

Consent Application Report – File # C94/2018

Owner: Heybolt Ontario Ltd	Date: February 12, 2019
Applicant: MR Engineering and Design Ltd., c/o Matt Runge and Tim Masse	
Property Address: 200 Huron Street	
Property Description: Plan 376 Pt Lot 1244 AS RP 22R315 Part 2, Exeter	

Recommendation:

That provisional consent be:

- √ **granted with conditions (attached) and subject to Official Plan Amendment #16 being in full force and effect**
deferred (for ...)
denied (referred to the County Committee of the Whole Day 1, for a decision)

Purpose:

- √ enlarge abutting lot
create new lot
surplus farm dwelling
right-of-way / easement
other:

Area Severed: 1,467 sq.metres	Official Plan Designation: Residential (Subject to Approval of SHu OPA #16)	Zoning: R1 (Subject to Approval of Z20/18)
Area Retained: 5,756 sq.metres	Official Plan Designation: Residential (Subject to Approval of SHu OPA # 16)	Zoning: R3 (Subject to Approval of Z20/2018)

Review: This application:

- √ Is consistent with the Provincial Policy Statement (s. 3(5) Planning Act);
 - √ Does not require a plan of subdivision for the proper and orderly development of the municipality (s. 53(1) Planning Act);
 - √ Conforms with section 51(24) of the Planning Act;
 - √ Conforms with the Huron County Official Plan;
 - √ Conforms with the South Huron Official Plan (subject to Official Plan Amendment #16 being in full force and effect);
 - √ Complies with the municipal Zoning By-law (or will comply subject to a standard condition of rezoning or minor variance);
- N/A Has been recommended for approval by the local municipality; and
X Has no unresolved objections/concerns raised (to date) from agencies or the public.

(Applications that do not meet all of the foregoing criteria will be referred to the County Committee of the Whole Day 1 for a decision)

Agency/Public Comments:

	Not Received or N/A	No Concerns	Comments/Conditions
Conservation Authority	N/A		
Neighbours/Public			<ul style="list-style-type: none"> • Concern with creation of three R1 lots in regard to existing development along Pryde Boulevard. • Question with proposed future uses on retained parcel proposed for future High Density residential Use.
Huron County Highways	N/A		
South Huron Staff			See conditions.

Purpose:

The purpose and effect of this application is for the creation of a new lot for residential infill purposes. The subject lands are a corner parcel; there is currently a vacant church on the southwest portion of the property (lands to be retained), no buildings or structures are located on the northwest of the parcel (lands to be severed). The proposed consent is for creation of a new lot at an area of 1,467 square metres and the retained parcel will have an area of 5,756 square metres. This consent is being submitted concurrently with consent application C95/2018 which proposes to sever a vacant buildable lot for future residential use that will result in one internal severed parcel and two resultant retained parcels.

Figure 1: Aerial View of Subject Lands



Figure 2: Subject Parcel with identified lands to be severed (outlined in red) and retained (outlined in yellow)



Figure 3 and Figure 4: Street View of severed parcel



Figure 5 and Figure 6: Street View of retained parcel



Comments:

Provincial Policy Statement (PPS):

The PPS encourages development that represents residential intensification as well as redevelopment of existing sites for the efficient utilization of infrastructure, and public service facilities. The proposed infill consent is in a residential neighbourhood which has low, medium and high density housing in the surrounding area, and is aligned with the direction of the PPS to provide for a range of housing types and densities.

Huron County Official Plan:

The County Official Plan promotes opportunities for residential developments that are located where services are available and sprawl is minimized. Future development will be directed to include mixed uses, more compact forms of housing with increased densities, and a range of affordability to promote development that is compatible with the County's goals for sustainability.

South Huron Official Plan:

The South Huron Official Plan designation for the subject lands is currently Community Facility. The applicant has submitted a concurrent Official Plan Amendment to re-designate the subject lands from Community Facility to Residential. This consent is subject to the approval of the Official Plan Amendment which proposes to re-designate the parcel as a Residential Use.

The goals for residential development within Exeter include provisions for a wide variety of housing types and prices. The South Huron Official Plan echoes the PPS and County Official Plan with respect to the provision of housing development opportunities that make efficient use of land and services.

