



## PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677 Toll Free: 1.888.524.8394 Ext. 3

[www.huroncounty.ca](http://www.huroncounty.ca)

To: Municipality of South Huron, Mayor and Members of Council  
From: Denise Van Amersfoort, Senior Planner  
Date: January 28, 2019

**RE: Pinnacle Quality Homes Plan of Subdivision 40T18002**  
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

Applicant: GSP Group Inc. c/o Brandon Flewwelling

---

This report is submitted for the Council Meeting on February 4, 2019.

### RECOMMENDATION

1. Hold the Public Meeting under Section 51 for the purpose of obtaining input from members of the public.
2. Receive this report for information purposes.

### BACKGROUND

#### General Purpose and Description of the Proposal

The subject lands are located at the southeast end of Exeter and have a total area of approximately 5 hectares (12.4 acres). The residential subdivision is proposed to consist of 57 multiple attached units, 13 single detached dwellings, two stormwater management ponds and two open space blocks. The development will proceed in two phases. The primary access will be from London Road with a secondary access from Simcoe Street.

The subject property is designated Residential on Schedule C (Exeter Ward – Land Use Plan) of the South Huron Official Plan and currently zoned Residential Low Density (R1) and Future Development (D). Applications for Official Plan Amendment and Zoning By-law Amendment have also been received for the subject property. The public meeting for the proposed Plan of Subdivision and public meeting for the Official Plan and Zoning By-law Amendments will be held concurrently on February 4, 2019. The associated Official Plan and Zoning By-law Amendments are addressed in a separate report.

**Figure 1: Aerial View of Subject Lands (outlined in red)**



Proposed Location of Hwy 4 Access

**PROCESS**

Plans of Subdivision are reviewed in accordance with the requirements of the Planning Act, RSO 1990. A public meeting at the local municipality is required at which a County Councillor attends on behalf of Huron County Council. Notice of the meeting has been given in accordance with the regulations under the Planning Act.

