



PLANNING & DEVELOPMENT

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Official Plan Amendment and Zoning By-law Amendment Report to Municipality of South Huron Council

Re: Official Plan Amendment Application (SHu D09-OPA #16)
Zoning By-law Amendment Application (SHu D14-Z20/2018)

Location: Plan 376 Pt Lot 1244 AS RP 22R315 Part 2 (200 Huron Street), Exeter
Applicant: MR Engineering and Design Ltd, c/o Matt Runge and Tim Masse
Owner: Heybolt Ontario Ltd.

This report is submitted to South Huron Council for Public Meeting on February 19th, 2019

RECOMMENDATION

That the Municipality of South Huron review the application for Official Plan Amendment OPA #16 and the corresponding Zoning By-law Amendment D14-Z20/2018 and receive comments from the public.

If the Municipality of South Huron Council is satisfied that issues raised at the public meeting have been addressed, it is recommended that OPA #16 be approved and adopted by by-law and forwarded to the County of Huron for approval.

Further, it is recommended that the Zoning By-law Amendment from CF (Community Facility) to R1 (Residential – Low Density) and R3 (Residential – High Density) receive first and second reading, and that third and final reading not be done until OPA #16 is in full force and effect.

Prior to approving the zone change to R1 and R3, it is recommended that a resolution be passed pursuant to Section 34(17) of the Planning Act indicating that no further notice is required.

PURPOSE AND EFFECT

The subject property is located in the southeast end of Exeter, fronting onto Huron Street and Pryde Boulevard. The subject lands are legally described as Plan 376 Pt Lot 1244 AS RP 22R315 Part 2, Town of Exeter, Municipality of South Huron. The applicant proposes to redevelop a vacant institutional church building and property for future residential uses. The proposal includes the creation of three (3) low density residential building lots (to be created through separate consent file #C48/2018 and #C49/2018) and

conversion of an existing church building for a future apartment use with seven (7) proposed dwelling units.

The subject lands are currently designated Community Facility in the South Huron Official Plan. The purpose of OPA #16 is to change the designation of the property from Community Facility to Residential to permit future residential uses at this site.

The subject lands are currently zoned Community Facility (CF) in the South Huron Comprehensive Zoning By-law 69-2018. The purpose of Zoning By-law Amendment D14-Z20/2018 is to change the zoning from Community Facility (CF) to Residential – Low Density (R1) and Residential – High Density (R3) Zone.

The subject lands are approximately 7,233 sqm in size. Through the concurrent consent applications it is proposed that three (3) future residential low density lots are created with frontage on Pryde Boulevard (Lands proposed to be rezoned Residential – Low Density (R1) Zone). The consent also proposes a retained parcel of land including the existing church building which the applicant proposes to redevelop into an apartment building with seven (7) units (lands proposed to be rezoned Residential – High Density (R3) Zone).

This Official Plan Amendment and Zoning By-law amendment propose to amend the Municipality of South Huron Official Plan, and the South Huron Zoning By-law, #69-2018.

Figure 1: Aerial View of Subject Lands



Figure 2: Lands under Official Plan Amendment #16 – Lands proposed to be designated Residential



Figure 3: Lands under Zoning By-law Amendment D14-Z20/2018



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- Zone Change from Community Facility (CF) to Residential - High Density (R3)
 - Zone Change from Community Facility (CF) to Residential - High Density (R3)

“Planning with the community for a healthy, viable and sustainable future.”

Figure 4 and Figure 5: Street View of Subject Lands proposed for future Low Density Residential Use.



Figure 6 and Figure 7: Street View of Subject lands proposed for future High Density Residential Use



APPLICATION REVIEW

Official Plan Amendment

a) Huron County Official Plan

The subject lands are located within an identified Primary Settlement Area in the County

of Huron. These areas are intended to be the primary location for growth and development in the County by encouraging increased opportunities for intensification, redevelopment and expansion where appropriate. Redevelopment of an existing church parcel and building, and new residential infill development would be appropriate under the objectives in the Huron County Official Plan.

b) South Huron Official Plan General Residential Policies

The property is currently designated Community Facility in the South Huron Official Plan. The applicant has applied to change the designation of the entire property to Residential.