The land division policies of the South Huron Official Plan permit the creation of new lots in already developed areas via consent for purposes of infilling where the newly created property is in an area with services and the land abuts an open public road. This development can obtain access on an existing road, and water and sewer do service this area of town as confirmed by South Huron staff. The Plan also specifies that the size of the new parcel is appropriate for the intended use and provides for compliance with the Zoning By-law unless the By-law is duly amended or a variance granted. In this case, a Zoning By-law amendment has also been submitted concurrently with the above noted Official Plan Amendment to rezone the severed parcel from Community Facility (CF) to Residential – Low Density (R1) and the retained lands from Community Facility (CF) to Residential – High Density (R3). The proposed severed and retained parcels would comply with lot provisions for frontage, depth and area for both the R1 and R3 zone provisions. It is recommended that a condition of this consent be that the rezoning application must be in force before the consent is finalized.

South Huron Comprehensive Zoning By-law 69-2018:

The subject lands at 200 Huron Street are currently zoned Community Facility (CF) in the South Huron Comprehensive Zoning By-law. The applicant has submitted a concurrent Official Plan and Zoning By-law Amendment application to re-designate the subject lands from Community Facility to Residential, and to change the zoning from Community Facility (CF) Zone to Residential Low Density (R1) Zone for the severed lands and Residential High Density (R3) Zone for the retained lands.

In review of the application for proposed severance, both the severed and retained parcels meet minimum lot frontage, lot depth and lot area per the R1 and R3 zones. It is recommended that a condition of this consent be that the rezoning application must be in force before the consent is finalized. This application will be brought forward to South Huron Council following a recommendation by South Huron Council and final decision by Huron County Council on the consent application.

Table 1: Comparison Chart R1 Zone Provisions for proposed infill lot 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 (severed)
Frontage (minimum)	15 metres	48.9 metres
Depth (minimum)	30 metres	30 metres
Zone area (minimum) interior property	450 square metres (interior) 540 square metres (corner)	1,467 square metres

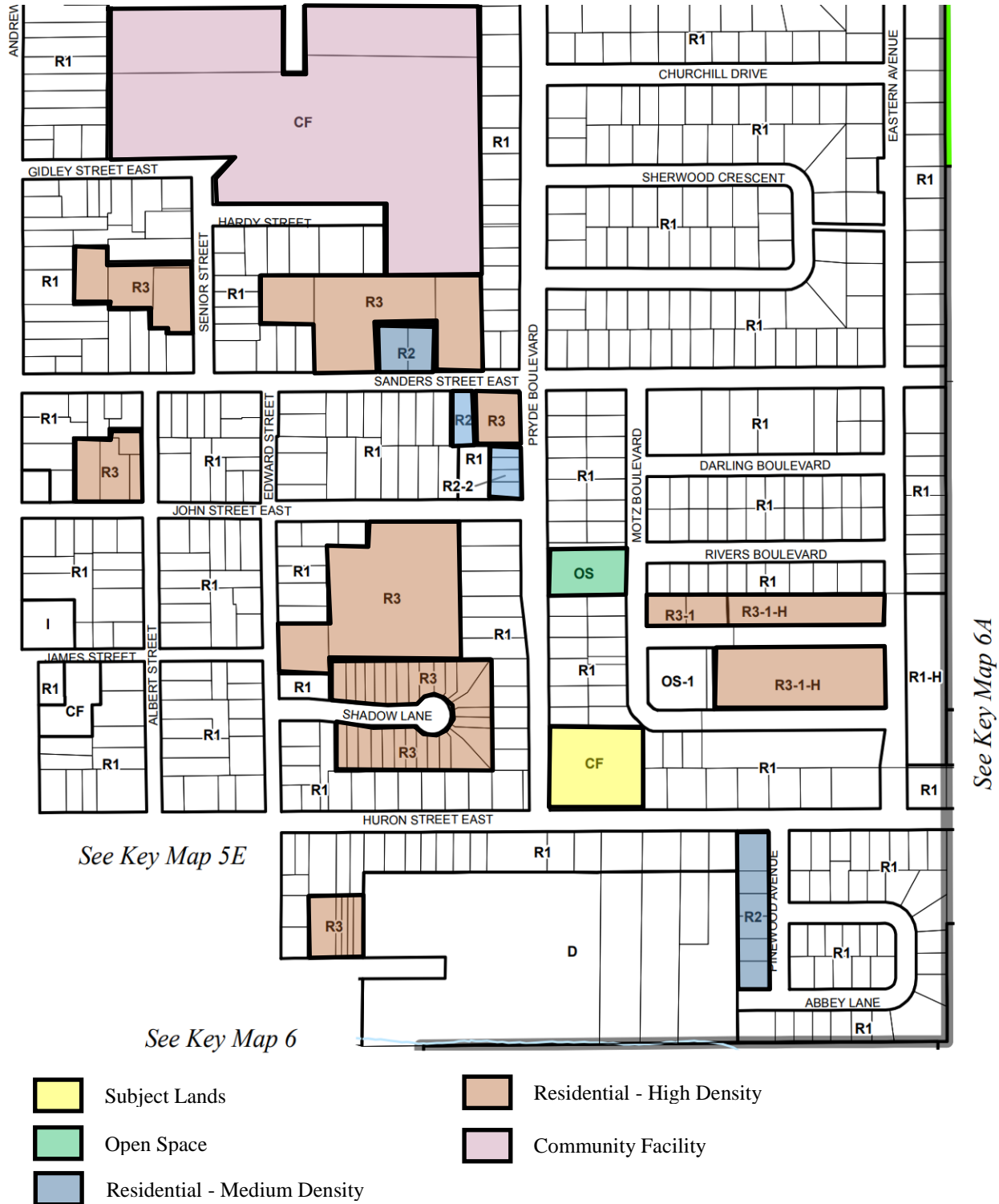
Please note the lands to be severed are also subject of consent application C95/2018 which proposes to further subdivide this area of land. A further zone comparison chart is provided in report C95/2018 and should be considered in conjunction with information above.

