments	Revision Date: <u>January 22, 2019</u>	Zone Map 5E
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See Key Map 5C

See Key Map 5F



See Key Map 4

- Zone change from R1 (Low Density Residential) to R3-9 (High Density Residential - Special Provisions)
- Zone change from R1 (Low Density Residential) to R2-3 (Medium Density Residential - Special Provisions)
- Zone change from R1 (Low Density Residential) to R2-4 (Medium Density Residential - Special Provisions)
- Zone change from R1 (Low Density Residential) to OS-1 (Open Space - Special Provisions)
- Zone change from R1 (Low Density Residential) to OS (Open Space)
- Zone change from D (Development) to R3-9 (High Density Residential - Special Provisions)
- Zone change from D (Development) to R2-3 (Medium Density Residential - Special Provisions)
- Zone change from D (Development) to R2-4 (Medium Density Residential - Special Provisions)
- Zone change from D (Development) to OS-1 (Open Space - Special Provisions)
- Zone change from D (Development) to OS (Open Space)

See Key Map 6

