

**AMENDMENT NO. 17**

**TO THE OFFICIAL PLAN  
OF THE  
MUNICIPALITY OF SOUTH HURON**

**SCHEDULE 1  
CORPORATION OF THE  
MUNICIPALITY OF SOUTH HURON**

**BY-LAW #12 - 2019**

**A BY-LAW OF THE MUNICIPAL CORPORATION OF THE MUNICIPALITY OF SOUTH HURON TO  
AMEND THE SOUTH HURON OFFICIAL PLAN.**

Whereas the Municipal Council of the Corporation of the Municipality of South Huron considers it advisable to amend the Municipality of South Huron Official Plan, as amended, of the Corporation of the Municipality of South Huron.

Now therefore, the Council of the Municipality of South Huron, in accordance with the provisions of the Planning Act, RSO 1990, hereby enacts as follows:

1. Amendment No. 17 to the Official Plan of the Municipality of South Huron, consisting of the attached maps, and explanatory text is hereby adopted.
2. The Clerk is hereby authorized and directed to give Notice of Adoption of Official Plan Amendment No. 17 in accordance with Section 17(23) of the Planning Act, RSO 1990, as amended and to make application to the Council of the Corporation of the County of Huron for the approval of Amendment No. 17 to the Official Plan of the Municipality of South Huron.
3. This By-law shall come into force and take effect on the day of final passing thereof.

Read a first time on the	February 4, 2019.
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Read a second time on the	February 4, 2019.
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Read a third time and passed on the	February 4, 2019.
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George Finch, Mayor

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Rebekah Msuya-Collison, Clerk

# **AMENDMENT NO. 17 TO THE OFFICIAL PLAN**

## **OF THE**

### **MUNICIPALITY OF SOUTH HURON**

Affecting the lands described as Part of Lot 15, Concession 1, former Usborne Ward, Registered Plan 22R3785 and Registered Plan 22R5066 with Right of Way (ROW), as illustrated on the attached schedules in the Municipality of South Huron.

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#### **Statement of Components**

PART "A" is the preamble to Amendment No. 17 to the Official Plan for the Municipality of South Huron and does not constitute part of this amendment. It provides general introductory information on the purpose, location and basis of the amendment.

PART "B" consisting of the text and maps, including Schedule "A", constitutes Amendment No. 17 to the Official Plan for the Municipality of South Huron.

PART "C" is the appendix and does not constitute part of this statement. The appendices contain the background data, planning considerations and public participation associated with this amendment. Although the attached appendices do not constitute part of the formal amendment, they do provide explanatory material. In cases where a more detailed interpretation of the amendment is required, such an interpretation will be obtained from the appendices.

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**PART "A"**  
**THE PREAMBLE**

**AMENDMENT NO. 17**  
**TO THE OFFICIAL PLAN**  
**FOR THE**  
**MUNICIPALITY OF SOUTH HURON**

**1. PURPOSE**

The purpose of Official Plan Amendment No. 17 is to implement a site specific special policy area to permit a maximum number of multiple attached units per building of 6 (six) when the South Huron Official Plan currently sets a maximum number of four (4) multiple attached units per building.

**2. LOCATION**

The lands affected by this Amendment are legally known as Part of Lot 15, Concession 1, former Usborne Ward, Registered Plan 22R3785 and Registered Plan 22R5066 with Right of Way (ROW), as illustrated on the attached schedules, in the Municipality of South Huron.

**3. BASIS**

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.

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.

A corresponding application for Plan of Subdivision and Zoning By-law amendment is being processed with this application.

## **PART "B"**

### **AMENDMENT NO. 17 TO THE OFFICIAL PLAN FOR THE MUNICIPALITY OF SOUTH HURON**

#### **1. INTRODUCTION**

All of this part of the document entitled Part "B", consisting of the following text, and attached maps, constitutes Amendment No. 17 to the Official Plan for the Municipality of South Huron.