Table 2: Comparison Chart R3 Zone Provisions for proposed retained parcel 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 (retained)
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

Figure 7 below, also demonstrates in a visual representation that the surrounding neighbourhood has a mix and range of residential uses, types, forms and density (i.e. mix of Low Density (R1), Medium Density (R2) and High Density (R3) uses exist). The conversion to residential will be keeping with the neighbourhood that is predominately residential. The inclusion of both R1 and R3 lands is in keeping with similar uses in the surrounding neighbourhood. This parcel is also in proximity to the Main Street of Exeter, other Community Facility uses and an open space block. The intended use of the severed parcel is for future low density infill development; and the retained lands will be used for a future conversion of the existing church building for an apartment use. The R3 lands for future apartment use will be subject to Site Plan Control which will deal with items including but not limited to access, driveway, parking, lot grading and drainage, building design, lighting, buffering and landscape, servicing etc.

Figure 7: Visual Representation of Surrounding Land Uses



Additional Comments:

This application has been circulated to municipal agencies for review and comment. Comments are highlighted in this report and included as conditions as applicable.

During the commenting period for the consent application three (3) formal letters of opposition were received from neighbours with concerns regarding the proposed infill lots, and design of the future R3 apartment lands. Materials received are included in this report.

Summary:

It is recommend that this severance application for creation of a new infill lot **be approved** as it meets the requirements of the Provincial Policy Statement, and Huron County and South Huron Official Plans (pending Official Plan Amendment # 16 being in full force and effect). The size of the severed and retained parcels both meet minimum zone provisions under the South Huron Zoning By-law for lot specifications and the subject lands are in an area of Exeter that has an existing range of uses and densities. A rezoning application has been submitted to support the proposed R1 and R3 zones and has also been made a condition of this consent. It is also a condition of this consent that the deed stamping of file C94/2018 be done prior to the stamping of C95/2018.

Sincerely,

'Original signed by'

Sarah Martin, B ES

February 12, 2019

Date

Should Council choose to recommend this application for approval by the County of Huron, the conditions below are recommended. The application would be approved, on the condition that:

Expiry Period

1. Conditions imposed must be met within one year of the date of notice of decision, as required by Section 53(41) of the Planning Act, RSO 1990, as amended. If conditions are not fulfilled as prescribed within one year, the application shall be deemed to be refused. Provided the conditions are fulfilled within one year, the application is valid for two years from the date of decision.

