

PROPOSED RESIDENTIAL DEVELOPMENT

200 HURON STREET EAST

EXETER, ON

PREPARED FOR
HEYBOLT ONTARIO LIMITED



PREPARED BY
MR ENGINEERING AND DESIGN LTD
145 THAMES ROAD WEST, UNIT 4
EXETER ONTARIO

Sign-off Sheet

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Prepared by

A handwritten signature in black ink, appearing to be 'M Runge', written over a horizontal line.

Matt Runge, M.A.Sc., P.Eng., rmc
President
MR Engineering and Design Ltd.



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1. Introduction / Background

This report has been prepared in support of the Consent Applications C94-2018 and C95-2018, the Official Plan Amendment OPA #16 and the Zoning By-Law Amendment D14-Z20-2019 submitted by Heybolt Ontario Limited.

The subject site is located on the north east corner of Huron Street East and Pryde Boulevard in the Town of Exeter. The property is rectangular in shape, with an area of approximately 7,200m² (1.8 acres). The property is approximately 79m deep, with 91m of frontage onto Huron Street East.

The majority of the subject site is occupied by an existing building and associated gravel parking lot having two existing accesses to Huron Street that was previously used as a church. The remainder of the parcel is undeveloped manicured lawn area and trees.

The proponent is requesting that the north west portion of the site fronting onto Pryde Boulevard is severed off the retained parcel and rezoned creating three (3) Residential – Low Density (R1) lots under Consent Applications C94-2018 and C95-2018. Along with the Consent Applications is the Official Plan Amendment (OPA #16) and the Zoning By-Law Amendment D14-Z20-2019 proposing to have the retained parcel rezoned from Community Facilities (CF) to Residential – High Density (R3).

2. Site Description and Adjacent Land Use



Figure 1: Subject Site

The subject site is located on the north east corner of Huron Street East and Pryde Boulevard in the Town of Exeter. The property is rectangular in shape, with an area of approximately 7,200m² (1.8 acres). The property is approximately 79m deep, with 91m of frontage onto Huron Street East. The site is directly bounded by the following land uses:

- To the north: Existing Residential
- To the east: Existing Residential
- To the south: Existing Residential
- To the west: Existing Residential