Under General Residential Policies in the South Huron Official Plan (Section 7.5.5.4.1) new residential development will be directed to locations where adequate services including water, sanitary, storm, surface drainage, roads, sidewalks, street lighting and facilities including schools, parks and open spaces are available. The Plan further states that new residential development will be allowed in all residential neighbourhoods as infilling, expansion or intensification.

This development has been circulated for staff comment and the applicant has had an initial pre-consultation meeting with Municipal and County staff. Comments from staff indicate the property can be serviced by municipal water, sanitary and storm water. Further, there are existing sidewalks on the south side of Huron Street, and west side of Pryde Boulevard.

The Plan also states under Section 7.5.5.4.1 that infilling and residential intensification will occur primarily in established residential neighbourhoods by severance according to Land Division Policies of the Plan. The applicant has also submitted concurrent applications for consent for infill residential-low density development.

c) South Huron Official Plan Residential Low Density Policies (Section 7.5.5.4.2 Low Density Residential)

The Plan identifies single detached dwellings in established residential neighborhoods and recognizes their importance to continue to meet housing needs. Residential Low Density is also recognized for a range of housing supply including single detached, duplex, and semi-detached units. The proposed low density uses would represent infill in an existing neighbourhood and it is understood the intent is for future single detached dwelling residential uses.

d) South Huron Official Plan Residential High Density Policies (Section 7.5.5.4.4 High Density Residential)

High Density Residential development is encouraged close to commercial, social and

community facilities, as well as within walking distance to public open space, and along collector and arterial roads. The development of High Density Residential is to be designed in harmony with the scale, building height and character of the surrounding area. Huron Street represents a main through street in the Town; the subject lands are within walking distance to the Main Street Historic Core District, designated and zoned Open Space lands are located north of the parcel, and the surrounding area includes a mix of housing form and density.

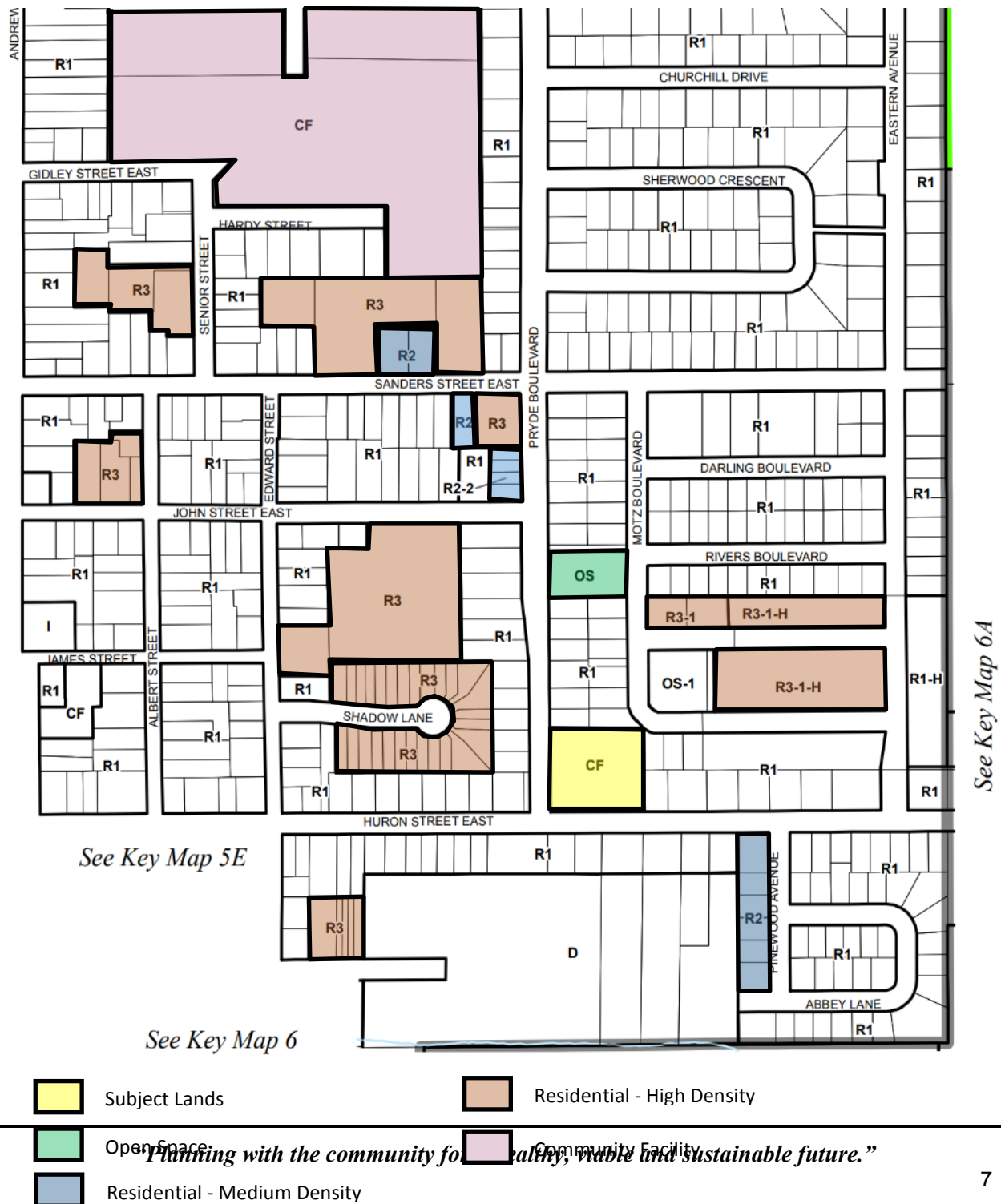
The following residential uses are in proximity to the subject lands, this chart summaries a few uses in the surrounding area. Figure 4, on the following page, also identifies through visual representation that there are a range of uses in the surrounding area including a mix of low, medium, and high density residential uses, as well as Open Space and Community Facility uses.