Municipal Requirements

2. Any and all monies owed to the Municipality must be paid in full, which may include but are not limited to servicing connections, cash-in-lieu of park dedication, property maintenance, water and wastewater charges, garbage and recycling charges, property taxes, compliance with zoning by-law provisions for structures etc.
3. 911 addressing for the subject lands be dealt with to the satisfaction of the Municipality.
4. The sum of \$500.00 be paid to the Municipality as cash-in-lieu of parkland.

Survey/Reference Plan or Registerable Description

5. Provide to the satisfaction of the County and the Municipality:
 - a) a survey showing the lot lines of the severed parcel and the location of any buildings thereon, and
 - b) a reference plan based on the approved survey;

Zoning

6. Where a violation of any municipal zoning by-law is evident, the appropriate minor variance or rezoning be obtained to the satisfaction of the Municipality.
7. A rezoning application be approved to rezone the severed parcel to Residential Low Density (R1) and the retained lands to Residential High Density (R3)

Other

8. The deed be registered for the parcels created by file C94/2018 prior to final approval being granted for severance application C95/2018.

Note:

1. The Municipality of South Huron has identified that a frontage fee of \$2,500 will apply to each of the created low density (proposed R1) lots fronting on Pryde Boulevard as a result of consent C94/2018 and C95/2018.
2. The applicant will be responsible for ensuring necessary services and infrastructure (i.e. sewer and water) to the existing church building for proposed residential conversion (retained lands proposed for R3 use) are to the satisfaction of the Municipality of South Huron. The retained subject parcel proposed for High Density Residential development will also be subject to Site Plan Control to the satisfaction of the Municipality of South Huron.

Correspondence Received on Consent Application C94/2018

February 8, 2019

Attention of Lisa Finch Land Division Administrator

RE: File #C95-2018..C94-2018

Municipality of South Huron

Please accept this letter as an official objection of the application made by Heybolt Ontario Limited for the conveyance of a parcel of land in the Municipality of South Huron in the Town of Exeter.

Approval of this application will lead from a low density R1 neighbourhood to a high density R3. It also leads to 3 residential homes being sandwiched into small lots which disrespects the character of the neighbourhood.

Thank You

George Keller

433 Pryde Blvd

Exeter, On N0M1S1

gekeller@sympatico.ca

Consent Application Report – File # C94/2018

Lisa Finch

From: wayne deluca <waynedeluca@hotmail.com>
Sent: Friday, February 08, 2019 1:27 PM
To: Lisa Finch
Subject: Re: File #c95-2018...C94-2018 Municipality of South Huron

Please accept this letter as an official objection of the application made by Heybolt Ontario Limited for the conveyance of a parcel of land in the Municipality of South Huron in the Town of Exeter.

Approval of this application will lead from a low density R1 neighbourhood to a high density R3. It also leads to three residential homes being sandwiched into small lots which disrespects the character of the neighbourhood.

Thank You

Wayne DeLuca
429 Pryde Blvd
Exeter Ontario N0M1S1
waynedeluca@hotmail.com

Consent Application Report – File # C94/2018

From: John Ulch [mailto:john.ulch@ulchtrailersales.com]
Sent: Sunday, February 10, 2019 6:07 PM
To: Lisa Finch <lfinch@huroncounty.ca>
Cc: John Ulch <john.ulch@ulchtrailersales.com>
Subject: application Heybolt

Attention Lisa Finch / Land Administrator.
Municipality of South Huron.

Re—File # C95 – 2018 / C94m- 2018

I am sending you this letter as an official objection of the application made by Heybolt Ontario Limited for the Conveyance of a parcel of land in the municipality of South Huron in the Town of Exeter.

Approval of this application would lead from a Low density R1 to a high density R3 . It also leads to three residential lots being squeezed into too small of lots with disrespect to the character of the neighbourhood.

I also have issue with the possible change of the entrance to this property from Huron Street to now Pryde Blvd. with the possibility of serving up to 10 families from this entrance / exit.

Also the plans for future building on the property that is now left empty are not included in this plan . If there are plans ,what are they. Would it be possible that when completed there could even be close to 20 families coming and going into this property ??

Thank You.

John Ulch.
John.ulch@ulchtrailersales.com