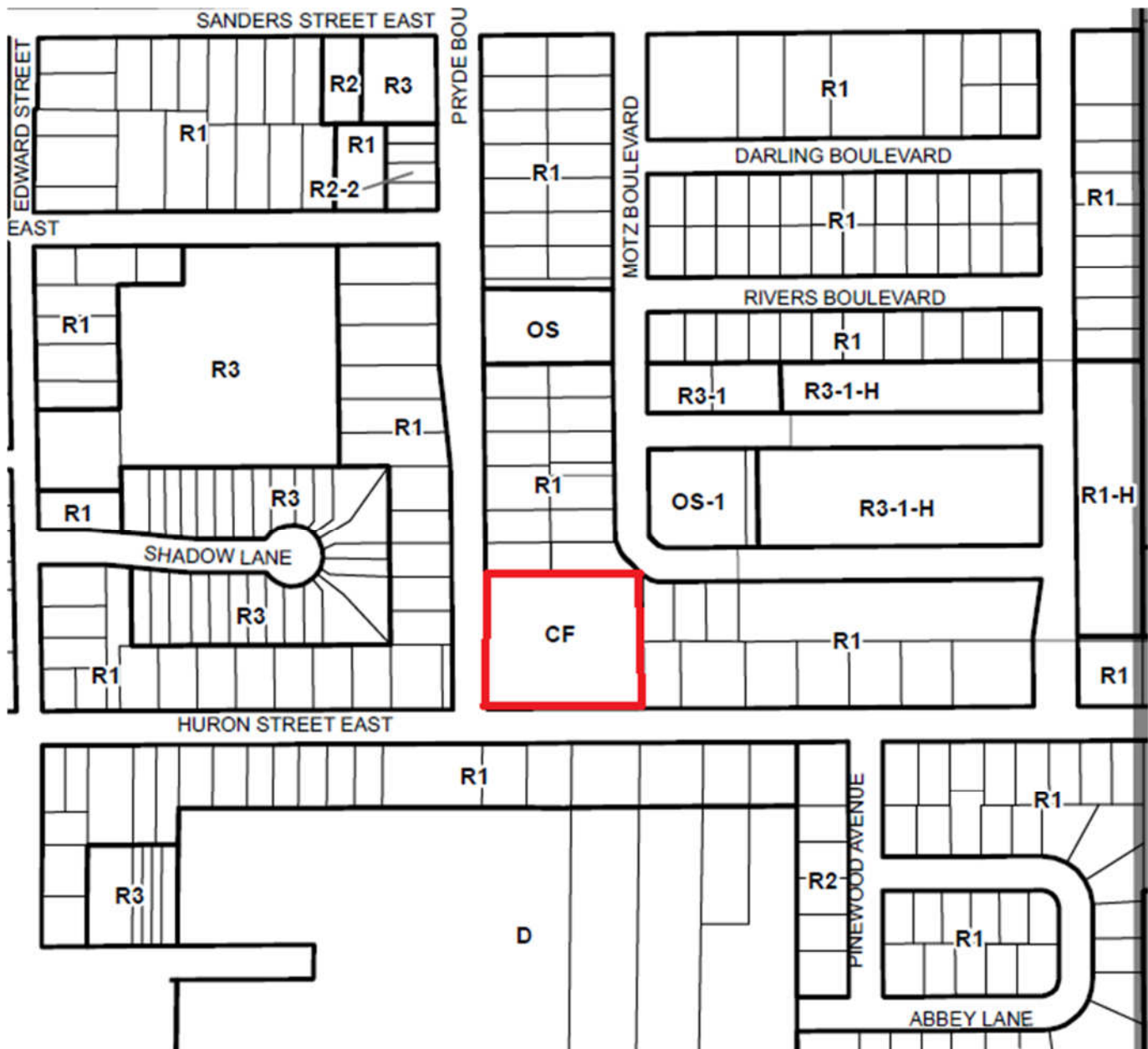


Figure 2: Existing Land Use Zoning

Existing land use zoning located within 150m of the subject site include the following:

- Residential – Low Density (R1)
- Residential – Medium Density (R2)
- Residential – High Density (R3)
- Park & Open Space (OS)
- Future Development (D)



Figure 3: Existing Land Use Official Plan

Existing land use outlined by the Official Plan within 150m of the subject site include the following:

Residential (Blue)

Urban Natural Environment (Green)

Community Facility (Purple)

3. Description of Proposal

The proposed development consists of two objectives which are described below.

Objective 1 – Creation of Three (3) Residential – Low Density (R1) Building Lots

The proponent has submitted two (2) applications for Consent (C94-2018 and C95-2018) that intends to sever the north west portion of the site fronting onto Pryde Boulevard, creating three (3) Residential – Low Density (R1) building lots. These lots have an approximate zone area of 489m². Each lot will be approximately 30m deep and have a frontage of 16.3m onto Pryde Boulevard. The minimum zone area for a Residential – Low Density (R1) lot required by the Municipality of South Huron Zoning By-Law 69-2018 is 450m², with a minimum frontage of 15m and minimum depth of 30m. The proposed building lots meet or exceed these minimums. Further, these lots are consistent with the character of the surrounding residential lots located on Pryde Boulevard and Huron Street East which range in size from as small as approximately 11.5m in frontage and 30m in depth to as large as 25m frontage and 40m in depth.

Objective 2 – Creating of Multi-unit Dwellings on the Retained Parcel

The proponent has submitted an application for an Official Plan Amendment (OPA #16) and Zoning By-Law Amendment (ZBA D14-Z20-2019) that intends to have the retained parcel of the subject site rezoned from Community Facility (CF) to Residential – High Density (R3).

The exiting building located on the subject site was built in the early 1960's with an addition later constructed off the west end in the early 1980's to create an accessible (ground level) entrance to the building. The proponents intend to renovate the existing building into a multi-unit dwelling with accessible units. The current Zoning and Official Plan Designation does not allow residential dwelling units. A portion of the retained parcel will also be developed into a parking lot as required by the proposed zoning. Further, it is understood by the proponent that the R3 zone will be subject to Site Plan Control. Under this process, concerns regarding increased stormwater runoff, parking, planting strips, as well as site servicing will be addressed.