#### **2. DETAILS OF THE AMENDMENT**

2.1 The text of the Municipality of South Huron Official Plan is hereby amended by:

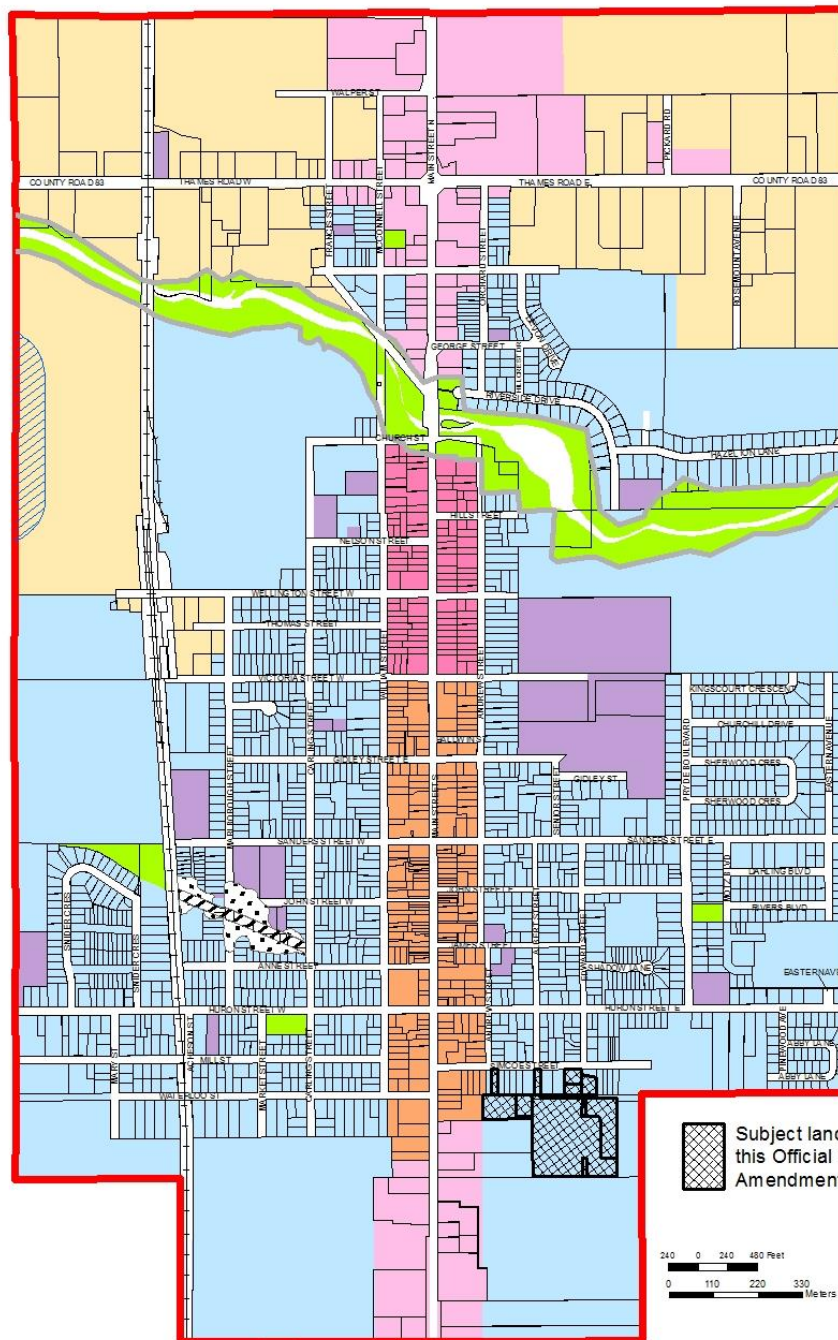
a) Inserting Section 7.5.5.4.3.1:

##### **7.5.5.4.3.1**

Special Policy Area for the land legally described as Part of Lot 15, Concession 1, former Usborne Ward, Registered Plan 22R3785 and Registered Plan 22R5066 with Right of Way (ROW). For the lands within the Special Policy Area a maximum of 6 (six) multiple attached dwelling units are permitted within one building.

# SCHEDULE "A"

## MUNICIPALITY OF SOUTH HURON SCHEDULE "C" LAND USE PLAN EXETER WARD



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|--|---|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black;"></span> RESIDENTIAL                            | <span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black;"></span> FLOODWAY                   |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: pink; border: 1px solid black;"></span> SOUTH BANK                                  | <span style="display: inline-block; width: 15px; height: 10px; background: radial-gradient(circle, black 1px, transparent 1px); background-size: 4px 4px; border: 1px solid black;"></span> FLOOD_FRINGE                      |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black;"></span> HISTORIC CORE                             | <span style="display: inline-block; width: 15px; height: 10px; border: 2px solid red; border-radius: 50%;"></span> URBAN BOUNDARY   |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: lightpink; border: 1px solid black;"></span> HIGHWAY COMMERCIAL                     | <span style="display: inline-block; width: 15px; height: 10px; background-color: grey; border: 1px solid black;"></span> FLOODPLAIN   |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black;"></span> INDUSTRIAL                                | <span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black;"></span> SEWAGE LAGOON BUFFER      |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: purple; border: 1px solid black;"></span> COMMUNITY FACILITY                        | <span style="display: inline-block; width: 15px; height: 10px; border-top: 2px solid black; border-bottom: 2px solid black; border-left: 2px solid black; border-right: 2px solid black;"></span> GODERICH AND EXETER RAILWAY |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: limegreen; border: 1px solid black;"></span> URBAN NATURAL ENVIRONMENT & OPEN SPACE |   |

Subject lands to which this Official Plan Amendment applies

240 0 240 480 Feet  
0 110 220 330 Meters



Schedule C has been amended by:

OPA # 3 February 7, 2007  
OPA # 4 September 28, 2007  
OPA # 5 February 28, 2008  
OPA # 11



Referred to the County of Huron Planning and Development Department's 2007 Review and Update of the Official Plan of the County of Huron, 2007 and 2011. The County of Huron Planning and Development Department's 2007 Review and Update of the Official Plan of the County of Huron, 2007 and 2011. The County of Huron Planning and Development Department's 2007 Review and Update of the Official Plan of the County of Huron, 2007 and 2011.

Date Saved: 1/22/2019 10:30:27 AM

**PART "C"**  
**APPENDICES**

The appendices do not form part of Amendment No. 17, but are for information purposes only.

**1. Background**

The proposed Official Plan Amendment and Zoning By-law Amendment would change the land use designation and zoning of the lands known legally as Part of Lot 15, Concession 1, former Usborne Ward, Registered Plan 22R3785 and Registered Plan 22R5066 with Right of Way (ROW), as illustrated on the attached schedules in the Municipality of South Huron.

The application proposes to amend the land use designation of the subject lands from Residential to Residential Special Policy Area to permit a maximum of 6 (six) multiple attached dwelling units.

This by-law amends the Municipality of South Huron Official Plan. A Key Map showing the location of the lands is attached as Schedule A.

The concurrent Zoning By-law Amendment proposes a zone change from the existing Development (D) and Low Density Residential (R1) Zones to a Residential Medium Density Special Provisions zone (R2-3) and Residential Medium Density Special Provisions zone (R2-4), as well as Open Space (OS) and Open Space Special Provision (OS-1) to permit stormwater management ponds. The applicant also seeks a zone change for an adjacent property from Development (D) to Residential High Density Special Provisions (R3-9) Zone.