Table 1: Comparison Chart of Existing Zone(s)/Use(s) in Proximity of Subject Lands

Location	Zoning	Use
West of subject lands: 1-29 Shadow Lane	R3 (Residential – High Density)	Existing Multiple Attached Dwellings
Northwest of subject lands: 155 John Street	R3 (Residential – High Density)	Retirement Living
East of Subject Lands: Motz Boulevard and Taylor Boulevard	R3 (Residential – High Density)	Existing Multiple Attached Dwellings
North of Subject Lands: 189 Sanders Street	R3 (Residential – High Density)	Existing Apartment Building
North of Subject Lands: 189 Sanders Street	R3 (Residential – High Density)	Existing Apartment Building
North of Subject Lands:176 Sanders Street	R3 (Residential – High Density)	Existing Apartment Building
North of Subject Lands:134 Sanders Street	R3 (Residential – High Density)	Existing Apartment Building

The proposed re-use of the church building for apartments and the infilling of three future residential lots can be seen as similar and consistent with the character and density of the surrounding development in this area as there is a mix of density and housing types and forms in the surrounding area.

Figure 8: Visual Representation of Surrounding Land Uses



a) *Density*

Gross Density of high density residential is not to exceed 75 units per net hectare under Official Plan Policy. The proposed density for the church conversion to seven (7) units based on the proposed R3 retained parcel size would be 12 units per hectare. The creation of three infill Residential Low Density lots is also permitted in the Land Division policies and Residential policies of the Official Plan.

b) *Parking*

The three residential lots are proposed via frontage to Pryde Boulevard. The South Huron Zoning By-law requires one (1) parking space per single-detached dwelling which can be accommodated on the lot in a driveway or garage.

There is adequate parking provided off-street for the church conversion. The South Huron Zoning By-law requires 1.5 parking spaces per apartment dwelling. A draft sketch indicates eleven (11) parking spaces including one (1) mobility parking space with proposed parking area entering off Huron Street.