Huron Street East has been recently reconstructed, having all services, (stormwater, sanitary sewer, and watermain) replaced and upgraded. It is understood through consultation with the Municipality of South Huron Staff and the Consulting Engineers overseeing the project that a 200mmØ (8 inch) sanitary sewer service and 300mmØ (12 inch) storm sewer service were provided in efforts to support future development. The recently upgraded watermain is located within the north boulevard of Huron Street East, allowing access to upgrade the water service to the retained parcel without disturbing the recently reconstructed street.

4. Planning Documents and Analysis

4.1. Provincial Policy Statement

The Provincial Policy Statement (PPS) 2014, the companion document to the Planning Act, sets a policy foundation for regulating the development and use of land. It provides direction on matters of provincial interest and supports enhancement of the quality of life for all citizens of Ontario. The legislation requires that applications under the Planning Act must be “consistent with” the PPS.

The proposed applications are consistent with the relevant policy objectives of the PPS, specifically Section 1.4 – Housing. The proposed development of both the Residential – Low Density (R1) building lots and the Residential – High Density (R3) dwelling units is an appropriate realization of the PPS which states “...to provide for an appropriate range and mix of housing types and densities required to meet projected

requirements of current and future residents of the *regional market area*...” The PPS also states that such development be directed “towards locations where appropriate levels of *infrastructure* and *public service facilities* are or will be available to support current and projected needs”.

4.2. Municipality of South Huron Official Plan 2014

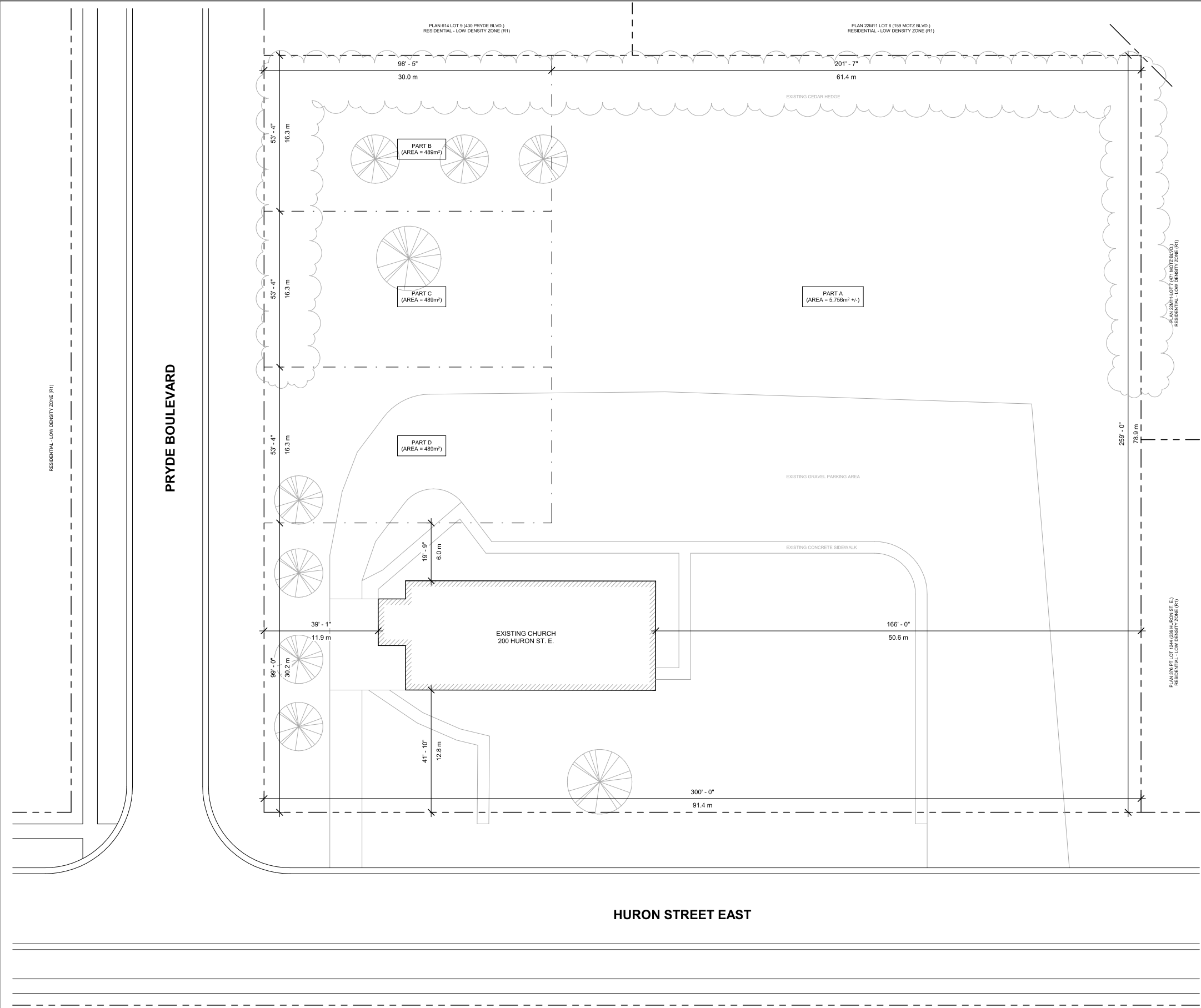
The proposed applications are consistent with the relevant policy objectives of the Municipality of South Huron Official Plan 2014 (OP), specifically 7.5.2.(3) Objectives for Exeter. The proposed development of both the Residential – Low Density (R1) building lots and the Residential – High Density (R3) dwelling units is an appropriate realization of the OP which states the following under 7.5.2.(3).