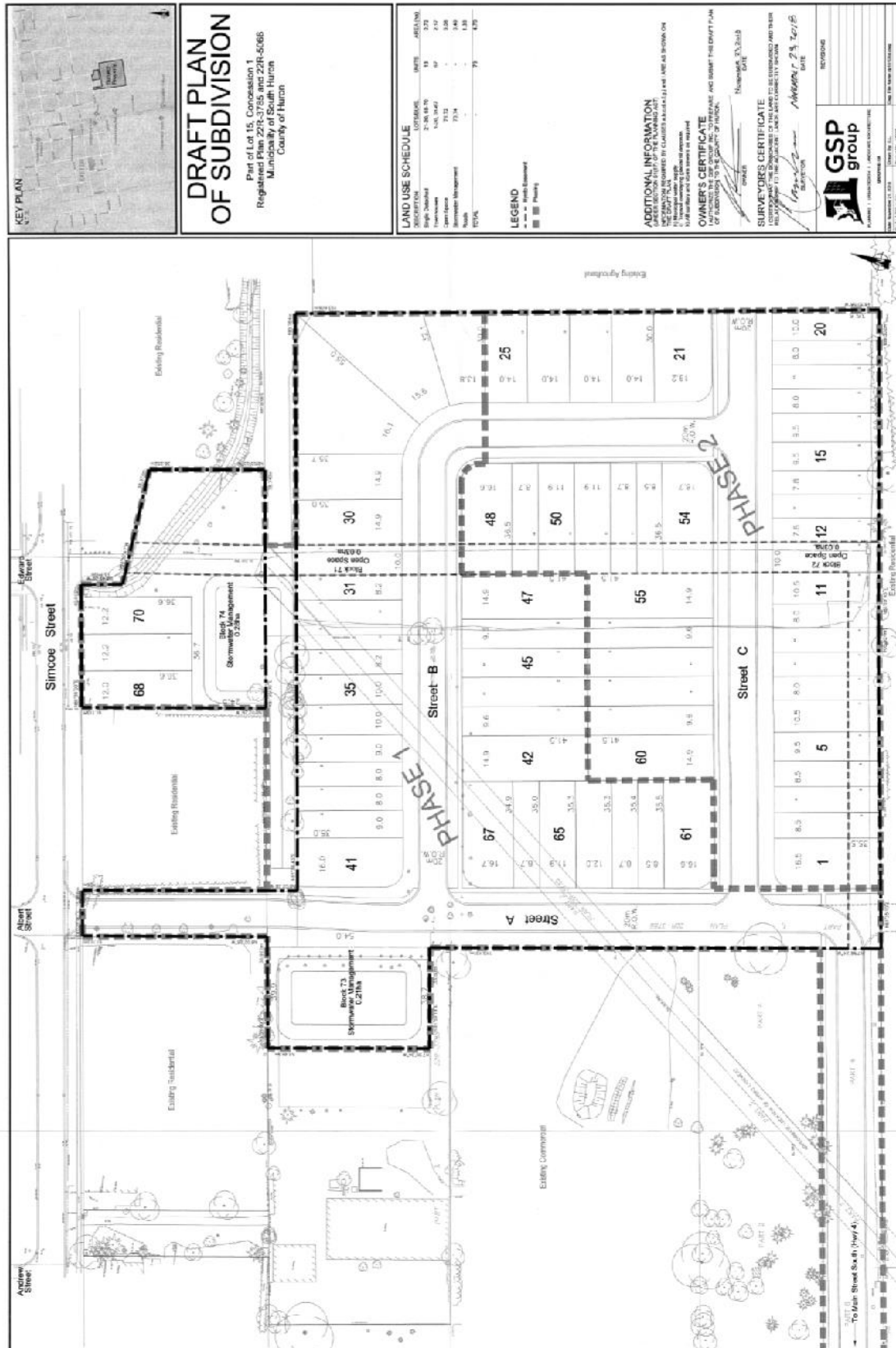
**OTHERS CONSULTED**

Staff from the Municipality of South Huron including the Chief Administrative Officer, Environmental Services Director and Planning Assistant, in consultation with the Municipal Engineer, have worked closely with the Planning Department to pre-consult on the proposed development.

Correspondence has been received from some of the commenting agencies; Canada Post, Union Gas and the Historic Saugeen Metis to date. The draft conditions will be authored with their comments and requirements taken into consideration. The conditions will be presented for South Huron Council for review and consideration at a future meeting.

*Written Comments from the Public* – No written comments were received at the time of writing this report. A few landowners did inquire at the South Huron Municipal office about the development and were advised by local staff how to participate in the process.

Figure 2: Draft Plan of Subdivision



**Figure 3: Proposed Plan of Subdivision Access from Simcoe Street**



**Figure 4: Subject Lands from Simcoe Street looking south**



### **COMMENTS**

This application is supported by a Planning Justification Report, Functional Servicing Report, Geotechnical Investigation and an Archaeological Assessment.

The residential subdivision is proposed to consist of 57 multiple attached units, 13 single detached dwellings, two stormwater management ponds and two open space blocks. The development is proposed in two phases. Phase 1 includes 8 single detached dwellings, 24 multiple attached units, two stormwater management ponds, and an open space block. Phase 2 includes 5 single detached dwellings, 33 multiple attached units, and an open space block. The open space blocks are the location of a buried hydro line.

The subject property is currently vacant and is surrounded by residential development to the north (along Simcoe Street), agricultural lands to the east, a residential park development to the south and highway commercial uses to the east.

### Access

Primary access into the subdivision will be off London Road with a secondary access off of Simcoe Street. The London Road access involves the approval of a new road. The new road will be located on the lane which currently serves Jessica's House (see Figure 5). The road connection to Highway 4 (London Road) is an element of infrastructure required to serve the development but is outside the boundaries of the Plan of Subdivision; the Integrated Environmental Assessment approach is being utilized to address the approval requirements of the new road. The Simcoe Street access will be located on lands immediately south of Albert Street. Lots 68, 69 and 70 front onto Simcoe Street and will form part of the Simcoe Street streetscape. The balance of the subdivision will be serviced by new roads internal to the subdivision; these roads will become public streets to the satisfaction of the Municipality.

**Figure 5: Location of Proposed Road**



Source: Google Maps

Attached to this report is a memo from the GSP Group Inc. (applicant) who, in partnership with MTE Consultants Inc., will be coordinating the Integrated Class EA requirements for this section of road. The section of the land where the road is proposed is currently municipally owned and ultimately, the road will form part of the municipally owned road network.

### Servicing

This development will be connected to municipal water, sanitary sewer and storm sewers. There are also two (2) internal stormwater management facilities proposed (located in Block 73 and Block 74). There is a narrow strip of land which is outside of the outside of the draft Plan of Subdivision but is owned by the Municipality and will be required to be developed as part of the stormwater management facilities. Ownership of these facilities will ultimately be transferred to the Municipality.

A Hydro One easement extends across the subject lands running east-west along the southern extent of the land and then turning to run north-south to Simcoe Street. This buried line was relocated based on the draft Plan of Subdivision proposed; due to changes in the draft Plan, the hydro easement now runs in the backyards of eighteen (18) dwelling units.

The easement is addressed through the proposed zoning amendment. The two open space blocks that are proposed with the Plan accommodate the buried line.

Parkland

Cash in lieu of parkland dedication will be provided to the Municipality of South Huron.

Zoning

Related Official Plan and Zoning By-law Amendment applications have been submitted in conjunction with the proposed Plan of Subdivision. The effect of these applications would be to: create a site-specific special policy area wherein multiple attached dwellings are permitted to have six (6) units per building and to permit site-specific zoning for both the proposed single detached and multiple attached dwelling units which create relief from multiple provisions of the South Huron Comprehensive Zoning By-law. These applications are addressed in a separate report.

**SUMMARY**

In conclusion, it is recommended that South Huron Council hold the Public Meeting for the purpose of obtaining input from members of the public and defer a decision at this time. A second planning report containing a formal recommendation and draft conditions will be provided at a future meeting.

I will be in attendance at the February 4<sup>th</sup> Council meeting to answer questions of Council and the public.

Sincerely,  
'Original signed by'

---

Denise Van Amersfoort, Senior Planner

Site Inspection: January 28, 2019