No concerns have been identified by South Huron staff regarding access to this subject lands. Parking and access for the proposed R3 zone will also be subject to Site Plan Control through Municipal review.

c) *Servicing*

Comments from South Huron staff indicate the property can be serviced by municipal water, sanitary and storm water. The R3 lands will also be subject to Site Plan Control through Municipal review which will cover sanitary and servicing of the subject lands.

d) *Record of Site Condition*

Under the provisions of a Record of Site Condition, alteration from a Church to a Residential Use is subject to review. The client has obtained the services of Rubicon Environmental Inc. to complete studies and work on the subject lands. A completed Phase 1 Environmental Site Assessment report has concluded that no areas of potential environmental concern were identified on the subject property, that no further investigation is warranted, and that the subject property is compliant with MOE regulations.

Zoning By-law Review, South Huron Comprehensive Zoning By-law

a) R1 Zone Residential - Low Density for proposed three infill lots

The applicant has requested a zone change to R1 Residential - Low Density for the proposed three infill lots. The proposed lot sizes meet minimum lot frontage, minimum lot depth, and minimum lot area in the South Huron Zoning By-law, as illustrated in the table below. The lots would be permitted based on size under the provisions of the Zoning By-law. The creation of these lots has been requested through submission of consent application #C48/2018 and C49/2018 which are being considered concurrent with this application. Future residential dwellings on these parcels would be subject to a building permit and must comply with zone provisions for building setback, lot coverage and height.

Table 2: Comparison Chart R1 Zone Provisions for proposed infill lots versus South Huron Zoning By-law zone provisions.

Zone Provision	Requirement in South Huron Zoning By-law 69-2018 (based on single detached dwelling)	Proposed R1 Residential – Low Density Lot
Frontage (minimum)	15 metres	16.3 metres
Depth (minimum)	30 metres	30 metres
Zone area (minimum) interior property	450 square metres	489 square metres

b) R3 Zone Residential – High Density for the converted church/apartment building and retained lands.

The applicant has requested a zone change to R3 Residential - High Density for the lands proposed to be used for a converted church/apartment building. The retained parcel meets minimum lot frontage, minimum lot depth, and minimum lot area in the South Huron Zoning By-law, as illustrated in the table below. The table also illustrates the zone provision minimums to the existing structure which is proposed to be converted for residential apartment building. The R3 lands will also be subject to Site Plan Control through Municipal review which will cover items including but not limited to lot grading and drainage, sanitary and servicing, parking, access, landscaped open space, buffering, amenity space, building height etc. Under the South Huron Zoning By-law 69-2018, the R3 zone does permit more than one apartment building subject to related zone provisions. If this or any other use is proposed for the R3 zoned lands this would also be subject to Site Plan Control. The proposed severed low density lots are also positioned between the existing low density parcels existing on Pryde Boulevard which will act as a form of transition between the R1 and R3 zone proposed in the rear for the existing church.

Table 3: Comparison Chart R3 Zone Provisions for proposed Apartment use versus South Huron Zoning By-law zone provisions.

Zone Provision	Requirement in South Huron Zoning By-law 69-2018 (based on apartment building zone provisions)	Proposed R3 Residential – High Density Lot
Frontage (minimum)	20 metres	30.2 metres
Depth (minimum)	38 metres	91.4 metres
Zone area (minimum)	730 square metres	5,756 square metres
Front Yard (minimum)	6 metres	11.9 metres
Side Yard (minimum) Interior	6 metres	6 metres
Side Yard (minimum) Exterior	6 metres	12.8 metres
Rear Yard (minimum)	10 metres	50.6 metres

STAFF AND AGENCY COMMENTS

South Huron staff were circulated on the application and proposed Official Plan Amendment and Zoning By-law amendment. Applicable commenting agencies as required for the proposed application, and subject lands were also circulated notice. Public were notified under the requirements of the Planning Act.

This report has been prepared in advance of the advertised rescheduled public meeting. At the time of writing this report a comment was received from the Historic Saugeen Metis noting no concern with the proposed amendment to the Official Plan or Zoning By-law. At the time of writing this report no public comments were received specific to the Official Plan and Zoning By-law Amendment. I will be in attendance at the public meeting to answer questions from Council and the public on this Official Plan and Zoning By-law amendment application.

Sincerely,

“original signed by”

Sarah Smith
Planner