- a) *Provide a diverse mix of housing choices required to meet the needs of all community residents including:*
 - i. *Renters and owners*
 - ii. *Individuals and Families*
 - iii. *Younger and older adult populations*
 - iv. *Persons with disabilities and special needs that require social or support services*
 - v. *Facilitating opportunities for the creation of affordable housing units; and*
 - vi. *Permitting small lot residential development and a variety of multi-unit dwellings in a variety of attractive and compatible forms.*

5. Summary

The proposed Consent Applications C94-2018 and C95-2018, the Official Plan Amendment OPA #16 and the Zoning By-Law Amendment D14-Z20-2019 submitted by Heybolt Ontario Limited represents a change of land use which is consistent with both the Provincial Policy Statement (PPS) 2014 and the Municipality of South Huron Official Plan (OP) 2014. The Town of Exeter is a growing community with growing infrastructure and facility upgrade needs. In addition to creating housing opportunities for the general population, the proposed development will generate significant tax revenue that will benefit the community and surrounding area from a prime parcel that under the existing use generates no tax revenue.

APPENDIX A – Proposed Site



HEYBOLT ONTARIO LIMITED
TOTAL AREA = 7,211m² (0.72 ha)

OFFICIAL PLAN LAND USE - COMMUNITY FACILITY
ZONE DESIGNATION - COMMUNITY FACILITY

COUNTY OF HURON
MUNICIPALITY OF SOUTH HURON
PLAN 367 PT LOT 1244 RP 22R315 PT 2

SITE NOTE:
1. EXISTING STRUCTURES AND EXISTING FEATURES FROM TOPOGRAPHIC SURVEY COMPLETED BY MR ENGINEERING AND DESIGN LTD. DATED AUGUST 23, 2018.
2. THIS IS NOT A LEGAL SURVEY.



NOTES:

@	AT	ON CENTER
c/w	COMPLETE WITH	OHD OVERHEAD DOOR
D	DIAMETER	PROJ. PROJECTION
FDN	FOUNDATION	P.T. PRESSURE TREATED
ftw	EACH WAY	ftw REINFORCED WITH
EX	EXISTING	ts TOP OF
H	HIGH/HORIZONTAL	TYP. TYPICAL
LLV	LONG LEG VERTICAL	V VERTICAL
max	MAXIMUM	W WITH
min	MINIMUM	W WIDE
OBC	ONTARIO BUILDING CODE	WWM WELDED WIRE MESH



DESIGN	TM	No.	REVISION DESCRIPTION	MM/DD/YY	CHKD
DRAWN	TM	1.	ISSUED FOR PLANNING APPLICATION	12/18/18	MR
CHECKED	MR				
APPROVED	MR				
DATE	DECEMBER 2018				



CONTRACTOR

200 HURON STREET EAST
EXETER ON
N0M 1S1

SCALE

1 : 200

HURON STREET DEVELOPMENT

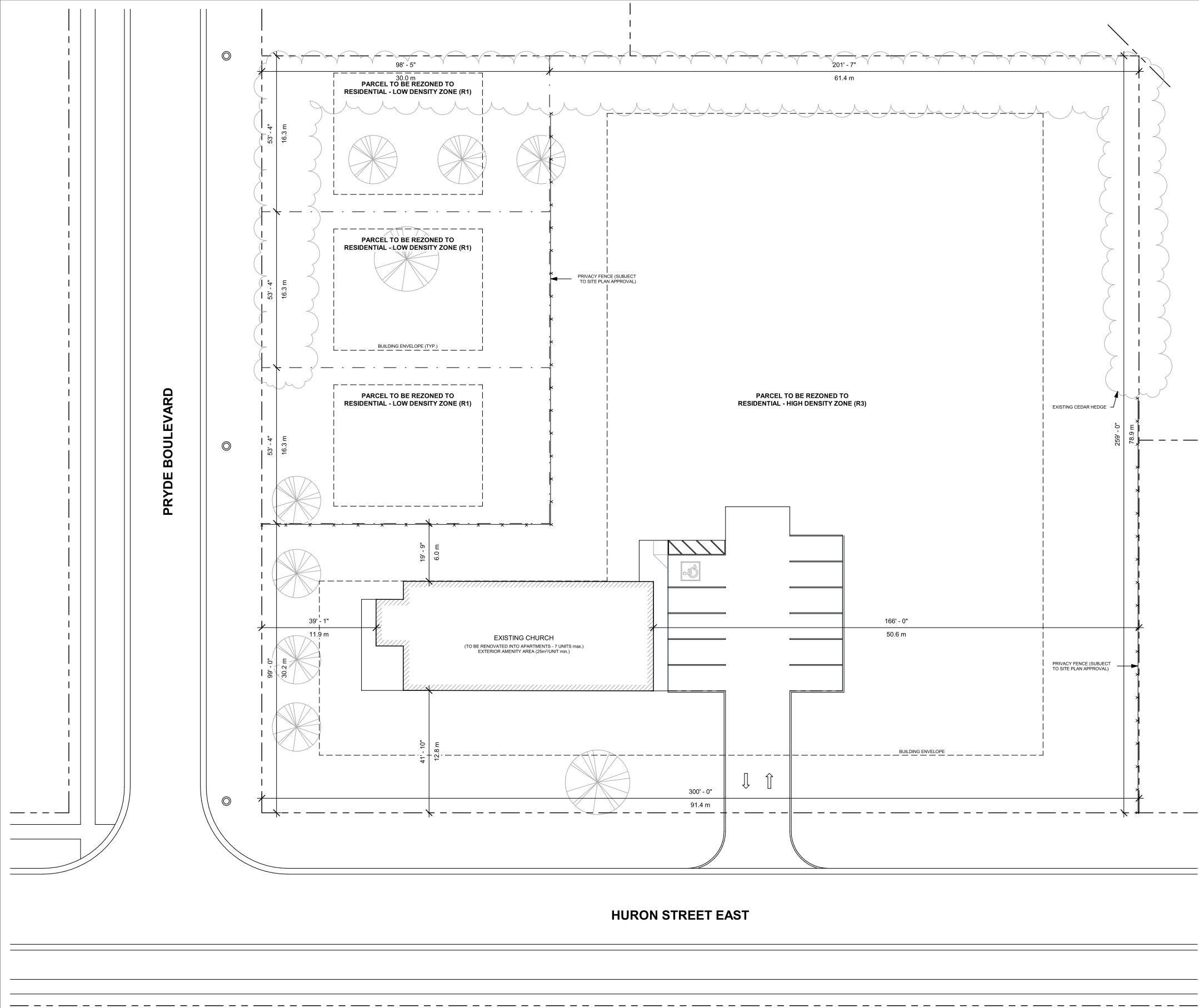
SEVERANCE SKETCH

PROJECT No.

MR18-094

SHEET No.

SP-1



MUNICIPALITY OF SOUTH HURON ZONING BY-LAW No. 69-2018		
DETAIL	RESIDENTIAL - LOW DENSITY ZONE (R1)	COMMENTS
ZONE AREA (PUBLIC WATER AND SANITARY)	450m ² (min.)	
LOT FRONTAGE	15.0m (min.)	
FRONT YARD	7.5m (min.)	
REAR YARD	7.0m (min.)	
INTERIOR SIDE YARD SETBACK	1.8m (min.) ONE SIDE / 3.0m (min.) OTHER SIDE	1.8m (min.) BOTH SIDES WHERE THERE IS AN ATTACHED CARPORT OR GARAGE
EXTERIOR SIDE YARD SETBACK	6.0m (min.)	
ZONE COVERAGE	40% (max.)	
LANDSCAPE OPEN SPACE	30% (min.)	
BUILDING HEIGHT	14.0m (max.)	
PARKING SPACE	1 (min.)	

MUNICIPALITY OF SOUTH HURON ZONING BY-LAW No. 69-2018		
DETAIL	RESIDENTIAL - HIGH DENSITY ZONE (R3)	(APARTMENT BUILDING - ZONE AND BUILDING PROVISIONS)
ZONE AREA (PUBLIC WATER AND SANITARY)	730m ² (min.)	
LOT FRONTAGE	20.0m (min.)	
FRONT YARD	6.0m (min.)	
REAR YARD	10.0m (min.)	
INTERIOR SIDE YARD SETBACK	6.0m (min.)	
EXTERIOR SIDE YARD SETBACK	6.0m (min.)	
ZONE COVERAGE	40% (max.)	
LANDSCAPE OPEN SPACE	35% (min.)	
BUILDING HEIGHT	15.0m (max.)	
PARKING SPACES	1.5 (min.) PER DWELLING UNIT	PARKING AREA PERMITTED IN INTERIOR SIDE AND REAR YARD
OUTDOOR AMENITY AREA	25m ² (min.) PER DWELLING UNIT	
PLANTING STRIP	1.5m (min.) WIDE / 1.5m HIGH	SUBJECT TO SITE PLAN APPROVAL, A FENCE MAY BE CONSIDERED AN ALTERNATIVE

HEYBOLT ONTARIO LIMITED
TOTAL AREA = 7,211m² (0.72 ha)

OFFICIAL PLAN LAND USE - COMMUNITY FACILITY
ZONE DESIGNATION - COMMUNITY FACILITY

COUNTY OF HURON
MUNICIPALITY OF SOUTH HURON
PLAN 367 PT LOT 1244 RP 22R315 PT 2

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FDN	FOUNDATION	P.T.
EX	EXISTING	FOUNDATION
H	HIGH/HORIZONTAL	REINFORCED WITH
LLV	LONG LEG VERTICAL	TYP.
max	MAXIMUM	V
min	MINIMUM	VERTICAL
W	WIDE	WITH
WWM	WELDED WIRE MESH	W



DESIGN	TM	No.	REVISION DESCRIPTION	MM/DD/YY	CHKD
DRAWN	TM	1.	ISSUED FOR PLANNING APPLICATION	12/18/18	MR
CHECKED	MR				
APPROVED	MR				
DATE	DECEMBER 2018				



CONTRACTOR

200 HURON STREET EAST
EXETER ON
NOM 1S1

SCALE

As indicated

HURON STREET DEVELOPMENT

SITE SKETCH

PROJECT No.

MR18-094

SHEET No.

SP-2

APPENDIX B – Huron Street Servicing Sketch

— RESTORE ALL BOULEVARDS WITH
150mm MIN. TOPSOIL AND SOD (TYP.)

